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THE HAYMARKET by ASHBOURNE FARMS

3020 River Road

Proposed Change in Zoning R-5 to C-1

INTRODUCTION

The Haymarket by Ashbourne Farms is a proposal of Ashbourne Farms, LLC (the "Applicant") for the reuse of the former Lebanese American Country Club property at the intersection of River Road and Mockingbird Valley Road. The proposed redevelopment of the subject property will create an urban farm, fresh food and to-go food market and coffee shop using the existing buildings on the site. In addition to the redevelopment of the existing buildings, the proposal will include some additional parking, raised bed and traditional gardens and a few small accessory farm structures. The proposal complies with the applicable provisions of Plan 2040.

COMMUNITY FORM

The proposed development complies with the Community Form plan element and its applicable objectives and guidelines. The subject property is located in the Neighborhood Form District but is also on a block of mixed commercial uses, including hotels, restaurants, service stations and offices. The subject property, while not zoned for commercial use, has been used in a non-residential way for decades. In addition, although the subject property is located at the northern end of the Mockingbird Valley neighborhood, I-71/I-264 provide a separation between the subject property and the residential core of the neighborhood.

The proposed development will not be a detriment to the surrounding neighborhood in any way. The proposal will retain the existing scale of the existing buildings and will provide landscape buffers and plantings that exceed LDC requirements. In addition, the proposed development represents a neighborhood-serving group of uses, including a coffee shop. The proposed development should not cause any off-site impacts related to noise, light or odor.

MOBILITY

The proposed development complies with the Mobility plan element and its applicable objectives and guidelines. The proposed development is located on River Road at Mockingbird Valley Road and currently has an entrance on each frontage. The proposed development will move the River Road entrance from its current location to the west, creating a much safer condition at the intersection. In addition, the proposed entrance on Mockingbird Valley Road will be just to the south of the existing entrance. An additional entrance is proposed near I-71/I-264, though that entrance is planned for employees only.

In addition to accommodating cars, the proposed development will include a sidewalk along Mockingbird Valley Road and pedestrian connections throughout the site. The Louisville Loop runs

along the north side of River Road in this location. The applicant will also provide bicycle parking as required by the LDC.

COMMUNITY FACILITIES

The proposed development complies with the Community Facilities plan element and its applicable objectives and guidelines. The proposed development is served by adequate utilities, including water and sewer. The proposed development should serve to support the Louisville Loop by providing another destination for pedestrians and cyclists using the Loop.

ECONOMIC DEVELOPMENT

The proposed development complies with the Economic Development plan element and its applicable objectives and guidelines. The proposed development will repurpose existing structures on a commercial block in order to provide a new food and beverage option in a part of town not currently served well in that regard. The proposed development will also serve to connect Louisville to the agricultural communities that surround it by providing an outlet for the sale of Kentucky-grown produce and farm products. In addition, the proposed development will bring life back to the subject property on a more consistent basis than had recently been the case with the Lebanese American Country Club use.

LIVABILITY

The proposed development complies with the Livability plan element and its applicable objectives and guidelines. The subject property is located within the Ohio River floodplain and will comply with the Metro floodplain ordinance. The applicant is reusing existing structures, which will be made flood proof. The proposed accessory structures will also be flood proof. Equipment used in the buildings will be designed so it can be moved at times of high water.

The proposed development will also increase the tree canopy on the subject property and will provide traditional and raised bed gardens. The applicant proposes to pave a portion of the parking area with grass pavers, to limit the amount of pavement on the site. The applicant will also comply with MSD water quality requirements for stormwater.

HOUSING

The proposed development complies with the Housing plan element and its applicable objectives and guidelines. The subject property will be an asset to the adjacent Mockingbird Valley neighborhood, providing a food option not currently available in the area. In addition, the proposed development may serve as a “gateway” to the Mockingbird Valley area with an attractive, well-kept commercial facility surrounded by landscaping and gardens.

CONCLUSION

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The proposed redevelopment complies with Plan 2040. The proposed redevelopment will provide a neighborhood scale commercial use at an appropriate location, will reuse an existing non-residential property in the floodplain, will connect customers to the farmers who grow their food, and will provide additional tree canopy and green space.

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