

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Applicant: Brexton, LLC

Owner: Louisville Broadway Apartments, LLC, MRI
Holdings, LLC & Eagle Properties, Inc.

Location: 1170 E. Broadway

Proposed Use: Climate-controlled self-storage facility

Engineers, Land Planners and
Landscape Architects: Gresham, Smith & Partners

Request: Zone Change from OR-3 to C-2 with a Conditional
Use Permit

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GUIDELINE 1 – COMMUNITY FORM

The subject property is located in the Traditional Neighborhood Form District, which is characterized by predominately residential uses but which may contain appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood – serving uses. Reading this carefully, what this infers is that a multi – level, climate controlled, self – storage unit building can be located in a form district such as this because, among other things, it serves the neighborhood, especially the two new Edwards apartment communities located next door at the old Mercy Academy site and a short distance away at the Broadway and Baxter site.

GUIDELINE 2 – CENTERS

The proposed project complies with all of the applicable Intents and Policies 1,2, 3, 4, 5, 7, 8, 10, 11, 13, 14, and 16 of Guideline 2 for these reasons.

This is an existing activity center, because it includes an existing hospital, school, this old, under-utilized office building and a new approved apartment community. The hospital and apartment community in particular will be able to benefit from their utilization of the proposed new storage facility, because businesses and residents need storage, especially residents who live in places without storage, notably apartment buildings. By locating in an underutilized old office building, this facility promotes an efficient use of land and investment in existing infrastructure, utilizes existing utilities, keeps commuting time between these apartments and storage facilities short or nonexistent, brings a diversity of services to the area, revitalizes a downtrodden place because the building is old, barely occupied and attracts vagrants today, and the project does not create a new building on an empty parcel but rather involves reuse and renovation.

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As this is a Traditional Neighborhood activity center where mixed activities already exist, and the nonresidential nature of this use adds to that mix in an already existing activity center where a sufficient support population clearly exists and where the overall development that exists in this activity center is and will remain compact, these Policies of this Guideline are also served.

Broadway is an arterial or major collector street, and the proposed storage facility is located right up on that street, where the old, underutilized existing office building currently exists. It will share access with the existing school, hospital and parking garage, will include only very few new parking spaces, which can be screened from the view of residents across Broadway, and, by changing from an office to storage facility use, this proposal frees up parking in the existing parking garage for apartment community residents, as parking in the area is always needed.

GUIDELINE 3 – COMPATIBILITY

The proposed project complies with all of the applicable Intents and Policies 1, 2, 4, 5, 6, 7, 8, 9, 12, 19, 20, 21, 22, 23, 24, and 28 of Guideline 3 for these reasons.

This new storage facility use adds to the mixture of land uses in the existing activity center and does not involve any known nuisances, while the renovation and reuse of the old office building helps to preserve the character of the existing Original Highlands neighborhood. Further the proposed storage facility is located exactly next door to the recently approved apartment community, which underwent careful design consideration and review by the community. As such, the proposed reuse of the existing old, under-utilized office building will take into account the design of the apartment building next-door, re-facing and or replacing some of the existing office building's exterior materials and employ suitable colors as well that reflect the look of the adjoining apartment building. While it is a non-residential use, it is not a non-residential expansion that is proposed here, because an office building already exists in the structure that will be we reutilized and renovated. As a storage facility use, it does not involve odors, create traffic or noise, involve unusual lighting or create unacceptable aesthetic impacts. Instead, as to look, it will be improved from the old, bedraggled office building that currently exists at this location. It will be accessible by virtue of the existing driveway used by the garage, hospital and school. It will not involve the storage of hazardous materials. As explained, this is already part of an existing activity center. Setbacks are already established, and landscape screens and buffers will be interposed where feasible and necessary to assure that the little parking and small loading areas proposed do not have adverse aesthetic impacts on the neighbors across Broadway. Again, this will help free up parking in the garage for the residents who will live in the adjoining apartment community. Signage should be able to be building-mounted, not lighted in a way so as to cause a glare on residents who enjoy their front porches across Broadway.

GUIDELINE 6 – MARKETPLACE

The proposed project complies with all of the applicable Intents and Policies 1, 2, 3, 5, 6 and 11 of Guideline 6 for these reasons:

The storage facility helps to ensure the availability of a commercial use where land to build same already exists, and renovating an old, underutilized office building reduces both public and private costs of land development, ensuring that people in the area have good access to needed services at appropriate locations. Further, as noted above, this storage facility will utilize an

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existing access, it involves investment in an older neighborhood, and it serves as the redevelopment and reuse of a larger as mentioned "bedraggled" site and under-utilized old building in an existing activity center.

**GUIDELINE 7 AND 8 – CIRCULATION AND TRANSPORTATION FACILITY
DESIGN; GUIDELINE 9 - BICYCLE, PEDESTRIAN AND TRANSIT;
GUIDELINE 12 – AIR QUALITY**

The proposed project complies with all of the applicable Intents and Policies 1, 2, 3, 4, 6, 10, 11, 13, 14, 15, and 18 of Guideline 7; Policies 7, 9, 10 and 11 of Guideline 8; Policies 1 and 2 of Guideline 9; and Policies 1, 2, 3, 4, 6, 7 and 8 of Guideline 12 for these reasons.

This project is situated on an arterial or collector street where sidewalks and public transit exist, even though they will not necessarily be utilized by patrons of the proposed storage facility. Those are alternate means of transportation that are required, when possible, and so they are. Further, this proposal must be reviewed by Metro Transportation Planning Services personnel, who must stamp the preliminary plan for approval prior to its docketing for Planning Commission review. That assures that all applicable Public Works standards are complied with, including Policies of the Cornerstone 2020 Comprehensive Plan and regulatory requirements of the Land Development Code (LDC).

In that regard, the proposed project will assure that Broadway continues to operate safely and functions as at present, with no added traffic involved, because a lower traffic use is proposed here than presently exists here. Thus, traffic impacts are avoided with this development. And, as noted, design of the site, which is mostly already as-built, will assure that corner clearances, driveway access, median openings, cross connections, etc. are provided as required. The storage facility will have adequate parking, and it actually frees up parking in the existing garage for apartment residents, as parking in this Traditional Neighborhood area is always in short supply.

GUIDELINES 10 & 11 - STORMWATER AND WATER QUALITY

The proposed project complies with all applicable Intents and Policies 1, 3, 7, 10 and 11 of Guideline 10 and Policies 3 and 5 of Guideline 11 for these reasons.

As this is an already as-built site, it does not create more impervious areas. Consequently, MSD will determine whether new storm water facilities are required or not. But for sure the proposed project will not be allowed to have any new negative impact on existing storm water systems. Also, MSD will have to stamp for preliminary approval the detailed development plan before it is set for Planning Commission review. And at time of construction, the proposed storage facility will need to include water quality devices to address the new MSD water quality standards. Any new construction will have to comply with MSD's soil erosion and sediment control standards.

GUIDELINE 13 – LANDSCAPE CHARACTER

The proposed project complies with the Intent and Policies 1, 2, 4, 5 and 6 of Guideline 13 for these reasons.

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The local LDC requires tree canopies, certain kinds of landscaping for certain kinds of uses and screening and buffering of incompatible uses. Accordingly, the LDC will be fully complied with except as respects the waiver request filed herewith. Screening of loading from residences across Broadway will be provided.

* * *

For all of these and other reasons set forth on the Detailed District Development Plan and Conditional Use Permit site plan accompanying this application and in accordance with evidence presented at Planning Commission public hearings, this application will comply with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

BARDENWERPER, TALBOTT & ROBERTS, PLLC
Bardenwerper Talbott & Roberts, PLLC
1000 N. Hurstbourne Parkway, Second Floor
Louisville, KY 40223
(502) 426-6688

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