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QSR Automations, Inc.  
CASE NO. 15DEVPLAN1153  
2700 BUDDEKE DRIVE

## JUSTIFICATION STATEMENT

The applicant, QSR Automations, Inc. ("QSR") requests a change in zoning from W-3 to C-M for the property located at 2700 Buddeke Drive (the former River Green Circle). The proposed plan involves constructing a new four story 51,200-square-foot office building and a 20,000-square-foot warehouse on the currently vacant parcel. The subject property sits between a mix of uses including an industrial corridor along the shore of the Ohio River, which sits to the north of the property and an office park to the west of the property along River Green Circle. The subject property is located in the Suburban Workplace Form District.

The proposed use is compliant with the Cornerstone 2020 Comprehensive Plan as set out below:

### **Guideline 1-Community Form/Land Use**

The proposed use complies with Guideline 1-Community Form/Land Use and its applicable Policies because the proposed use is compatible with the existing pattern of mixed uses along River Road, which includes the office park along the western border of the parcel.

### **Guideline 2-Centers**

The proposed use complies with Guideline 2-Centers and its applicable Policies because the proposed use is compact and located adjacent to other similar uses. The proposed plan, which includes offices, is consistent with the intent of Guideline 2, "[t]o encourage revitalization in redeveloping areas." Likewise, the proposed plan is consistent with the policy to "[e]ncourage new developments and rehabilitation of buildings that provide commercial, offices and/or residential uses."

### **Guideline 3-Compatibility**

The proposed use complies with Guideline 3-Compatibility and its applicable Policies because the proposed structure will be of a style and material similar to other buildings in this area of River Road. Lighting will be consistent with that of the area and will not adversely impact nearby properties. In addition, the site has been designed to minimize traffic impact on Buddeke Drive and River Green Circle. Finally, the proposed development will undergo review by the Waterfront Overlay District staff and board, ensuring that the proposed development is compatible with other uses and sites in the area.

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### **Guideline 6-Economic Growth and Sustainability**

The proposed use complies with Guideline 6-Economic Growth and Sustainability and its applicable Policies because the proposed location is within a mixed use corridor along a major arterial street, River Road. Thus, the proposed plan is consistent with the policy to “[l]ocate commercial uses generating high volumes of traffic on a major arterial street.” Accordingly, the activities of the office building, which may include increased traffic, will not adversely affect the adjacent areas with similar uses.

### **Guideline 7-Circulation and Guideline 9-Bicycle, Pedestrian & Transit**

The proposed use complies with the intents of Guideline 7-Circulation and Guideline 9-Bicycle, Pedestrian & Transit and their applicable Policies because the proposed development plan contains a bicycle rack and sidewalk system within the development, including a sidewalk leading from the proposed office building to the proposed sidewalk along River Road, which will be implemented by the Kentucky Transportation Cabinet when River Road is improved and widened.

### **Guideline 10-Flooding and Stormwater and Guideline 11-Water Quality**

The proposed use complies with the intent and applicable Policies of Guidelines 10 and 11. The applicant will provide water quality and erosion control measures to comply with the most up to date MSD requirements applicable to the subject property.

For these reasons, the proposed development complies with Cornerstone 2020, and the Planning Commission should recommend approval of the proposed rezoning to the Louisville Metro Council.

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