Curtis Center
CASE NO. 16ZONE1016
4500/4506 Bardstown Road

JUSTIFICATION STATEMENT

The applicants, Michael and Rebecca Curtis (the "Curtises") request a change in zoning from R-4 to C-1 for two properties located at 4500 and 4506 Bardstown Road to permit a neighborhood-scale commercial project. The proposed plan involves constructing a new one-story retail/office structure. The subject property is within a mixed use corridor along Bardstown Road and will be a part of an existing center that has been established along the corridor. The subject property is located in the Neighborhood Form District. The proposed use complies with the Cornerstone 2020 Comprehensive Plan as set out below.

Guideline 1-Community Form/Land Use

The proposed redevelopment complies with Guideline 1-Community Form/Land Use because the subject property is in the Neighborhood Form District, contains neighborhood scale commercial space and is compatible with the existing pattern of mixed uses long the Bardstown Road corridor.

Guideline 2-Centers

The proposed redevelopment complies with Guideline 2-Centers and its applicable policies because the proposed redevelopment is compact and located adjacent to other similar uses. The proposed redevelopment has also been designed to minimize the impact of the retail/office uses on the surrounding residential properties.

Guideline 3-Compatibility

The proposed redevelopment complies with Guideline 3-Compatibility and its applicable policies because the proposed structure will be of a style and material similar to other buildings in this area of Bardstown Road. Lighting will comply with the Land Development Code. The site has been designed to minimize traffic impact on Havenview Drive, and the Curtises have agreed to place "Private" signs at the rear of the subject property to further discourage accidental use of Havenview Drive. Finally, the proposed uses (office/retail) will be compatible with the existing non-residential uses in the area.

Guideline 6-Economic Growth and Sustainability

The proposed redevelopment complies with the intent of Guideline 6-Economic Growth and Sustainability and its applicable guidelines because the proposed location is within a mixed use corridor along a major arterial street, Bardstown Road. Thus, the proposed plan is consistent with policies to "[l]ocate retail commercial development in activity

centers" and to "[l]ocate commercial uses generating high volumes of traffic on a major arterial street." Accordingly, the activities of the commercial center, which can include increased customer traffic, will not adversely affect adjacent properties.

Guideline 7-Circulation and Guideline 9-Bicycle, Pedestrian & Transit

The proposed use complies with the intents of Guideline 7-Circulation and Guideline 9-Bicycle, Pedestrian & Transit because the proposed development plan contains sidewalks along Bardstown Road and from those walks to the proposed building, because the proposal will include access from Havenview Drive, a private drive with no use restriction, that the applicant will improve along its frontage. The subject property is also served by TARC Route 17.

Guideline 10-Flooding and Stormwater and Guideline 11-Water Quality

The proposed redevelopment complies with the intent and applicable Policies of Guidelines 10 and 11. The Curtises will provide water quality and erosion control measures to comply with the most up to date MSD requirements applicable to the subject property. The Curtises will provide detention at the rear of the subject property to ensure that through drainage is handled appropriately.

Guideline 12-Air Quality

The proposed use complies with Guideline 12-Air Quality because the proposed project will provide neighborhood-serving commercial space in an area where TARC service is available.

For these reasons, the proposed redevelopment complies with Cornerstone 2020, and the Planning Commission should recommend approval of the proposed rezoning to the Louisville Metro Council.

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