STATEMENT OF COMPLIANCE WITH PLAN 2040

Applicant/Owner:	James Conti/Valerie Conti
Location:	3601 Chenoweth Run Road Louisville, Kentucky 40299
Proposed Use:	Climate Controlled Storage
Engineer/Land Planners:	Land Design & Development, Inc.
Request:	Zone change from R-4 to CM

FORM DISTRICT SUBURBAN WORKPLACE (SW). The prosed development is compatible with the SW Form District in that "A Suburban Workplace is a form characterized by industrial and office uses." The proposed development applies for a CM zoning, however, the development will have the appearance of an office building, in other words and industrial office building. Climate controlled storage is uniquely suited for the SW Form District because it is an extremely low intensity industrial use with an office feel and therefore will compliment and enhance the Form District.

COMMUNITY FORM

Goal 1: Guide the form and design of development to respond to the distinct physical, historic and cultural qualities.

Objective f. Infill development, revitalization and adaptive reuse are encouraged.

The proposed development is going on a parcel of land which is nearly impossible for any other use and provides an important infill development.

Policy 4. Ensure new development and redevelopment are compatible with the scale and site design of nearby existing development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects.

The proposed development is compatible with the nearby uses which include warehouses, industrial wood chipping and mulch operations and flex-warehouse space. The proposed development will lead the aesthetic landscape with a modern facade and architectural office feel.

Policy 14. Ensure that signs are compatible with the From District pattern… Promote signs of a size and height adequate for communication and conducive to motor vehicle safety. Encourage signs that are integrated with or attached to structures…

The proposed development uses signs which are all integrated and/or attached to the structure without freestanding signs.

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Goal 2: Encourage sustainable growth and density around mixed-use centers and corridors.

Policy 1. 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.

The proposed development beautifully integrates with surrounding uses and complements the character of the developing area within this Form District.

Policy 2. Encourage development of non-residential and mixed uses in designated activity centers provided: 2.1 Proposed uses, density and design are compatible with adjacent uses and meets Form District guidelines.

The proposed use is ideally suited for compatibility with adjacent uses. While the proposed use is compatible with the surrounding industrial uses, the proposed use is also one of the lowest intensity uses for this area.

Policy 6. Encourage a more compact development pattern in activity centers that result in efficient land use and cost effective infrastructure investment.

The proposed development proposes to use a long vacant piece of property which is uniquely unsuitable for most other uses. Therefore the proposed development seeks to efficiently develop a formerly unusable piece of land which has sat vacant for a long time.

Policy 7. Encourage activity centers to include land uses which reduce traffic congestion requiring fewer trips/ Policy 14-15. Parking should be minimized.

The proposed use as climate controlled storage requires very little parking and does not cause traffic congestion as it is a low intensity use which requires very few trips from customers.

GOAL 3. Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.

Objective a. Environmental impacts of development are diminished.

The small nature of the proposed development site ensures and efficiency of development which will not have a negative impact on protected ecosystems.

GOAL 4: Promote and preserve the historic and archeological resources that contribute to our authenticity.

The proposed development poses no threat to historical, cultural, or archeological resources.

GOAL 5: Integrate art and cultivate creativity.

The building will feature architectural design and features which will enhance the surrounding area of warehouse spaces and bring up the aesthetic of the surrounding area.

MOBILITY

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GOAL 3 – Encourage land use and transportation patterns that Connect Louisville Metro and support future growth.

The proposed development complies with Goal 3 because it efficiently uses previously vacant space with a low density industrial use thus reducing urban sprawl and encouraging reduction in travel.

COMMUNITY FACILITIES

GOAL 2: Plan for community facilities to improve quality of life and meet anticipated growth.

The proposed development is an extremely low impact use which will have minimal impact on surrounding public facilities. The site is not in a flood plain. Most importantly the proposed development is the best for the carrying capacity of the land.

ECONOMIC DEVELOPMENT

GOAL 1: Provide an economic climate that improves growth, innovation, investment and opportunity for all.

Objective d. Redevelopment of underused commercial, industrial and residential land is facilitated.

Currently the site of the proposed development is vacant and has been for some time. This is a particularly difficult site with many challenges to development. The proposed development provides a low intensity use which facilitates the highest best use of the site which is currently unused and vacant.

Objective h. Small business and entrepreneurism is cultivated.

The proposed development is being pursued by a local small business and local entrepreneur who lives and works within Louisville Metro.

Policy 2. Encourage industries to the extent possible, to locate in industrial subdivisions or adjacent to an existing industry to take advantage of special infrastructure needs.

The proposed development is next to existing industrial uses and in an industrial area which includes warehouses, wood chipping operations and other commercial industrial enterprises.

GOAL 2: Cultivate a vibrant, unique city that attracts, retains, and develops a highly-skilled workforce.

Policy 4. Encourage infill development and adaptive reuse of existing structures…..

The proposed site is vacant and unused. The proposed development creates a use for this previously unused piece of property.

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Goal 1. Expand and ensure a diverse range of housing choices.

While not a housing choice in itself, climate controlled self-storage enhances options for residents to avail themselves of a range of housing choices. Access to self-storage allows residents to facilitate life transitions, family changes, and temporary relocations both in and out of the area. Therefore, access to climate controlled self-storage is an important resource to expand and ensure a diverse range of housing choices.

Goal 2. Facilitate the development of connected mixed-use neighborhoods.

As previously stated, while not a housing option, climate controlled self-storage is a housing enhancing amenity.

Objective e. Infill development and adaptive re-use are promoted.

The site of the proposed development is a vacant site along the edge of Blankenbaker Parkway. The proposed development would fulfil this objective.

Goal 3 – Ensure long-term affordability and livable options in all neighborhoods.

The availability of self-storage promotes the ability to age-in-place and helps individuals and families supplement and augment their housing situations with temporary and long-term storage. This allows individuals and families more flexibility and affordability in their housing and living choices.

Respectfully submitted,

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