

**JUSTIFICATION STATEMENT
Change in Zoning and
Detailed District Development Plan**

Commerce Crossings Two, LLC

9710 Preston Highway

Case No.

INTRODUCTION

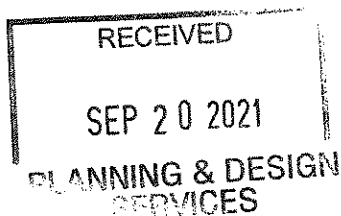
Commerce Crossings Two, LLC (the "Applicant") proposes to re-zone the property located at 9710 Preston Highway from R-4 to PEC and R-6 for the proposed development of the site as a warehouse, office space, and multifamily residential development. The subject property is a parcel of land with access to Commerce Crossings Drive and Cooper Church Drive. The applicant seeks a change in zoning from R-4 to PEC and R-6 to develop the land into an extension of the existing Commerce Crossings, a longstanding business park in south central Jefferson County. In addition to the business park, the Applicant proposes to construct an apartment community on Cooper Church Drive to provide additional housing options for workers in Commerce Crossings and others in the area. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Suburban Workplace Form District, which Plan 2040 states is a form "characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development." Here, the proposal is consistent with the Suburban Workplace Form District as the proposed development seeks to develop a currently vacant parcel into a mixed development comprised of warehouse, office, and residential uses, which in varying forms are all permitted uses within the Suburban Workplace Form District. Other similar uses adjacent to the subject property including the Creekside Crossings Apartment Homes, the Willard, multiple distribution centers, and offices like Mortenson Family Dental.

The proposal is compatible with the scale and site design of the surrounding properties. The proposal is surrounded by similarly zoned properties, with R-4 and PEC zoning adjacent and nearby to the subject property. The proposed development will provide buffering as required in the Land Development Code to prevent adverse impacts on adjacent properties and will seek to preserve trees along its common property line with the Treasure Island neighborhood.

MOBILITY



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The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will have access to Commerce Crossings Drive and Cooper Church Drive and, from there to Preston Highway and I-265. Preston Highway is a major arterial roadway that provides direct access to I-265, and necessary to serve the needs of the development. Likewise, new public rights of way will be developed to serve the needs of the development. In addition to traditional vehicular traffic, the Applicant is proposing to provide easements for an extension of the Louisville Loop and to construct a portion of the Loop along the new roadway within the proposed development. The Applicant will also provide sidewalks along Cooper Church Drive adjacent to the proposed apartment community.

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development will allow the improvement of an existing vacant parcel to provide additional employment opportunities and residential options in this section of Jefferson County. Commerce Crossings has been a successful business park and, with the addition of new potential business locations and housing integrated into the park, the proposed development should provide new economic opportunities.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the property develops a vacant parcel but does so in a way that will respect Fish Pool Creek and the land around it. The Applicant has purposely designed the plan to avoid stream crossings and to retain needed buffers near the creek. In addition, the integration of new housing options near Commerce Crossings will reduce vehicle miles traveled by workers who live in the new apartment community and work in the park. In an area already subject to similar uses and zoning. The proposed development is consistent with uses in the area that surrounds it, and locates the development of additional warehouses, office, and residential uses amongst similar uses. The development will incorporate appropriate landscape design and buffering as necessary in addition to the preservation of a portion of the pre-existing tree canopy.

