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

Applicant: Aaron Watkins & Joanna Morse

Owner: Robert Redman & Patricia Redman Smith

Location: 4211 Poplar Level Road

Proposed Use: Parking for Existing Office Building

Request: Conditional Use Permit to allow off-street parking
in an R-5 zone

Engineers, Land Planners and
Landscape Architects:

Blomquist Design Group

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SUMMARY STATEMENT

PLANNING & DESIGN SERVICES

This application is for a Conditional Use Permit (CUP) and related CUP Plan to allow for parking for the existing office building on the same lot. The front portion of the lot is pre-plan certain and is zoned C-1. The applicant is proposing a 1,050 square foot addition to the existing office building, which was originally a residential home, for use as an office for therapists/psychiatrists. Due to an access easement, the ability to use the C-1 portion for parking is limited, resulting in this request. A portion of the CUP area is already paved.

GUIDELINE 1 –COMMUNITY FORM: SUBURBAN NEIGHBORHOOD

The form district of this property is part Suburban Workplace Form District. This application complies with this form districts because, for starters, the Suburban Workplace Form clearly contemplates uses of the kind currently occupying the existing building, being an office use, and parking is always essential in an adequate supply to serve those uses.

GUIDELINE 2 - CENTERS

The CUP application complies with the Intents and Policies 1, 2, 4, 5, 7, 8, 9, 11, 13 and 15 of this Guideline as follow.

Infrastructure already exists at the site, including an existing parking lot on the site. The added parking area is to provide more space for the therapists/psychiatrists purchaser of the property, who will spend considerable money updating the building and adding on an additional 1,050 square feet of office space. Because this location on Poplar Level Road is very close to the I-264/Poplar Level Road interchange, this site will provide much needed services very readily accessible by the population in the area, and with this support population, there is the opportunity to reduce commuting time and transportation-related air pollution by better utilizing this property

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than at present, in its underutilized condition. Repurposing the building on this site with a new office use also helps create vitality along the Poplar Level Road corridor and a better sense of place in the community than on an underutilized property.

Also, this site is already part of an activity center, surrounded in all directions except east, by additional commercial activity. By improving utilization of this site, that adds to compact development. The addition of the therapist/psychiatrist office adds to a strong mixture of uses—office and retail that feed off one another.

Also, the parking lot CUP area and the existing parking lot will look as one. Recall that this is an already built site except for the additional parking that is subject of the CUP application. Parking is mostly located behind the existing building and will be screened from the adjoining residential homes to the east.

GUIDELINE 3: COMPATIBILITY

The CUP application complies with the Intents and Policies 1, 3, 4, 5, 6, 7, 8, 9, 11, 20, 21, 22, 23, 24 and 29 of this Guideline as follows.

Because this applications simply represents an addition to the existing office building to provide additional parking to meet the parking demands of the purchaser, the proposed added use on the CUP site is compatible with what already exists on the C-1 zoned portion of the property. Residential compatibility resulting from the new CUP parking lot is assured because of good transitions, including appropriate screening and buffering in the 10' LBA as determined throughout the course of the Board of Zoning Adjustment (BOZA) reviews of the transition. The applicant shall provide screening and buffering to make sure that the added parking does not adversely impact the few adjoining residential properties to the east.

Also, because this is an addition to an existing parking lot and office building use, the CUP application does not involve odor, traffic, noise, lighting or visual impact issues, especially in light of the screening and buffering of adjoining residential properties that will be provided as determined throughout the agency review process.

GUIDELINE 6: ECONOMIC GROWTH AND SUSTAINABILITY

The CUP application complies with the Intents and Policies 1, 2, 3, 5, 6 and 11 of this Guideline as follows.

This is currently an underutilized office building site, with a building that has existed at this property for a long time, a portion of which has been paved. The applicant is attempting to purchase the property and redevelop same investing significant funds in doing so. It also helps reduce public and private costs for new land development when existing and underutilized buildings, like this, can be utilized instead. Because surrounding areas include major population bases, locating a new office use here with a small expansion insures adequate access between employment centers and population centers. As noted above, this stretch of Poplar Level Road is also an activity center where a variety of office, service and commercial uses already exist. Again, by repurposing the office building on this site, and improving the parking layout and adding to the amount, this helps to adaptively reuse this older office location.

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GUIDELINES 7 AND 8: CIRCULATION AND TRANSPORTATION FACILITY DESIGN

These CUP application complies with the Intents and Policies 1, 2, 3, 4, 10, 11, 12, 13, 14, 15 and 16 of Guideline 7 and Policies 4, 9, 10 and 11 of Guideline 8 as follows.

First and foremost, the CUP Site Plan accompanying this application has been designed taking into account Metro Transportation Planning and Metro Public Works standards with respect to safe, proper functioning of the Poplar Level Road street system, ensuring that this repurposed use of the existing office building will not result in traffic exceeding the traffic-carrying capacity of Poplar Level Road, that access and parking should prove adequate, and that there are good corner clearances and sight distances. Prior to BOZA approvals, Metro Transportation Planning and Metro Public Works must provide their preliminary "stamp" of approval on these plans, demonstrating compliance with those agencies' traffic and transportation design standards.

GUIDELINE 9: BICYCLE, PEDESTRIAN AND TRANSIT

The CUP application complies with the Intents and Policies 1, 2 and 3 of Guideline 9 as follows.

This office use will be readily accessible by bicycles, pedestrians, and transit users, being located along a transit line.

GUIDELINES 10 AND 11: FLOODING, STORMWATER, AND WATER QUALITY

The CUP application complies the Intents and Policies 1, 3, 6, 10 and 11 of Guideline 10 and Policies 1, 3 and 4 of Guideline 11 as follows.

Among other things, post-development rates of runoff may not exceed predevelopment conditions. To the extent that detention is needed or inadequate at present, it will be provided or a capacity fee will be paid to MSD. Also, in all CUP Site Plan instances like this, because this is a discretionary review, it provides opportunities for potential existing problems to be reviewed and possibly addressed as well. If parts of the existing storm water system involving these properties are not presently operating according to regulation, those systems will have to be improved. Also, at time of construction, erosion and sedimentation control regulations of MSD must be satisfied. The same is true of MSD's new water quality standards which will have to be addressed within any new parking lots.

GUIDELINE 12: AIR QUALITY

This application complies with the Intents and Policies 1, 2, 3, 5, 6, 8 and 9 of this Guideline as follows.

As stated above, because this office building is located along Poplar Level Road which is easily accessible and with a large support population nearby, this repurposed and better utilized office building will help reduce vehicle miles traveled because residents will have added opportunities to work in close proximity to where they live, or to seek the services provided on the way to and from work. Also, a CUP site plan with the parking in the rear will assure that traffic will not back

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up and that congestion will not be caused as a result of the small amount of added parking to serve the renovated office building.

GUIDELINE 13: LANDSCAPE CHARACTER

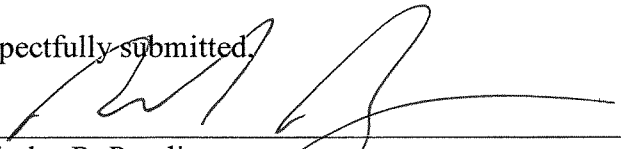
The CUP application complis with the Intent and Policies 1, 2, 4, 5 and 6 of this Guideline as follows.

First and foremost, the application will need to comply with the Land Development Code (LDC) requirements as respects landscaping, screening and buffering both in and around the perimeter of the parking lot and along Poplar Level Road. Tree canopy requirements will be met. Screening and buffering will be provided, along with landscaping, as determined throughout the review processes.

* * *

For all of the above-stated reasons, plus those that will be further explained at the public reviews, this application complies with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,



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