

Justification Statement/Statement of Compliance with the Cornerstone 2040 Comprehensive Plan

Case No. 22-ZONEPA-0144

Project Name: 4660 Poplar Level Road

Location: 4660 Poplar Level Road, Louisville, Kentucky

Owner: Gault Development, LLC

Applicant: Gault Development, LLC

Proposed Use: Warehouse and Office

Proposed Zoning District and Form District and Use: Zoning District Change from R4 and C2 to M2 and a Form District Change from Traditional Neighborhood to Suburban Workplace.

The proposed Form and Zoning District changes are consistent with the Suburban Workplace and M2 uses and zoning located along Poplar Level Road. The proposed M2 zoning and Suburban Workplace form district are more compatible with the demand for potential warehouse and industrial uses in the area than the current zoning and form district.

- The area of the proposed rezoning conforms to the Suburban Workplace Form District in compliance with the Community Form Guidelines and specifically with Policy 3.1.10 which is characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting.
- The current form district, Traditional Neighborhood, anticipates predominately residential uses rather than workplaces, and is not consistent with the rest of the area along Poplar Level Road.
- The rezoning from R4 and C2 to M2 is consistent with the community form because it will allow uses consistent with nearby and the immediately adjacent uses (behind the parcel and across the street).
- The proposed revised zoning and form district complies with the Goals of the Mobility Guidelines because Poplar Level Road is a major arterial highway and has adequate capacity for any future proposed potential industrial uses. This is consistent with the intent of this Guideline which is to promote efficient land use and transportation patterns that connect Louisville Metro and support future growth.
- The proposed zoning and form district comply with the policies that are required and that are applicable pursuant to the Mobility Goals which encourage industrial uses along major arterial roads for efficient transportation. If this zoning and form district is approved this property will still

be required to seek approval for a design compliant industrial facility that is consistent with facilities immediately adjacent to the property and in the area.

- The proposed zoning and form district will comply with the policies that are required and that are applicable pursuant to the Land Development Code. Once a building is proposed, a Detailed District Development Plan will require that any buildings will be compliant with the development code and address any design or aesthetics concerns. Such Detailed District Development Plan will be required to demonstrate compliance with all set-back requirements. The applicant will comply with all necessary tree-canopy and landscaping requirements. All buffering requirements will be satisfied. The current Land Development Code design process will address many of these issues once the actual use is proposed, and also will require any outdoor lighting on the future building to be directed down and away from adjoining residential uses. Any proposed buildings will be buffered from any nearby residences.
- This proposed project will also be required to comply with applicable water management requirements. First, Storm Water Management requires MSD review. Second, Water Quality is also subject to the regulatory authority of MSD and will be addressed in any future District Development Plan. Third, Air Quality is subject to the authority of the Air Pollution Control District and will also be addressed on any future District Development Plan and subject to review by that agency. Any items not addressed on the future Detailed District Development Plan will need to be addressed in order to obtain building permits (e.g. silt fencing, drainage basin compensation). The intent of these guidelines is to protect the air and water quality and to ensure damage to streams and nearby properties is minimized by property drainage system design.
- Any proposed use will comply with the Landscape and Tree Canopy requirements in a manner consistent with Community Form Goal 3. Tree canopy will be preserved (consistent with Community Form Goal 3) or added as is appropriate and in compliance with the Land Development Code. Future plans will be further refined and reviewed by Planning Commission staff and the Applicant site engineering firm in order to ensure compliance.

For the above reasons, as well as the materials submitted with the application and during the application process as well as the testimony to be given at the upcoming public hearings, this application complies with the intent, the relevant policies and the Guidelines of Plan 2040.