

## Justification Statement Comprehensive Plan 2040



<b>Case No:</b>	20-ZONEPA-0046
<b>Project Name:</b>	PRTC
<b>Location:</b>	8509 Terry Road
<b>Owner(s):</b>	PRP Retail Opportunity Fund, LLC
<b>Applicant:</b>	PRP Retail Opportunity Fund, LLC
<b>Representative(s):</b>	PRP Retail Opportunity Fund, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	14 – Cindi Fowler
<b>Case Manager:</b>	Joel P. Dock, AICP, Planner II

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Neighborhood: Non-Residential

Plan 2040 Plan Element	Land Use & Development Policy	Meets Guideline?	Justification Statement
Community Form: Goal 1	<b>6.</b> Discourage non-residential expansion into existing residential areas unless applicant can demonstrate that any adverse impact on residential uses will be mitigated.	✓	The proposal does not result in the expansion of a non-residential use into a residential area the site is presently used for commercial activities.  A tall, landscape screen will be added along the back of the center to screen residential from commercial.
Community Form: Goal 1	<b>7.</b> Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and other areas where demand and adequate infrastructure exists or is planned.	✓	We believe the subject property has adequate infrastructure to support C-2 uses. The subject property used to have a grocery and a drug store which generated significantly more traffic at the center than there is today.
Community Form: Goal 1	<b>17.</b> Mitigate adverse impacts of traffic from proposed development on nearby existing communities.	✓	We do not foresee any of the proposed uses increasing traffic beyond that of a grocery and drug store anchored shopping center.
Community Form: Goal 1	<b>18.</b> Mitigate adverse impacts of noise from proposed development on existing communities.	✓	All proposed activities to be located inside the building. A landscape barrier to be added behind the property to screen the residential from the commercial activities.

Community Form: Goal 2	<b>1.</b> Locate activity centers in appropriate areas in all Form Districts. Design and density should be compatible with desired form, adjacent uses, and existing and planned infrastructure.	✓	Again, we do not foresee any of the new C-2 uses increasing activity beyond that of a grocery and drug store anchored shopping center.
Community Form: Goal 2	<b>4.</b> Allow non-residential development within the Neighborhood, Traditional Neighborhood and Village Form Districts to occur only at locations with appropriate access and connectivity.	NA	Not a new development. No construction proposed.
Community Form: Goal 2	<b>6.</b> Encourage a more compact development pattern in activity centers that result in efficient land use and cost-effective infrastructure investment.	NA	Not a new development.
Community Form: Goal 2	<b>7.</b> Encourage activity centers to include a mixture of compatible land uses in order to reduce traffic congestion by requiring fewer trips, support and enhance alternative modes of travel, and encourage vitality and a sense of place.	✓	The property currently has 4 bus stops. Bike racks and pedestrian connectivity are being added as part of this application.
Community Form: Goal 2	<b>9.</b> Encourage new developments and rehabilitation of buildings that provide commercial, office and/or residential uses.	NA	Not a new development.
Community Form: Goal 3	<b>9.</b> Encourage development that respects the natural features of the site through sensitive site design, avoids substantial changes to the topography, and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	NA	Not a new development.

Community Form: Goal 3	<b>10.</b> Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.	NA	Not a new development. No construction proposed.
Community Form: Goal 3	<b>12.</b> When reviewing proposed developments consider changes to flood-prone areas and other features vulnerable to natural disasters such as sinkholes and landslides. Ensure appropriate measures to protect health, safety and welfare of future users of the development.	NA	Not a new development. No construction proposed.
Community Form: Goal 4	1. Preserve buildings, sites, districts and landscapes that are recognized as having historic or architectural value and ensure that new land uses are compatible in height, massing, scale, architecture style and placement when located within the impact area of such resources.	NA	No historic features present.
Community Form: Goal 4	<b>2.</b> Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.	NA	No historic features present.
Mobility: Goal 1	<b>4.</b> Encourage higher densities and intensities within or near existing marketplace corridors, existing and future activity centers, and employment centers to support transit-oriented development and an efficient public transportation system.	✓	There are 4 bus stops currently at the property. We worked with TARC recently and contributed to add a covered stop with bench on Terry Rd. Bike racks and pedestrian walkways will be added as part of the re-zoning.
Mobility: Goal 2	<b>4.</b> Avoid access to development through areas of significantly lower intensity or density development if such access would create significant nuisances.	NA	Not a new development.

Mobility: Goal 3	<b>1.</b> Encourage a mix of complementary neighborhood serving businesses and services in neighborhood and village centers to encourage short trips easily made by walking or bicycling.	✓	This matches our vision for the revitalization of the shopping center. We want it to serve the Pleasure Ridge neighborhood.
Mobility: Goal 3	<b>2.</b> To improve mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers.	✓	There are 4 bus stops currently at the property. We worked with TARC recently and contributed to add a covered stop with bench on Terry Rd. Bike racks and pedestrian walkways will be added as part of the re-zoning.
Mobility: Goal 3	<b>3.</b> Evaluate developments for their ability to promote public transit and pedestrian use. Encourage higher density mixed-use developments that reduce the need for multiple automobile trips as a means of achieving air quality standards and providing transportation and housing choices.	NA	Subject property is not a new development.
Mobility: Goal 3	<b>4.</b> Encourage development of walkable centers to connect different modes of travel. Siting of these multi-modal centers shall consider the effects of the following: <b>4.1.</b> nodal connections identified by Move Louisville; <b>4.2.</b> impact on freight routes; <b>4.3.</b> time of operation of facilities; <b>4.4.</b> safety; <b>4.5.</b> appropriate linkages between neighborhoods and employment; and <b>4.6.</b> the potential for reducing travel times and vehicle miles traveled.	✓	There are 4 bus stops currently at the property. We worked with TARC recently and contributed to add a covered stop with bench on Terry Rd. Bike racks and pedestrian walkways will be added as part of the re-zoning.
Mobility: Goal 3	<b>5.</b> Evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.	NA	Subject property is not a new development.

Mobility: Goal 3	<b>6.</b> Ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary	NA	Subject property is not a new development.
Mobility: Goal 3	<b>9.</b> When existing transportation facilities and services are inadequate and public funds are not available to rectify the situation, the developer may be asked to make improvements, roughly proportional to the projected impact of the proposed development, to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location.	NA	Subject property is not a new development.
Mobility: Goal 3	<b>10.</b> Ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel.	✓	There are 4 bus stops currently at the property. We worked with TARC recently and contributed to add a covered stop with bench on Terry Rd. Bike racks and pedestrian walkways will be added as part of the re-zoning.
Community Facilities: Goal 2	<b>1.</b> Locate development in areas served by existing utilities or capable of being served by public or private utility extensions.	NA	Subject property is not a new development. Utilities are already present and adequate.
Community Facilities: Goal 2	<b>2.</b> Ensure that all development has an adequate supply of potable water and water for fire-fighting purposes. Locate only very low-density land uses on sites that use on-lot sewage disposal systems or on a private supply of potable water.	NA	Subject property is not a new development. Water supply is already present and adequate.
Community Facilities: Goal 2	<b>3.</b> Ensure that all development has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams as determined by the Metropolitan Sewer District (MSD).	NA	Subject property is not a new development. Sewer capacity is already present and adequate.