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24-ZONEPA-0059

STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN

Applicant: Goodwill, Inc.

Owner: Vivian Briel & Sandra Hodge

Location: 8803-8897 Old Bardstown Road

Proposed Uses: Goodwill Storefront with ancillary retail/
commercial uses

Request: Zone change from R-4 to C-1

Engineers, Land Planners,
Landscape Architects: Arnold Consulting and Engineering Services, Inc.

GOAL 1 – 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”) comply with applicable Objectives a, b, c, e, d & f and applicable Policies 2.1, 2.4, 3.1.3., 4, 5, 6, 7, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 23 & 28 as follows:

The proposed change in zoning to C-1 complies with Goal 1 in several ways. The proposed development will include low intensity, low density, commercial uses which complement each other, fail to displace any residents, and fit within the broader scheme of the area by providing essential goods and services. This will strengthen the overall economic and commercial qualities of the area. The facility is proposed in a highly marketable, growing area along Old Bardstown Road, a primary collector road. It is also located along Bardstown Road which is a major arterial and along Fairmont road, all promoting ease of access and efficient transportation.

The development is surrounded by well-established and maintained local businesses and residential areas. As such, the proposed commercial uses of the facility will meld with these established infrastructures. This proposal will help further establish the commercial feel of the area by drawing more dynamic customers and encouraging employment opportunities for various segments of the city’s population. The retail aspect of this development serves the increased demand for these nearby residential units. No industrial development accompanies this proposal, meaning the form district is maintained with these necessary uses that fit well with the area.

This proposal will provide goods and services to nearby residents, therefore eliminating the need to drive to large commercial centers, which reduces vehicle miles traveled. It will further encourage residential uses of nearby properties in adjacent neighborhoods, thereby enhancing the area. No disadvantaged segment of the population will be impacted, as Goodwill's mission to instead promote these segments of the population will be fostered.

As such, the proposed zone change and development plan are compatible with the scale and site design of the nearby residential and other commercial areas. As stated, this site is on numerous roadways, near the location of multiple traffic signals for other access points by both car and pedestrian methods of travel. There will be little to no increase in additional traffic in the area due to the low intensity of use. Buffers, including VUA landscape buffers, will be utilized in such a way that this development will aid the transition of commercial uses into any surrounding residential areas. The potential adverse impacts, such as noise, lighting and traffic will be mitigated through the use of these buffers, other setbacks and overall compliance with the Land Development Code.

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

The proposed zone change and DDDP comply with applicable Objectives a, b & d and Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14 & 17 as follows:

The proposed change in zoning from R-4 to C-1 will encourage sustainable growth along and inside an existing and growing commercial activity center and corridor. These proposed uses will be compatible and similar to those seen on Old Bardstown Road, Bardstown Road, and Fairmont Road, therefore continuing to provide and increase the trend of necessary commercial entities in the commercial center. All these proposed uses are of similar intensity to those in the area and their existing infrastructures. This zoning district provides for a wide variety of compatible land uses, meaning this development upholds many of the themes of the area. Even if the site were to redevelop, the proposed zone change still would allow for higher density in potential residential units, office uses, or a mixture of uses. The development includes proposed access points to allow ingress and egress throughout the site and different businesses, reducing the number of curb cuts, and potential traffic in the surrounding area. The development will not utilize an outlot or underutilized parking lot. As stated, all required landscaping buffers, tree canopy and other natural features will be preserved.

The design and intensity are appropriate with adjacent uses that will serve the needs of the surrounding community due to the compatibility of uses and impacts. The development will be well-organized, resulting in efficient land use and will take advantage of cost-effective infrastructure investment. This mixture of uses will reduce vehicle miles travelled and limit trips for customers and users of the site, along with providing “capture trips” by providing additional services to those already traveling the adjacent, popular roadways. Many of the proposed uses have hours and functions that attract customers at all hours of the workday and evening, meaning non-conventional and conventional traffic flows will mix to average into a more even disbursement. This site is within a corridor where major support populations exist and are growing rapidly.

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

The proposed zone change and DDDP comply with applicable Objectives a & c and Policies 2, 3, 9, 10, 11 & 12 as follows:

The proposed development plan will enhance the surrounding neighborhoods as it will not diminish any open space or natural resources and will provide all applicable LBAs and buffers. There are no real environmental constraints on the site. More tree canopy will be provided than currently exists, and a landscape buffer will be established along all areas adjacent to residential. The zoning change will not cause any negative impacts to any flood prone areas, wet or permeable soils or steep slopes. The proposal also avoids any significant change in topography and does not cause any environmental changes or damage. The landscape buffers and setbacks will continue to provide the necessary transitions between the site and the surrounding properties. Moreover, the stormwater drainage improvements will continue to limit any issues with flooding or standing water, while respecting the natural features of the property and protecting the health, safety and welfare of the adjacent properties and future uses of the development.

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

The proposed zone change and DDDP comply with applicable Objectives and Policies 1 & 2 as follows:

There are no historic buildings on the site. None of the existing structures are subject to the wrecking ordinance. No environmental features currently exist on the site that can be preserved. The rezoning and development plan will essentially provide a development within the larger activity center where a large support population exists. Thus, it represents a good opportunity for continued economic development for the area in the appropriate scaling.

GOAL 2 –MOBILITY

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

The proposed zone change and DDDP comply with applicable Objectives a, b, & e, and Policy 1, 1.3, 1.4 & 4 as follows:

This proposed development will serve and enhance the surrounding transportation characteristics of the area. The development will promote nearby existing and future residential developments as well as any future activity and employment centers in this rapidly growing area. The site will be easily accessible from these residential and commercial centers and will allow for different modes of transportation within itself, as well as along a public transportation corridor providing easy access to most of Metro Louisville. Furthermore, the property is located along a popular roadway and near intersections which encourage walking and other forms of shared transportation. Sidewalks and all other available modes of pedestrian travel will be provided in compliance with the Land Development Code. Even if the site were to redevelop, the proposed zone change still would allow for higher density in potential residential units, office uses, or a mixture of uses.

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

The proposed zone change and DDDP comply with applicable Objectives a, b, c & d and Policies, 4, 5, 6 & 7.2 as follows:

The proposal encourages efficient transportation and transportation facility utilization, as it is located along well-traveled and known roadways which also permit public transit. This promotes safe, accessible and efficient transportation uses. This also accommodates pedestrian, bicycle and vehicular access along Old Bardstown Road and Bardstown Road. Furthermore, all public right of way and street designs will be maintained. Visitors of all varying mobility needs will be served through all necessary means. The development will promote connectivity to other areas in the community while preserving transitions between lower-intensity use areas and other higher-intensity use areas, thereby minimizing any nuisances. The access provided to the site will be directly via Old Bardstown Road, meaning no commercial traffic will be routed through the adjacent residential neighborhood. Sidewalks will be installed in compliance with the Land Development Code.

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

The proposed zone change and DDDP comply with applicable Objectives b, c, e & f and Policies 1, 2, 3, 4, 5, 6, 7, 9, 10, 12, 14, 15, 17, 19, 20 & 22 as follows:

The proposed development plan will provide a mix of commercial uses that all serve to reduce vehicle miles travelled by providing more accessibility to the commercial activity center, therefore complementing other uses in the area. The proposed zoning allows for neighborhood serving commercial uses along a primary collector road, Old Bardstown Road. There is adequate vehicular infrastructure to serve this proposal and future uses. The plan will not burden the transportation network and will instead foster consistency with the intentions of the Neighborhood Form District for improving mobility along roadways and fostering commercial activity. The parking that accompanies the site appropriately addresses the intensity of the proposed uses and the character and pattern of the Form District. Furthermore, there will be little to no additional noise or disturbances to adjacent commercial and residential areas. This will lower the overall impact of the development. The plan also satisfies the policy of supporting biking and pedestrian travel by providing for those modes of access. All required utilities are available to the site, including sanitary sewers. The plan will also feature all applicable setbacks, corner clearance standards, and sightline requirements that support public safety and Land Development Code policies.

GOAL 3 – COMMUNITY FACILITIES

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

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

This development plan is not a community facilities plan, but it does locate development in areas currently served by existing infrastructure, possesses an adequate water supply of potable water and provides sufficient water for fire-fighting purposes. It will have access to sewers and all requisite utilities so as to not burden existing or future community facilities.

GOAL 4 – ECONOMIC DEVELOPMENT

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

The proposed zone change and DDDP comply with applicable Objectives a, c, d, e, f, h & i and Policies 2, 3, 4, 5, 8, 10 & 11 as follows:

This proposed development will provide multiple uses that improve growth, innovation, and investment opportunities by implementing constructive uses of an otherwise underutilized site in an infill context. It locates these new potential uses in an area with existing infrastructure in an efficient manner that serves to increase economic opportunities. It will also provide opportunities to similar businesses by providing another draw for shared customers to a location with convenient access to roadway infrastructure and modes of travel. It will do so without generating unnecessarily high increases in volumes of traffic. These economic uses are compatible with the Neighborhood Form District. There are no industrial uses permitted in the development. This modern development will support others to grow alongside it, which will utilize and encourage technological and economic advancement in the city. Lastly, this infill development or redevelopment of an otherwise underutilized lot takes advantage of numerous adjacent sites' compatible uses and will generate new jobs.

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

The proposed zone change and DDDP comply with applicable Objectives a, b, c, d & f and Policies 1, 3, 4 & 5 as follows:

This proposed development enhances the quality of life in the area by developing an infill location, while at the same time protecting and improving the economic value of the surrounding areas by assisting with its economic viability. It satisfies the goal and policy of infill development to take advantage of the existing infrastructure. The development will also serve as a facilitator for job creation, being a stronghold of multiple business, which will utilize the surrounding available workforce. The site will also utilize all applicable energy saving policies to reduce the urban heat island effect.

GOAL 5 – 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 comply with applicable Objectives a & b and Policies 5, 7, 10, 12, 15, 17, 21, 23, 24, 25, 26, 27, 28, 31, 32, 35 & 39 as follows:

The proposed development plan provides for the protection and increase in environmental factors while still promoting functional usage of the site. It provides pedestrian and bicycle connectivity while not creating large amounts of new or unnecessary traffic for the area. The site is not located in any regulatory floodplain. It also will continue to deal with any impacts to drainage associated with the site through the use of detention basins or other structures as necessary to account for the

increased impervious surface. Landscaping will be added where necessary and required under the Land Development Code to reduce the impacts of the site to nearby neighbors. The site will encourage use of all applicable environmental protections and abide by all regulations of such.

Goal 2 – Ensure equitable health and safety outcomes for all.

The proposed zone change and DDDP comply with applicable Objectives a, b, c, & d and Policy 8 as follows:

The proposed development provides additional services and opportunities to surrounding businesses and existing residential development. It will implement design standards that promote safety, while also encouraging accessibility and adaptability of use to surrounding neighborhoods.

Goal 3 – Ensure equitable access to land use planning and Policy-making resources.

The proposed zone change and DDDP complies with applicable Objective c and Policies 1, 2 & 4 as follows:

The proposed development will provide equitable access to the land use planning and policy resources by providing the surrounding residents and property owners notice of all public meetings. There will also be a neighborhood meeting to give these groups an opportunity for involvement in the development process.

Goal 4 – Integrate sustainability and resilience in community planning processes.

The proposed zone change and DDDP complies with applicable Objectives a, b, c, e & f and Policies 1, 2 & 8 as follows:

The proposed development will enhance choices for mobility and encourage clean air by reducing vehicle miles travelled through providing complementary services to those already visiting the area.

GOAL 6 – HOUSING

The proposed zone change and DDDP comply with applicable Objectives and Policies: Goal 1, Policy 2; Goal 2, Policies 1 & 2, and Goal 3, Policies 2 & 3, as it creates and locates necessary services and employment opportunities near residential areas, thereby strengthening and supporting the housing in the area. There is no displacement taking place with this proposal. This use will facilitate connected and mixed-use areas and ensure long term affordability and living options for the community. The proposed zoning will support diversity in housing styles, mixed-income and inter-generational residency without displacing any current residents.

Respectfully submitted,

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