



DESIGNED FOR YOU.
ENGINEERED FOR SUCCESS.

5151 Jefferson Boulevard
Louisville, KY 40219
(502) 485-1508

www.MindelScott.com

**CASE #22-ZONE-XXXX - STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Location: 15011, 15009 & part of 14815 Dixie Highway
Proposed Use: Mixed Use (Office/Residential & Trucking Company)
Request: Zone Change from R-4 & C-2 to C-2 & M-2
Owners: Double R Trucking, Robin L & Randy Mattingly
Walter E. Davis and Diana Davis Living Trust
Applicant: Double R Trucking

Project Description

Double R Trucking is an existing heavy truck company that is located in an area primarily serving industrial uses and industrial like uses in the Louisville Gas and Electric Company facility across the street. The change of zoning requested is required to bring the development in compliance with the zoning regulations to allow Double R Trucking to continue operation and expand their facility. The site is composed of 3 lots, a total of approximately 3.11 acres, in the Neighborhood Form District with an existing zoning of R-4 and C-2. It is located on Dixie Highway, a major arterial road. The west lot fronting on Dixie Highway is occupied with an existing home/office and large garage behind it. The east lot is a gravel lot used for parking of tractor trailers and has a small garage/storage building on it. Both lots are used for the existing business. The owners are in the process of purchasing a third lot (21-MPLAT-0194). It is located behind the existing 2 lots. The rear property is currently undeveloped and is proposed to allow for an improved and expanded area for heavy truck parking. A change of zoning from R-4 Residential to C2 Commercial is proposed on the front of 15011 Dixie Highway to include just the area needed to enclose the existing home/office. A second change of zoning from R4 and C-2 to M-2 is requested for the remaining portion of the 15011 Dixie Highway lot to the centerline of the existing alley that is proposed to be close and a third change of zoning for R4 to MD would include all of the 15009 Dixie Highway lot as well as the entire lot to be added (it is a portion of 14815 Dixie Highway) for the existing and proposed expanded truck parking area.

The site is currently located in the Neighborhood Form District though it is adjacent to the Suburban Workplace Form District. A change of form district to the Suburban Workplace is requested since this form district is characterized by predominantly industrial and office uses and more appropriate for this use. This request also includes a proposal to close the "L" shaped alley that runs between these lots since it remains unimproved and virtually unused other than for the operation of this business.

Community Form: Goal 1 Policies 6, 7, 8, 15, 16, 17, 18, & 21

The policies of this goal include to discourage non-residential expansion into existing residential areas unless the applicant can demonstrate there will be no adverse impacts on nearby residential, locate higher density uses near major transportation, encourage industries to locate in suburban workplace form districts and siting hazardous uses to consider potential impacts on quality of life and environment. This proposal complies with these requirements in that the subject property is located approximately a mile away from any residential uses, and therefore would not constitute an expansion into an existing residential area. The significant distance from residential uses also means that externalities from hazardous uses, odors, emissions, and noise will have no effect on residences or the quality of life for the residents. The site is located on Dixie Highway, which is classified as a major arterial and an appropriate location for this use. Additionally, this proposal includes a request to change the existing form district for the site to the Suburban Workplace form district, which will better match this use and that of the surrounding area.

Community Form: Goal 2 Policies 1, 4, 5, 6, 7, 8, 9, 10, & 11

The policies address appropriate location in regard to design, density and compatibility, as well as appropriate access and compact development in activity centers. Being located on Dixie Highway, a major arterial and virtually surrounded by industrial uses such as Kosmos Cement, a leading supplier of cement across Kentucky, which operates their main plant and owns land on almost every side of the site along with LG&E's Mill Creek Generating Station located across the street clearly confirms that the site resides in the hub of an existing industrial activity center/employment center. It has appropriate connectivity and access. The change in zoning combined with the change of form district from Neighborhood to the Suburban Workplace form district, is appropriate, and serves to ensure the placement, design and scale of the proposal will be compatible with existing uses in the residing area. Modifying the zoning district to C-2 & M-2 will also better match the existing industrial and commercial uses in the vicinity

Community Form: Goal 3 Policies 9, 10, 11, & 12, Goal 4 Policies 1 & 2

The policies of these goals are to encourage development that respects natural features of the site through sensitive site design, and to encourage development to avoid wet or highly permeable soils where potential for severe erosion problems exist. There are existing trees on the new lot proposed for additional truck parking and the layout proposed is configured to preserve as many of these as possible. There are no other natural features evident on the site, it has no wet or highly permeable soils, no severe, steep, or unstable slopes, and it is not located on an area of karst topography nor in a flood prone area.

Mobility: Goal 1 Policy 4, Goal 2 Policy 4

The Mobility policies of these goals are to encourage higher intensities near existing activity centers and employment centers, and to avoid access to development through areas of significantly lower intensity development if such access would create significant nuisances. The site is located in the heart of an existing industrial activity center and resides along a major arterial in Dixie Highway.

Mobility: Goal 3 Policies 1, 2, 3, 4, 5, 6, 9, & 10

The goal is to improve mobility, reduce the amount of vehicle miles traveled, and encourage a mixture of compatible uses that are easily accessible by bike, car, transit, etc. The proposed zoning district would not attract customers needing transit or access to the site.

The policies encourage evaluation of developments for their impact on the transportation network, air quality and that they share a rough proportionality of the costs of transportation facilities and services. The small scale of this proposal is not anticipated to have a significant impact resulting in an effect on the network or to be required to contribute

Community Facilities: Goal 2 Policies 1, 2, & 3

The goals are to locate development in areas served by existing utilities, ensure that all developments have an adequate supply of portable water, and ensure that all development has adequate means of sewage treatment and disposal. There is proposed to be no new construction that will require any additional facilities to serve the site.

Economic Development: Goal 1 Policies 2, 3, 4, & 5

The goals are to encourage to locate industries to locate in industrial areas, locate commercial uses generating high volume of traffic on major arterials, and to require industrial developments to locate within the appropriate transportation connectivity. The site itself is already located adjacent to various industrial uses and is located on an appropriate major arterial street in Dixie Highway.

Livability: Goal 1 Policies 17, 21 & 24

The livability goals are to determine site susceptibility to erosion, mitigate negative development impacts to the integrity of the regulatory floodplain, and ensure that critical facilities and those that store hazardous waste are outside the regulatory floodplain. It has been identified that the site is not located on karst terrain and the site is also not located in the regulatory floodplain.

Housing: Goal 1 Policies 2, Goal 2 Policies 1 & 2 and Goal 3 Policies 2 & 3

The housing goals are to promote housing that supports aging in place, encourage inter-generational, mixed-income development, and discourage displacement of existing residents from their community. Because there is no new construction proposed, and the nearest residential uses are more than a mile away from the site, there will be no adverse effect on any residents.