

RDDDP JUSTIFICATION STATEMENT

PET SUITES OF AMERICA

9017 TAYLORSVILLE ROAD ("PROPERTY")

16-ZONE-1071

February 14, 2022

The applicant, Beta Equity Investments LLC ("Applicant"), and the property owner, HMA Property Holdings LLC ("Owner"), are requesting approval of a Revised Detailed District Development Plan to construct a new 10,972 square-foot commercial kennel on property bounded by Taylorsville Road and Axminster Drive. The subject property is zoned C-1 Commercial and is located in the Suburban Marketplace Corridor Form District ("SMCF"). In 2017, the Property was rezoned from OR-3, Office Residential to C-1, Commercial, and the accompanying detailed development plan was approved to allow a two-story, 14,996 square-foot building for use as a martial arts facility and medical office ("Initial DDP"). As detailed herein, the revised detailed district development plan ("RDDDP") meets the criteria for approval set forth in Section 11.4.7.e. of the Land Development Code ("LDC").

a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic site.

The Property is not located within a floodplain, and there are no slopes, unstable soils, karst features, or historical or cultural resources on the property. The South Fork of Beargrass Creek runs East-West along the rear of the Property. The 25-foot setback from top of the stream bank will be observed, thereby ensuring protection of the stream and its banks from disturbances. An erosion prevention and sediment control plan will be implemented prior to construction utilizing best management practices as required by the Metropolitan Sewer District. In addition, the stormwater detention design is required to receive approval from MSD prior to construction of the proposed development. The proposed development will include planting new trees, shrubs and landscaping to not only add screening and buffering of the Proposal to neighboring properties, but also to enhance the appearance of the Property; % of tree canopy proposed for the site will increase with the RDDDP (35%) over what was proposed with the Initial DP (21%).

b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community.

The development plan complies with all applicable Mobility requirements of the Land Development Code. The Property is located at the intersection of Taylorsville Road, a major arterial roadway, and Axminster Drive, a local roadway. No vehicular access to the Property from Axminster Drive will occur; Pedestrian connections across the Property will

be provided, linking the existing sidewalk from the west with the existing sidewalk east of Axminster Drive, thereby completing the pedestrian connection. Given the presence of two major arterial level roadways supporting the Property, and the Property utilizing a safe, shared-access with the commercial use to the west, the existing roadway infrastructure has safe, adequate carrying capacity to handle traffic going to and from the kennel. In addition, TARC operates transits routes on both Taylorsville Road and South Hurstbourne Parkway, thereby providing another means of transportation for customers or staff to access the Property. Customers of Pet Suites of America will also have access to safe and efficient pedestrian access from all of the adjacent roadways to the building entrances. Adequate parking spaces are provided on the Property to serve the use, including one (1) handicap accessible space as required by the ADA, and another nineteen (19) regular spaces. The proposed parking may trigger a parking waiver to provide less parking than the minimum required by the LDC, but sufficient parking to serve the Proposal. The amount of parking being proposed today (20) is considerably less than what was proposed for the Property with the Initial DDP (50), and, as a result, less impervious surfaces on the Property than what was approved with the Initial DDP. Accordingly, the plan accommodates all modes of transportation, provides bicycle and pedestrian connections to surrounding properties, and is appropriately located for the proposed density and intensity, while also mindful of not providing too much pavement on the Property for supply of unnecessary parking spaces.

c. The provisions of sufficient open space (scenic and recreational) to meet the needs of the proposed development.

There is no open space requirement for developments in the Suburban Marketplace Corridor Form District.

d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

The proposed development is located on a site that will enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties, nor the South Fork of Beargrass Creek, which traverses the rear of the Property. The final stormwater detention design is required to receive approval from MSD prior to construction of the proposed commercial kennel, and will comply with MS4 water quality regulations and MSD's "Green Infrastructure Design Manual." In addition, an Erosion Prevention and Sediment Control Plan utilizing best management practices as recommended by MSD will be implemented prior to commencing construction of the kennel. Therefore, the proposed plan ensures the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area.

The proposed development is compatible in terms of the overall site design with the development in the surrounding area. The proposed one-story building will comply with all applicable Form District setback and height requirements. The building façade will include masonry material, as well as additional variation in color and materials to create visual interest. The building design will include a main entrance along Taylorsville Road. There will also be landscaping along the Taylorsville Road and Axminster Drive, providing additional visual interest to the site. Trees and landscape plantings will be provided onsite to meet LDC requirements. Additionally, trees will be planted between the proposed eight-foot (8') masonry wall along the rear of the site and the South Fork of Beargrass Creek to supplement the existing trees in that location, thereby further screening the Pet Suites from the rear of the residential properties to the north. As mentioned, the applicant proposes an amount of parking it knows will sufficiently serve the Proposal without over-parking the site; said parking will be landscaped throughout the site. The refuse dumpster will be appropriately screened and unnoticeable from these residential properties.

f. Conformance of the development plan with the Comprehensive Plan and Land Development Code.

For all of the reasons the applicant set forth within its Conditional Use Permit Justification Statement, the applicant's RDDDP complies with Plan 2040, A Comprehensive Plan and its applicable Goals, Objectives and Policies, notably those pertaining to the Suburban Marketplace Corridor Form District. Here, the applicant references its CUP Justification Statement as if said Justification Statement were herein set forth. Moreover, the Proposal represents an investment in this vacant, underused commercial property and will be compatible with development in the surrounding area.

For the foregoing reasons, the RDDDP is in agreement with Plan 2040 and, therefore, should be approved.