

CORNERSTONE 2020

JUSTIFICATION STATEMENT

LIFE SAFETY WAREHOUSE

703-713 GARLAND AVENUE

LOUISVILLE, KENTUCKY

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A. PROJECT OVERVIEW

The applicant is requesting a zone change from OR-2 to CM for a 0.60 acre tract on the northwest corner of S. 7th Street and Garland Avenue. The property is located in the Traditional Neighborhood Form District. This is a redevelopment project on a site which is currently vacant and consists mostly of deteriorating pavement. The project has a relationship with the Breckinridge Tech Center at 908 S. 8th Street, which building is an extensive renovation of a 72,000 s.f. five (5) story building that is 116 years old. The renovation converted this former manufacturing building into upscale office space. A portion of the project building will provide convenient warehousing and storage space for equipment and products used by a new tenant moving into the 5th floor of the Breckinridge Tech Center, Life Safety Services, LLC. Life Safety Services provides fire safety services to commercial buildings, such as fire damper and fire door inspections and fire code compliance services. Additionally, a portion of the new building will be used as storage for the owner, Lichtefeld Development Trust. These two uses will occupy approximately one-half of the 11,970 square foot building. The remainder of the building will be leased for small scale storage/distribution/warehousing uses.

Description of Facility

The building will be an 11,970 square foot building constructed of scored and split face block. The exterior facades facing 7th Street and Garland will have a varied roofline and articulating features. The rear of the building facing the parking area will have up to six overhead doors, but no loading docks.

Location

The site is on the northwest corner of 7th Street and Garland Avenue. As can be readily seen from the LOJIC map, this site is located on property that historically was part of a manufacturing area on the boundary of a former traditional manufacturing area and an older traditional residential neighborhood. The site is currently bordered on the north and west by CM zoned properties, to the east across 7th street by PD property, and to the south by R-7 property.

Developer

Lichtefeld Development Company, ("Lichtefeld"), a local Louisville construction and development company which has been in business for over 96 years, is the developer of the project. Lichtefeld is also the owner and developer of the Breckinridge Tech Center.

B. COMPLIANCE WITH APPLICABLE PLAN ELEMENTS.

GUIDELINE 1 - COMMUNITY FORM/LAND USE

B.2 Traditional Neighborhood

The site is within a traditional manufacturing/business area on the boundary between the manufacturing / business center and a traditional neighborhood to the south and east. The proposal is for a redevelopment project on a small tract (0.60 acres) on the southeast corner of a block, the remainder of which is zoned CM. Therefore, this requested change would make the zoning for the entire block uniform. The use will support the office uses at the Breckinridge Tech Center. The site fronts Garland Avenue, which has a broad landscaped median which will not be disturbed by this project. The existing pattern of roadways will not be affected. Two alleys will be closed in conjunction with the project. The first is a narrow 10 foot wide east-west alley that has been effectively, if not officially closed for years. The second is a 20 foot wide north-south alley. This alley has not been used for years for a variety of reasons, including that it ends at Garland and cannot be accessed from eastbound Garland and can only be used to exit westbound on Garland. The alley is brick and although it will be closed, the brick alley surface will not be disturbed by the project.

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GUIDELINE 2 - CENTERS

A.1 Location

The proposal will be part of an existing industrial / business activity center.

A.3 Location if Retail Commercial

The proposal is not for retail uses.

A.4 Compact Development

The proposal, being adjacent to similar uses and complementing certain other adjacent uses, results in a compact development pattern.

A.5 Mixture of Compatible Usesn

The proposal is not for a mix of uses but supports a mix of uses.

A.6 Residential Uses in Non-residential Areas

Residential uses are not included in the proposal because it is not multi-story and does not include retail uses.

A.7 Desirable Uses in Centers

The proposal is new development that enhances the use of a much larger 5 story manufacturig building renovated for office uses under the same ownership in the immediate vicinity.

A.12 Focal Point

The proposal is not a large development, therefore focal point features are not applicable.

A.13 Shared Parking and Access

The proposal does share entrance and parking facilities with the adjacent property to the west.

A.14 Utilities

All necessary utility hookups are existing and in place.

A.15 Location of Parking

The parking is behind the building and provides for off street circulation between 7th and 8th streets, it will include vehicular use area landscaping in compliance with the code, and meets applicable standards for safety, traffic and other considerations.

A.16 Encourage Alternative Transportation Modes

The site is in an established traditional neighborhood with existing, established and ample public transportation services and pedestrian access.

GUIDELINE 3 - COMPATIBILITY

A.2. Building Materials

The building materials are masonry block in two different colors and textures to provide variation and articulation. The roofline is differentiated. See elevations submitted with application.

A.4. Non-residential Expansion

The subject site is an existing non-residential land use abutting more intense non-residential uses on three of the four sides. There is a residential condominium complex across Garland Avenue. Garland Avenue has a wide treed median between the west and east bound lanes of Garland Avenue which help to distance and buffer the residential use from the non-residential uses to the north.

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A.5. Odor and Air Quality

The subject site is for warehouse / storage purposes. It will not generate odor or air quality impacts.

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A.6. Traffic

Due to its size and scale and intended use, the proposed land use will generate miniscule traffic.

A.7. Noise

The proposed use as primarily warehouse / storage will not generate significant noise.

A.8. Lighting

The project does not include a significant amount of lighting.

A.11. Density

The proposed use is located in an existing industrial activity center.

A.21. Transitions

The proposed building is an effective transition between surrounding uses because it is one story in height, while adjoining non-residential uses are taller. The building design includes architectural details to provide an appealing visual transition.

A.22. Buffers

The proposed use is not incompatible with adjacent development therefore special buffering features are not necessary.

A.23. Setbacks, lot dimensions, building heights

The proposed building size, location and setbacks are consistent with adjacent development.

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A.24. Parking

The parking area will be located behind the structure at the rear of the facility facing the rear of similar CM uses and landscaped per LDC standards. Given the intended use of the facility for warehouse storage purposes, there will be a small number of employees. There will be no loading docks, only overhead doors intended to provide access for delivery vans and box trucks.

A.28 Signs

Only minimal attached signage will be incorporated into the development.

GUIDELINE 4 – OPEN SPACE

A.2. Conservation;

A.3. Outdoor Recreation;

A.7. Maintenance of Open Space

The site is a redevelopment of an urban parcel which currently consists primarily of deteriorating asphalt. New landscaping which conforms to the landscape regulations will be included with the development. The site is an urban lot too small for outdoor recreation or open space facilities.

A.4. Consistent with Pattern of Development

The site is too small (0.60 acres) for open space features. It adjoins a large landscaped median down the center of Garland Avenue.

GUIDELINE 5 – NATURAL AREAS, SCENIC AND HISTORIC RESOURCES

A.1 Natural Features

No existing natural features exist on the site.

A.2 Historic Resources

The site itself contains no historic resources. The proposal will facilitate greater utilization of a renovated 5 story building, the Breckinridge Tech Center.

A.4 Preservation and Reuse of Historic Sites

See comment to Guideline 5.A.2 above.

A.6 Soils and Slopes

No wet soils or significant slopes exist on the site.

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GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY

A.2 Provide Access

The CM zoning completes the CM zoning in the remainder of the block and is well served by existing street network.

A.3 Investment in Downtown and Older Neighborhoods

The proposal is a redevelopment of a site in an older neighborhood near downtown.

A.4 Location of Industries

A primary reason for the proposal is to provide warehouse / storage space for a company with office space adjacent to the proposal.

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A.6 Activity Centers

The proposal is not retail development but allows it and is an activity center on an arterial.

A.8 Location of Industries near Transportation Facilities

The development will have a small number of employees and it is located on an arterial.

GUIDELINE 7 - CIRCULATION

A.1 Impact of Developments

Due to the nature of the development (warehouse / storage) and small size (11,970 square feet on 0.60 acres), the proposal will generate a miniscule amount of traffic.

A.2 Impact Mitigation

See comment to Guideline 7.A.1 above.

A.3 Transit Supportive Development

The proposal is a re-development of industrial / business property in an older, higher density center with existing public transportation and pedestrian facilities. The proposal will include the reconstruction of missing or destroyed sidewalks along Garland Avenue.

A.4 Land Use and Transportation

See comment to Guideline 7.A.3 above.

A.6 Access to Surrounding Land Uses

This is a small tract (0.60 acres) and small land use (11,970 square feet). No new roadways are necessary.

A.9 Dedication of Right-of-Way

The site is in an established roadway network dedication of additional right-of-way would not be beneficial.

A.10 Adequate Parking

Adequate parking is provided for the contemplated use.

A.13 Joint and Cross Access

The pattern of development with adjoining properties would not require joint or cross easements.

A.16 Unified Access and Circulation

The proposal is for a single building on a small lot therefore joint access and circulation systems are not applicable.

GUIDELINE 8 – TRANSPORTATION FACILITY DESIGN

A.8 Stub Streets

The site is in an area with established roadway grid so providing stub streets to additional property is not applicable.

A.9 Access

Access to the site is along arterial roadways with adjoining uses of similar or greater intensity.

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A.11 Internal Circulation

The site is within an existing roadway network.

GUIDELINE 9 – BICYCLE, PEDESTRIAN AND TRANSIT

A.1 Bicycle and Pedestrian Circulation

The site is in an established center with sidewalks and public transportation. A bicycle rack for 2 long term bike spaces will be provided.

A.2 Transit

See comment to Guideline 9.A.1.above.

GUIDELINE 10 – FLOODING AND STORMWATER

The proposal will be reviewed and approved by MSD to ensure that stormwater drainage is handled appropriately.

GUIDELINE 12 – AIR QUALITY

The proposal has been reviewed by APCD and found to not have a negative impact on air quality.

GUIDELINE 13 – LANDSCAPE CHARACTER

A.3 Corridors

There are no natural corridors in this area and the site will be landscaped in accordance with the landscape regulations.

GUIDELINE 14 - INFRASTRUCTURE

A.2 Adequate Utility Service;

A.3 Water Supply;

A.4 Sewage Treatment and Disposal

The site is in an established center with adequate utility, water and sewage disposal facilities.

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