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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES AND POLICIES OF PLAN 2040 A COMPREHENSIVE PLAN FOR LOUISVILLE METRO

Applicant: Doug Korfhage

Owner: Douglas & Dana Hart

Location: 12400 Taylorsville Road

Proposed Use: Carpet sales showroom and contractor's shop
(warehouse)

Engineers, Land Planners and
Landscape Architects: Land Design & Development, Inc.

Request: Zone Change from R-4 to C-2

INTRODUCTORY STATEMENT

This proposal is for a change in zoning from R-4 to C-2 for a portion of the approximately 5.3 acre property at 12400 Taylorsville Road for a carpet sales business with showroom and contractor's shop warehouse. It is located in the Neighborhood Form District along Taylorsville Road, west of I-265. The lot is located next to the C-1 zoned property proposed for a veterinary clinic on a major arterial, less than a mile and a half away from an interstate. The close proximity of this subject property to I-265, plus all the businesses that have access off this highly developed and continuing-to-develop area of Taylorsville Road ensures that the proposed commercial use will provide needed jobs and services to this busy corridor. Also, this proposed zone change and use is a more characteristic of the area because the use is one that is compatible with the other commercially zoned properties and with the remaining residential properties due to the limited scope of development. The scope of the development has decreased since the pre-application and neighborhood meeting with the remove of the approximately 4.7 acre property at 12312 Taylorsville Road no longer under consideration.

COMMUNITY FORM

As Plan 2040 notes, the Community Form plan element is meant to guide the shape, scale, and character of development to promote a connected, healthy, authentic, sustainable, and equitable built environment. This plan element is achieved in part through the hybrid form of zoning utilized, where zoning district usage requirements combine with form district design requirements to achieve the requisite-built environment.

This proposed zone change conforms with the Policies in the Community Form as shown below.

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

The proposed zone change complies with all of the applicable Objectives and Policies, specifically: 4, 6, 7, 8, 9, 11, 14, 15, 16, 17, 18, and 21 of Goal 1, for these reasons:

This proposed use complies with the above Goal 1 Objectives and Policies as it is a business and development plan layout which fits with the overall scheme and characteristics of the surrounding community. It provides services which can be utilized by both neighboring commercial and residential properties. The lot is currently residential and is adjacent to commercially zoned property with a development plan of a similar scale and design, so the addition of this new development meshes well with the form district. New single-family residential construction on this site would not be in keeping with Plan 2040 and the trend of commercialization of surrounding properties. This proposal is located near both an interstate and a major arterial, and is near an activity center that includes industrial, office, and other business uses. The site will utilize screening, buffering and setbacks in keeping with the form district and the requirements of the Land Development Code (“LDC”). There are also numerous nearby residential neighborhoods to support and be served by the proposed business. The proposal maintains the transition into these residential areas to the south and minimizes any perceived disturbances by not requesting to rezone the R-4 on the southernmost portion of the lot closest to the Dove Point Estates subdivision providing a significant buffer for these homes. There are adequate transportation facilities near this proposed use, and the use will further increase the transportation options available to citizens by providing throughfares and connection to adjacent properties. Parking areas will be internal to the site and will not adversely affect noise and lighting in the area. All signage will be in conformity with the surrounding properties and the LDC requirements for the Neighborhood Form District. Additionally, the proposal substantially limits any negative ecological impacts and potentially increases the positive ecological impacts through the preservation of tree canopy on the rear of the lot adjacent to the Dove Point subdivision.

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

The proposed zone change complies with all of the applicable Objectives and Policies, specifically: 1, 2, 5, 6, 7, 8, 9, 15, and 16 of Goal 2, for these reasons:

The proposed use transforms a residentially zoned property near an existing activity center already containing industrial, commercial, and office uses into a commercial use compatible in scale, design, and density to the surrounding uses. Not only are multiple commercial, industrial and office uses near this site, which are all served by adequate infrastructure and transportation facilities, but also many residential subdivisions with a large existing population to support the additional services this proposal will offer. The proposed zoning permits the carpet sales business that will be compatible with the surrounding area. The use will both utilize the existing transportation network while also contributing to the network by adding sidewalks, providing a connection to the neighboring commercially zoned property, and providing adequate parking which will not disrupt or burden the transportation networks.

Goal 3 – Enhance neighborhood by protecting and integrating open space, watershed and other natural resources.

The proposed zone change complies with all of the applicable Objectives and Policies: 2, 7, 8, 9, and 10 of Goal 3, for these reasons:

This proposal protects and preserves existing open spaces and natural resources by utilizing green space and maintaining the southernmost portion of the lot as R-4 as well as retaining most of the existing tree canopy on site. The proposal is designed to protect natural resources by adhering to best practices regarding stormwater runoff and preservation of the existing tree canopy. Furthermore, this lot does not disturb natural features, as it is a large, flat lot with no evident natural features on the site, no steep or unstable slopes, and it is not located within an area of karst topography.

Goal 4 – Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The proposed zone change complies with all of the applicable Objectives and Policies: 1, 2, and 3 of Goal 4, for these reasons:

The site contains no known buildings or landscapes that are recognized as having historic or architectural value. Development on this flat, undeveloped lot is in keeping with preservation of historic sites by utilizing a vacant, non-historical site for commercial expansion in Louisville.

MOBILITY

As Plan 2040 notes, the Mobility element seeks to create a multi-modal transportation system that is safe and accessible to citizens throughout Louisville. It contains three Goals with multiple Policies, and this proposed rezoning conforms with those Policies as shown below.

Goal 1 – Implement an accessible system of alternative transportation modes.

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 3, and 4 of Goal 1, for these reasons.

The development plan implements an accessible system of alternative transportation modes by providing sidewalks at the street level and walkway connections between the proposed buildings and the street level for pedestrian traffic. The site also provides bicycle parking, in addition to vehicular parking. The site is located within the Neighborhood Form District where a variety of office and commercial uses exist. This site will provide a good transition from the more intense commercial development to the east to the residential property to the west.

Goal 2 – Plan, build and maintain a safe, accessible and efficient transportation system.

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, 4, and 5 of Goal 2, for these reasons.

The development plan complies with the objectives and policies of Goal 2 by promoting a safe, accessible and efficient transportation system by utilizing the access from the major arterial of Taylorsville Road. It accommodates pedestrian, bicycle and vehicular access through the sidewalk along the frontage and pedestrian connection to the building. The site distances for the curb cut are adequate for the area. The internal circulation of pedestrian and vehicular traffic is appropriate for this carpet and flooring business.

Goal 3 – Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed zone change complies with all of the applicable, Objectives and Policies 2, 3, 4, 5, 6, 9, and 10 of Goal 3, for these reasons.

The development plan complies with the objectives and policies of Goal 3 by providing walking and bicycling opportunities with the addition of sidewalks along the street frontage and with a pedestrian connection to the proposed carpet showroom and contractor’s shop. The plan will not burden the transportation network and will enhance it by connecting pedestrian walkways with existing sidewalks and providing multimodal access to the lot from other existing commercially used properties. The parking requirements of the site consider the density of the use and the character and pattern of the Neighborhood Form District and utilize internal parking areas. And the access to and from this site is through a major arterial, for which a commercial site is primed to utilize much better than a small residential site as the zoning currently exists.

COMMUNITY FACILITIES

As Plan 2040 notes, Community Facilities seeks to integrate variegated public and private facilities across Louisville Metro for the purpose of meeting the long-range needs of the community through engaging and sustainable means. This plan element contains three Goals with multiple Policies. This proposed rezoning conforms to those Policies as follows.

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, & 3 of Goal 2, for these reasons.

This site, will have adequate water supply and has been approved for sanitary sewer service through lateral extension.

ECONOMIC DEVELOPMENT

As Plan 2040 notes, the Economic Development plan element has as its goal the development of a healthy, equitable, sustainable, and innovative economic climate that strengthens the community’s ability to attract and retain a strong and diverse workforce. This plan element contains two Goals with multiple Policies. This proposed rezoning conforms to these Policies as follows.

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

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, 3, and 5 of Goal 1, for these reasons.

This development plan complies with Goal 1 of Economic Development as it provides economic climate that improves growth, innovation, and investment opportunity for all by developing a vacant property along the major arterial Taylorsville Road that is primed for commercial development. All traffic from the site will be directed toward this major arterial. The proposed rezoning to commercial use is located in a neighborhood district and along a corridor serving industrial, office, and commercial uses, with the proposed commercial use being compatible therewith. Additionally, this business will provide opportunities to underserved small businesses and residences in the area increasing economic opportunity to business owners and employment.

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

The proposed zone change complies with all of the applicable, Objectives and Policies 1 and 3 of Goal 2, for these reasons.

This development plan complies with Goal 2 of Economic Development as it enhances the quality of life in the area by utilizing a vacant property, while at the same time protecting and improving the economic value of the surrounding areas by locating a compatible commercial use near other commercial uses. It increases the safe accessibility of multi-modal access by adding sidewalks along Taylorsville Road and through the property to the commercial structure, while additionally providing more than the minimum parking spots required in this Form District. Additionally, the proposed rezoning will preserve the majority of the trees along with planning additional trees as shown on the development plan.

LIVABILITY

As Plan 2040 notes, the Livability plan element seeks to guide and direct the available resources to promote the health and well-being of citizens of Louisville Metro. This element has as its focus public health through promotion of access to fresh food, health care, and places of health and safety. This element is interested in preserving the tree canopy, reducing waste, and conserving energy. It has four Goals and multiple Policies. This proposed rezoning conforms to the Policies as follows.

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

The proposed zone change complies with all of the applicable, Objectives and Policies 2, 4, 17, 21, 23 & 35 of Goal 1, for these reasons.

The development plan complies with the objectives and policies of Goal 1 of Livability element in that it will not burden the current drainage. The site will preserve the vast majority of the existing trees and will largely stay as it looks today other than the new building at the front. There are no known issues with soil erosion, and the site is not in a floodplain. Also, as previously mentioned, additional pedestrian and bicycle connections will be brought to the area

through the development of sidewalks along Taylorsville Road and the addition of bicycle parking at this site.

HOUSING

As Plan 2040 notes, the Housing plan element, as its name suggests, seeks to enhance this “necessity of life” known as housing. It seeks to promote equitable, diverse, physically accessible, and affordable housing choices. Importantly, this element seeks to provide equitable access to opportunities, services, and amenities. This element contains three Goals with multiple Policies. This proposed rezoning conforms to the Policies as follows.

The proposed zone change and development plan complies with all of the applicable Objectives and Policies of Goals 1, 2, & 3 as it creates and locates necessary services and employment opportunities near residential areas, thereby strengthening and supporting the housing in the area. This use will facilitate and ensure long term affordability and living options for all in the community. Additionally, no residents will be displaced because the site is currently vacant.

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For all of these and other reasons set forth on the Detailed District Development Plan accompanying this application and in accordance with evidence presented at Planning Commission public hearings, this application will comply with all other applicable Guidelines and Policies of Plan 2040 a Comprehensive Plan for Louisville Metro.

Respectfully submitted,

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