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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE PLAN 2040 COMPREHENSIVE PLAN

<u>Applicant/Owner:</u>	TEM Group, Inc. c/o Ron Boughey
<u>Location:</u>	3560 Bashford Ave
<u>Proposed Use:</u>	Zone Change to allow an existing Contractor's Shop to remain with an additional building, parking, and outdoor storage area
<u>Engineers, Land Planners and Landscape Architects:</u>	Mindel Scott & Associates
<u>Request:</u>	Zone change from PRO to PEC

COMMUNITY FORM

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

The proposed zone change and detailed district development plan (DDDP) complies with applicable Objectives a, b, c, & f and applicable Policies 6, 7, 8, 15, 16, 17, 18 and 21 as follows:

The proposed change in zoning to PEC complies with Goal 1 in several ways. First, this rezoning request is to allow an existing business which presumably currently has non-conforming rights to continue grow the business through an expansion of the current business' building, outdoor storage area, and parking area. The zoning request is to allow the existing use as an electrical contractor shop to continue with such use being more akin to the uses allowed in the PEC zoning district than the PRO zoning district which is also consistent with the Suburban Workplace Form. The property to the north is zoned M-1, and the properties to the west and south are zoned PEC.

The development and proposed zone change will remain compatible with the scale and site design of nearby existing developments because no change in use is being proposed and the changes to the development plan are minor in nature and compatible with the surrounding uses. This is not a non-residential expansion into existing residential areas as the property has been zoned Planned Research Office (PRO) allowing a mixture of industrial, office and commercial uses since the inception of zoning in the area due to the property being a pre-plan certain site. Additional plantings in the form of a six-foot vegetative screen are proposed along Bashford Avenue to buffer the new proposed parking area. The subject site is located within an established employment activity center and is at the intersection of a minor arterial roadway of Shepherdsville Road and Bashford Avenue, a local road. Vehicular traffic traveling to and from

the subject site will not need to cross residential areas. The current and proposed use of the subject site as a contractor's shop is similar to the other uses in the immediate area. The entire area was at once zoned PRO with most of the neighboring properties having been rezoned over the years to PEC, like the current request, to more accurately reflect the manner the area has been developed. The applicant does not permit hazardous uses or uses that would produce nuisances. The changes to the development plan for a small building addition, additional outdoor storage area, and parking area will not cause any noise concerns that have not always been present. The new building will allow certain storage uses to be moved inside to further reduce noise.

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

The proposed zone change and DDDP complies with applicable Objectives b & d and Policies 1, 4, 5, 6, 7, 8, 9, 10 and 11 as follows:

The proposed change in zoning from PRO to PEC to allow the continued sustainable growth of the existing contractor's shop business in an existing industrial and commercial activity center. The proposed PEC zoning will allow a mixture of industrial uses next to similarly zoned PEC properties in the Suburban Workplace Form District. The PEC proposal does not permit residential development in the above referenced existing industrial and commercial activity center. The rezoning to allow the continued growth of the TEM contractor's shop business will allow an existing successful business to continue to grow in the area, the business having previously been located in the governmental building across Shepherdsville Road, and thus a long time business in the area.

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

The proposed zone change and DDDP complies with applicable Objectives a, c & d and Policies 9, 10, 11 and 12 as follows:

The proposed development plan will enhance the surrounding neighborhood by not diminishing any open space or natural resources and will allow the continued building use in an existing activity center. Access to the site is not through areas of lower intensity and is accessible by multi-modal forms of transportation being in close proximity to a TARC stop with an additional pedestrian connection proposed. There will be no impact on existing transportation infrastructure and no additional roadway improvements are necessary. The site and surrounding area have sidewalks and is a walkable area. The subject site does not contain any environmentally sensitive areas or steep slopes.

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

The proposed zone change and DDDP complies with applicable Objective b and Policies 1 & 2 as follows:

The subject site has been developed for some time and does not contain any known historic, archeological, or cultural resources and the small changes to the current site layout will not change the existing building's style or character.

MOBILITY

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

The proposed zone change and DDDP complies with applicable Objectives a, b & e and Policy 4 as follows:

The proposed development plan evidences the existing use in a slightly increased footprint in the existing industrial and commercial activity center keeping the higher intensity/density uses compact.

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

The proposed zone change and DDDP complies with applicable Objectives a, b & e and Policy 4 as follows:

The development plan complies with the objectives and policies of Goal 2 by promoting safe, accessible and efficient transportation uses by the continued use of the existing access, along with the addition of a new pedestrian connection to the corner of Bashford Avenue and Shepherdsville Road, in close proximity to the TARC bus line stop.

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

The proposed zone change and DDDP complies with applicable Objectives a, b, c, & d and Policies 1, 2, 3, 4, 5, 6, 9 and 10 as follows:

The development plan complies with the objectives and policies of Goal 3 by providing walking and bicycling opportunities with the sidewalks and the new pedestrian connection being added to the subject site, along with direct service by a TARC bus line. The result will be additional interconnected walkways for the current use and possible future uses of the subject site. The plan will not burden the transportation network as the business is already existing and will allow the site to continue to be consistent with the purpose of the Suburban Workplace Form District. The plan is consistent with long range transportation plans of the community by focusing the higher density/intensity uses in an existing industrial and commercial activity center. The parking requirements of the site consider the current business and use of the subject site with additional parking spaces being provided for the expansion of the business. The very minor expansion of the existing business will not put any appreciable additional burden on the existing transportation network. The plan also satisfies the policy of supporting biking and pedestrian travel by providing for those modes of access.

COMMUNITY FACILITIES

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

The proposed zone change and DDDP complies with applicable Objective b and Policies 1, 2, & 3 as follows:

This development plan is not a community facilities plan. The existing building and business is already served by all utilities with no proposed changes thereto for the outdoor storage and parking, and thus locates development in areas currently served by existing infrastructure. The property already has adequate water supply and access to sewers and all necessary utilities so as to not burden existing or future community facilities. The very minor additional impervious

surface will be addressed through MSD design regulations, presumably through the payment of an impact fee.

ECONOMIC DEVELOPMENT

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

The proposed zone change and DDDP complies with applicable Objectives a, c, d, f & h and Policies 3, 7, & 9 as follows:

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 allowing the continued growth of an existing long-term business in the area which would be prohibited under any non-conforming rights that could be established. The proposal allows the business expansion in an area with existing infrastructure in an efficient manner increasing economic opportunities in the area.

LIVABILITY

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

The proposed zone change and DDDP complies with applicable Policies 17, 21 and 24 as follows:

The development plan complies with the objectives and policies of Goal 1 of Livability element in that it provides pedestrian and bicycle connectivity while not creating any appreciable new traffic for the area. There are no karst features on the site which is not located in a regulatory flood plain.

HOUSING

The proposed zone change and DDDP complies with applicable Objectives and applicable Policies of Goal 1, 2, & 3 as no residents will be displaced by this proposal which is an expansion of an existing business.

* * *

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

Respectfully submitted,

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