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

Applicant: Hogan Real Estate

Owner: Estate of William C. Ridge, Jr.

Location: 7700, 7702, 7704, and 7706 Laurel Ridge Road

Proposed Use: Coffee Shop

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

Request: Change in Zoning from R-5 to C-1

INTRODUCTION

The applicant is proposing a zone change from R-5 to C-1 to allow a coffee shop. This development adjoins OR-2 zoned property to the west, C-2 zoned property to the north, C-1 zoned property to the east, and R-5 zoned property to the South. It is located along an Outer Loop commercial and transit corridor that contains myriad commercially-zoned properties and is south-west of Jefferson Mall.

COMMUNITY FORM

As Plan 2040 notes, the Community Form plan element is meant to guide the shape, scale, and character of development so as 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.

This proposal complies with Policies 2.1, 3.1.3, 3.2, 4, 5, 7, 9, 10, 11, 12, 15, 16, 17, 19, 20 and 23 for the following reasons. The proposed development is an engaging, fast-paced and upscale coffee shop that predominately services patrons in automobiles and aims to deliver a high-quality, unique, and specialized beverage experience to customers as quickly as possible so they can continue to their destinations. The subject property is situated within the Neighborhood Form District, which is characterized by both residential uses and, at appropriate locations, neighborhood centers with a mixture of offices, retail shops, restaurants and services. This proposal complies with the Policies because the proposed use at this location is one of the last remaining residentially-zoned parcels

among a center of retail/commercial activity in nearly an unbroken stretch from the Preston Highway/Outer Loop interchange east toward Shepherdsville Road. This proposed coffee shop will be easily accessible to patrons heading in both directions on Outer Loop with its entrance just off of Laurel Ridge Road despite fronting on Outer Loop, a major arterial. Given that the shop is designed to provide product to traffic flows already using other services or traveling to and from work, there should be minimal adverse impact on the public safety or traffic flows. This heavily-traveled corridor is a highly auto-centric area, and this auto-centric coffee shop model is scaled to address the vehicular needs in this commercial center. The building utilizes quality materials and design. It has a small footprint and is appropriately buffered against the residentially-zoned properties with minimal waivers requested. Rezoning has a minimal impact on residential development as there are currently no residences on the property to displace, it is unlikely that any residential housing units would develop on this parcel given its location within this commercial center and busy corridor. Appropriate buffering will be provided for the neighboring residences. There will be no hazardous use, and noise and light emissions will comply with LMCO and LDC restrictions. This plan provides neighborhood level services and needed goods and services in this commercial center. This site serves only beverages and no food, thus it will not have noxious fumes being emitted from rotting food in garbage bins throughout the property. The proposed coffee shop has a minimal footprint and complies with setbacks, thus mitigating against any adverse visual intrusions. Land Development Code required height restrictions, interior and perimeter landscaping, maximum lighting and signage and all required setbacks (with only minimal waivers) will also be met. Also, as this proposed commercially zoned site is adjacent to a transit and commercial corridor on a major arterial roadway, travel distances are reduced, with a centrally-placed coffee shop for the drivers utilizing the area, reducing miles driven and contributing to improved air quality. The quality components, color scheme, and style and design of this development assures compatibility with and improvement on the general quality of construction in the area. Plus, landscaping, screening, buffering and sidewalks help assure appropriateness for the Outer Loop and compatibility with adjoining commercial, office, and residential uses.

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

The proposal complies with Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, and 16 for the reasons previously set forth and as set forth below. The site is one of the last remaining residentially-zoned properties located in this Outer Loop commercial and transit corridor, a corridor that provides neighborhood goods and services with a sufficient support population and appropriate access and connectivity with a compact pattern of development. The placement and design of the building is appropriate. Also, the building is compact and results in efficient land use and cost-effective infrastructure investment as a true “in-fill” location. This site does not propose to have any underutilized parking lots. The addition of this coffee shop will permit an expansion into this growing commercial and transit corridor along Outer Loop in an appropriate design and scale.

Goal 3: Encourage neighborhoods by protecting and integrating open space, watersheds and other natural resources.

This proposal complies with Policies 9, 10 and 12 because there are no known natural features or slopes, and the site is not in the floodplain (with only a sliver in the local regulatory flood plain). There are no wet or highly permeable soils on the site. Any karst features will be identified and all regulations relating to same will be complied with.

Goal 4: Promote and preserve the historic and archeological resources that contribute to our authenticity.

The proposal complies with Policies 1, 2, and 3 because there are no historic assets or distinctive cultural features evident on the site.

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.

This proposal complies with Policies 1, 3 and 4 as the site will provide required bicycle parking and requisite vehicular and pedestrian connectivity, with minimal to no waivers anticipated.

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

This proposal complies with Policies 4 and 5 because the plan utilizes one curb cut to provide access in and out of the development so as to avoid creating a nuisance to the neighborhood to the south. The small size of the proposed building along with its setback should not cause any issues or concerns with sight distances. There is currently a TARC route along Outer Loop where this site is located, and also a TARC stop at the corner of this property.

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

This proposal complies with Policies 2, 3, 5, 6, 8 and 9 to the extent it is within its power to do so. Transportation Planning is still reviewing the proposal. There is currently a TARC route along Outer Loop where this site is located, and also a TARC stop at the corner of this property. The plan will comply with the right of way as required by the Land Development Code. The coffee shop is located off of a major arterial, adds to the higher-density, mixed-use developments and reduces the need for multiple automobile trips for local residents traveling along this corridor. The plan also will provide the requisite bicycle parking and sidewalks. Impacts to air quality will be minimized by the coffee shop's innovative rapid-delivery method and double-drive-through lane design.

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.

This proposal complies with Policies 1, 2 and 3 because utilities will be available to the site, including potable water and sewer services. Churches, schools, a park, and a fire station are located a short distance away.

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.

This proposal complies with Policy 3 which recommends locating commercial uses at a location with adequate access to a major arterial and at locations where nuisances and activities of the proposed use will not adversely affect adjacent areas, which is satisfied by locating in this growing activity center along Outer Loop. The use will not have negative impacts on the area as the adjacent residential properties nearby will be buffered from commercial activities with more than the required buffering provided between the proposed development and the one adjacent residence with the trees to be preserved. As Louisville Metro's population continues to grow, so does demand for all types of services such as is provided in this plan. This proposed improvement and expansion of a current use is part of a developer/owner response to that demand, and as such both stabilizes and offers increased opportunities for employment and tax base for the City.

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 the 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.

This proposal complies with Policies 4, 5, 17, 21, 24, and 31 because the site is not proposed for industrial zoning and is not located near the Ohio River or the airport and does not contain a regulatory floodplain. Additionally, the business model for this coffee shop aims to reduce the impact of traffic on air quality by minimizing the amount of time patrons spend obtaining product through the use of a double, drive-through lane and other efficiency measures. Numerous vegetative plantings will be provided in accordance with the Land Development Code.

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.

Goal 1: Expand and ensure a diverse range of housing choices.

This proposal complies with Policies 1 and 2 because it supports aging in place by increasing the variety of neighborhood-serving goods and services in the immediate area. Additionally, this coffee shop is located adjacent to a TARC transit route.

Goal 2: Facilitate the development of connected mixed-use neighborhoods.

This proposal complies with Policies 1 and 2 because it permits inter-generational, mixed-income and mixed-use development connected to the surrounding area and provides amenities in the provision of goods and services in proximity to housing. This site on a major arterial adjacent to an activity center is appropriate for the commercial zoning to provide goods and services to nearby residents. Additionally, this site is located along a TARC route and will have bicycle parking in addition to automobile parking to provide ample access to multi-modal transportation for residents on or near this commercial and transit corridor.

Goal 3: Ensure long-term affordability and livable options in all neighborhoods.

This proposal complies with Policies 2 and 3 because there are no existing residents to displace, and it provides goods and services in close proximity in this developing commercial center along Outer Loop. Additionally, the proposed zoning district would permit innovative methods of housing.

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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 the Plan 2040 Comprehensive Plan.

Respectfully submitted,

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