

## **RDDDP JUSTIFICATION STATEMENT**

### **THE PET STATION COUNTRY CLUB 14310 & 14314 Old Henry Road 23-CUPPA-0203 July 31, 2023**

The applicant, Pet Station Holdings, LLC (“Applicant”), and the property owners, John and Cathy Wilhoit (14310 Old Henry Road) and Brent and Cindy Phillips (14314 Old Henry Road), request approval of a Detailed District Development Plan to construct a new 19,600 square-foot commercial kennel on property fronting Old Henry Road. The subject properties located at 14310 & 14314 Old Henry Road, Louisville, KY 40245 (the “Property”) are zoned R-4, Single-Family Residential and located in the Neighborhood Form District (“NF”). As detailed herein, the detailed district development plan (“DDDP”) meets the criteria for approval of a DDDP, as set forth in Section 11.4.7.e. of the Land Development Code (“LDC”).

#### **a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic site.**

The Property is not located within a floodplain, and there are no slopes, unstable soils, or historical or cultural resources on the Property. A karst survey will be performed on the Property to inform of any karst features that may influence site design. Old Henry Road is a designated parkway, per LDC standards, and the Proposal will abide by applicable parkway buffer and landscaping standards. An erosion prevention and sediment control plan will be implemented prior to construction utilizing best management practices as required by the Metropolitan Sewer District. In addition, the stormwater detention design is required to receive approval from MSD prior to construction of the proposed development. The proposed development of the Property will include planting new trees, shrubs and landscaping to not only add screening and buffering of the Proposal to neighboring properties, but also to enhance the appearance of the Property; 35% tree canopy is proposed for the site.

#### **b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community.**

The DDDP complies with all applicable Mobility requirements of the Land Development Code. The Property is located on a portion of Old Henry Road, east of its intersection with the Gene Snyder Freeway and just south of where it turns onto current Factory Lane. This section of Old Henry Road is currently undergoing major upgrades, including the addition of a middle turn lane, pedestrian and multi-use connections, and stormwater drainage infrastructure. One access point is proposed to serve the Property from the upgraded Old Henry Road; said access point will be aligned with the access to the Falls at Old Henry to prevent turning conflicts from offset access points to properties on opposite sides of Old Henry Road. Pedestrian connections across the Property will be provided via a multi-use pathway under construction. Interior pedestrian connections will connect to the

multi-use pathway, once completed, that will traverse the Property's frontage. Given the major upgrades being undertaken to improve Old Henry Road, the future roadway infrastructure will have safe, adequate carrying capacity to handle traffic going to and from the Pet Station Country Club. Customers, once on the Pet Station Property, will also have access to safe and efficient pedestrian connections from the parking areas to the front door of the facility; there is also front door drop-off area so that Pet Station employees can come collect the pets being dropped off from the vehicles doing the dropping off. This practice allows for an efficient drop-off process and keeps cars moving fluidly through the Property during the drop-off/pick-up times. Adequate parking spaces are provided on the Property to serve the use, including two (2) handicap accessible space as required by the ADA, and another nineteen (39) regular spaces. The proposed parking offers two more than the minimum amount required for the use on the Property. To encourage use of the multi-use path being installed across the Property and along Old Henry Road, bicycle parking will be available onsite to customers and employees. Accordingly, the plan accommodates all modes of transportation, provides bicycle and pedestrian connections to surrounding properties, and is appropriately located for the proposed density and intensity, while also mindful of not providing too much pavement on the Property for supply of unnecessary parking spaces.

**c. The provisions of sufficient open space (scenic and recreational) to meet the needs of the proposed development.**

There is no open space requirement for the Proposal, but there will be ample open areas behind secured fencing for the pets to safely enjoy themselves without disrupting neighboring property owners.

**d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.**

The proposed development is located on a site that will enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties. Stormwater drainage will be directed toward a detention basin planned for the low part of the Property, which is the southeastern corner of the Property. The final stormwater detention design is required to receive approval from MSD prior to construction of the proposed commercial kennel, and will comply with MS4 water quality regulations and MSD's "Green Infrastructure Design Manual." In addition, an Erosion Prevention and Sediment Control Plan utilizing best management practices as recommended by MSD will be implemented prior to commencing construction of the kennel. Therefore, the proposed plan ensures the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

**e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area.**

The Proposal is compatible in terms of the look of the proposed building and overall site design with the development in the surrounding area. The proposed one-story building will comply with all applicable Form District setback and height requirements. The building façade will include cement siding and masonry accents and windows, as well as additional variation in color and materials to create visual interest without standing out. The building is purposely designed to fit within residential neighborhoods, where Pet Station customers are located nearby. The main entrance relates to Old Henry Road and all pet-related play and bathroom areas will be totally screened by an 8' privacy fence. There will also be significant landscaping planted throughout the site to soften the fence line, the building, and, notably, to meet the parkway buffer requirement along Old Henry Road. Trees and landscape plantings will be provided onsite to meet if not exceed LDC requirements. As mentioned, the applicant proposes an amount of parking it knows will sufficiently serve the Proposal without over-parking the site; said parking area will be landscaped to screen it. The refuse dumpster will be appropriately screened and unnoticeable from these residential properties.

**f. Conformance of the development plan with the Comprehensive Plan and Land Development Code.**

For all of the reasons the applicant set forth within its Conditional Use Permit Justification Statement, the applicant's DDDP complies with Plan 2040, A Comprehensive Plan and its applicable Goals, Objectives and Policies. Here, the applicant references its CUP Justification Statement as if said Justification Statement were herein set forth. Moreover, the Proposal represents an investment in this vacant, underused commercial property and will be compatible with development in the surrounding area.

For the foregoing reasons, the DDDP is in agreement with Plan 2040 and the LDC and, therefore, should be approved.