

Louisville Metro Planning Commission Public Hearing - March 4, 2021
(notice provided to all existing mobile home residents for Public Hearing)

Louisville Metro Land Transportation & Development Committee - January 14, 2021 & February 11, 2021
Neighborhood Meetings - June 24, 2020 & October 15, 2020

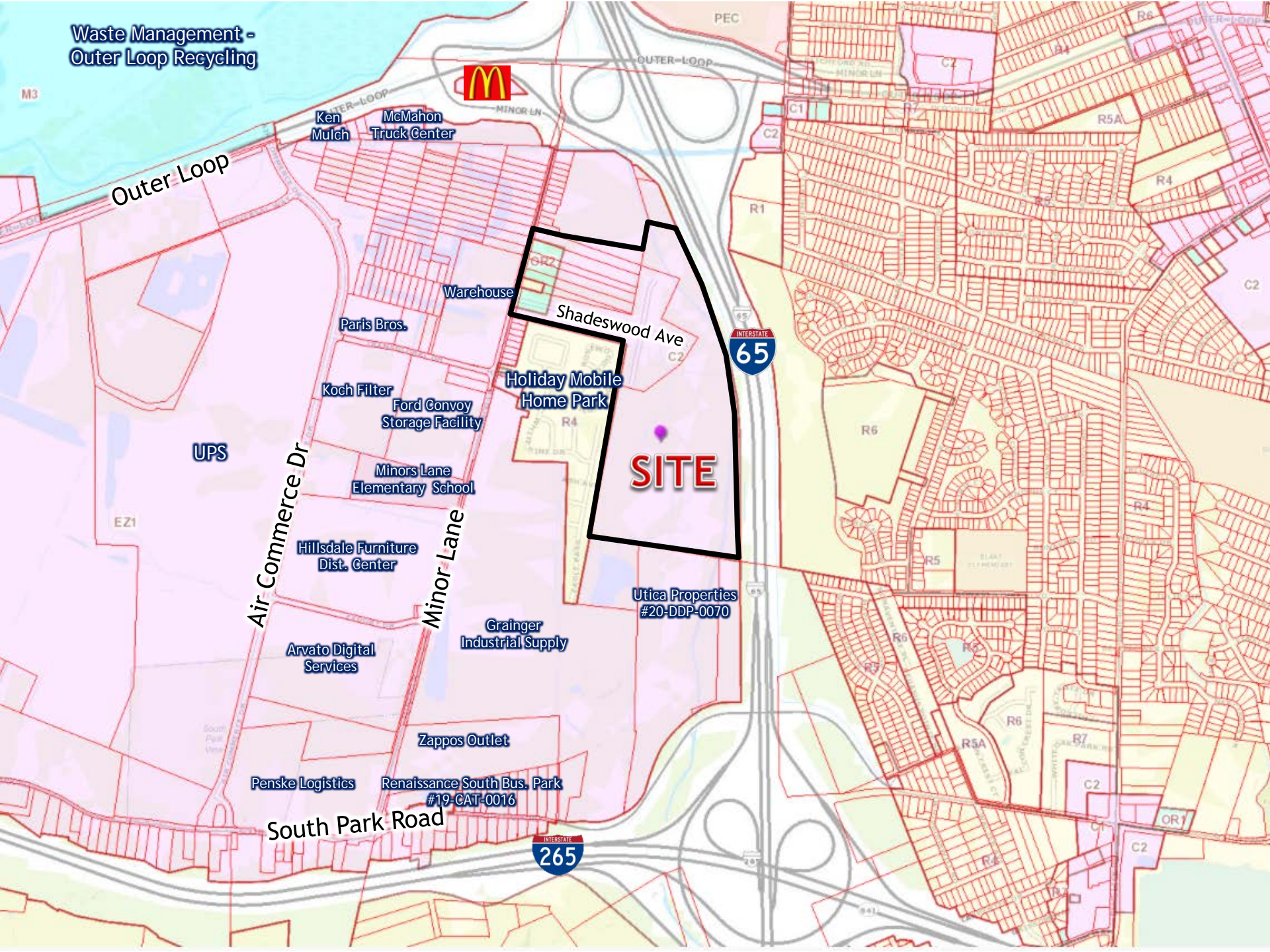
Docket No. 20-ZONE-0120

Change in zoning from C-2, OR-2 & R-4 to EZ-1 to
allow an office/warehouse facility on property
located at 8105, 8107, 8111, 8113, 8117, 8119 &
8201 Minor Lane and 3 parcels without an address

c/o Barrington Investment Company, LLC

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.
Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC

Waste Management - Outer Loop Recycling



Ken Mulch
McMahon Truck Center

Warehouse

Paris Bros.

Koch Filter
Ford Convoy Storage Facility

Minors Lane Elementary School

Hillsdale Furniture Dist. Center

Arvato Digital Services

Zappos Outlet

Penske Logistics
Renaissance South Bus. Park #19-CAT-0016

Holiday Mobile Home Park

SITE

Utica Properties #20-DDP-0070

INTERSTATE 265

INTERSTATE 65

Outer Loop

Air Commerce Dr

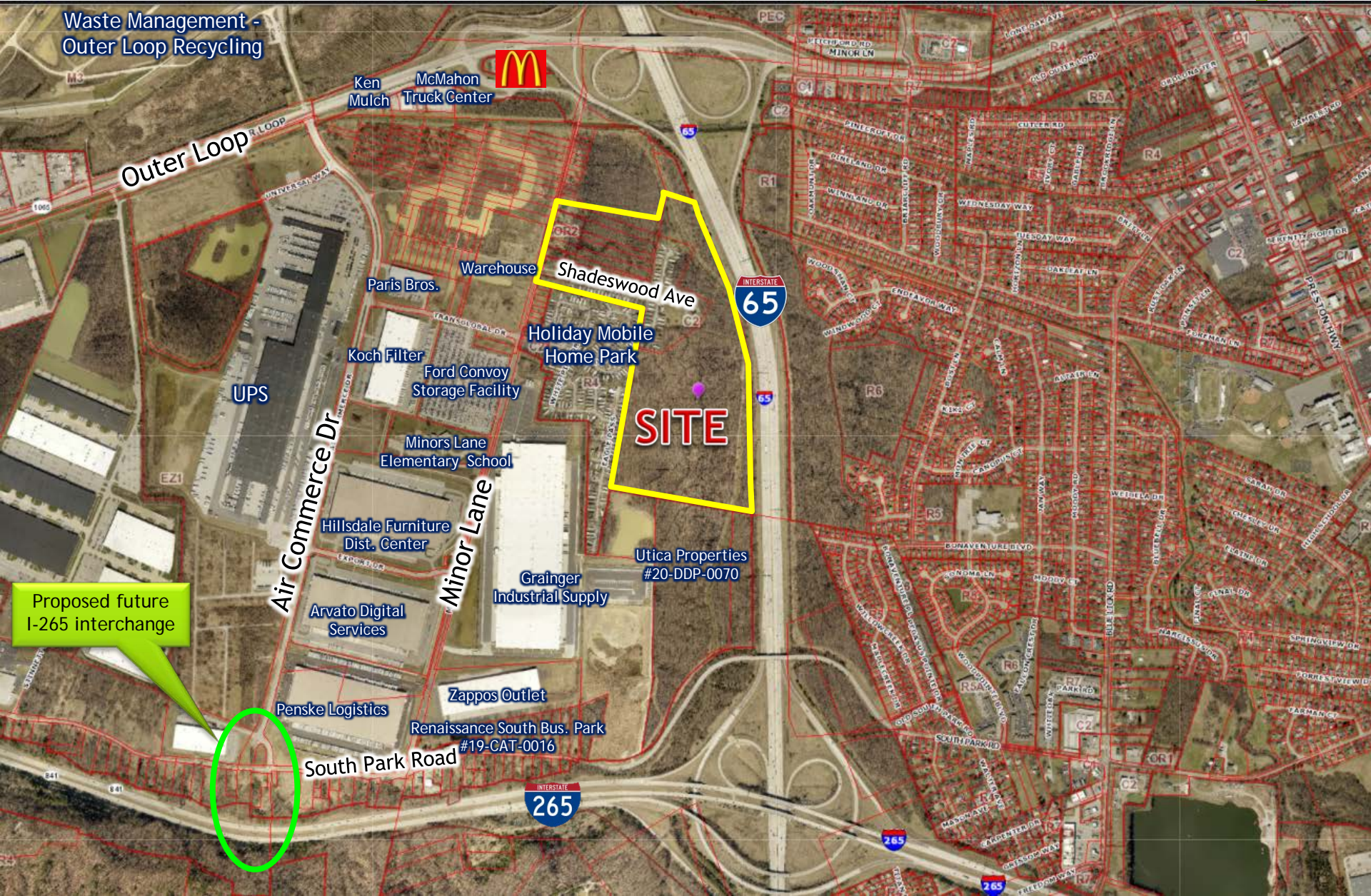
Minor Lane

South Park Road

Shadeswood Ave

Waste Management -
Outer Loop Recycling

Waste Management - Outer Loop Recycling



Ken Mulch
McMahon Truck Center



Outer Loop

SITE

Proposed future I-265 interchange

Air Commerce Dr

Minor Lane



South Park Road

Shadeswood Ave

UPS

Paris Bros.

Warehouse

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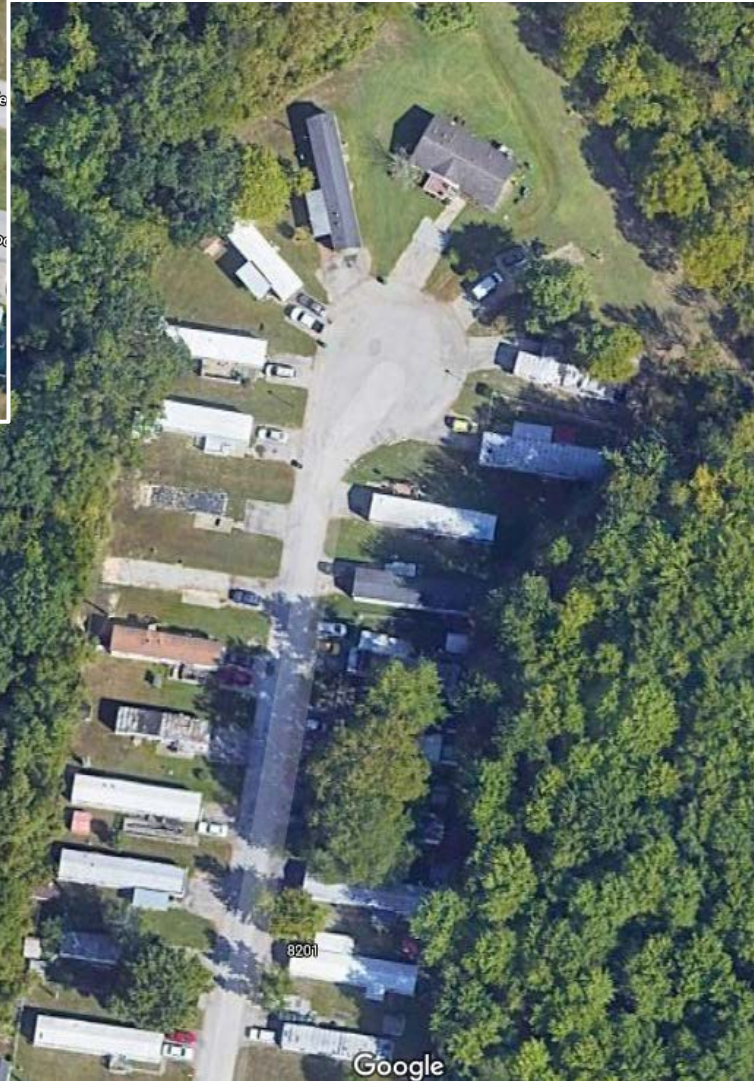
Grainger Industrial Supply

Utica Properties #20-DDP-0070



Woodland Estates Mobile Home Park
89 total spaces; 80 total occupied with homes
37 owned by applicant with the home leased
43 owned by individuals with space leased

Woodland Estates Mobile Home Park



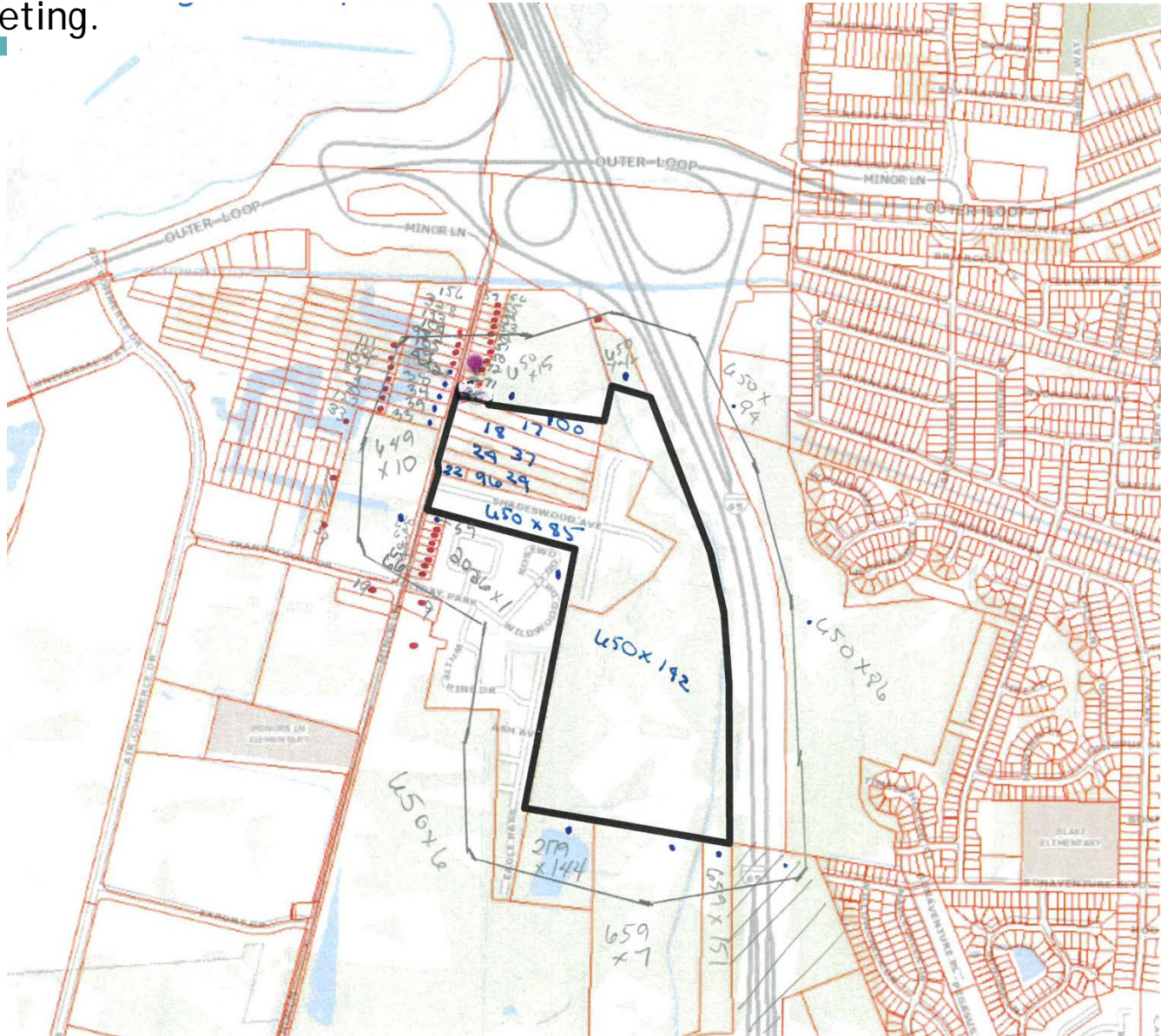


View of site at entrance to Woodland Estates Mobile Home Park.



View of entrance to adjoining Holiday Mobile Home Park south of site.

Adjoining property owner notice list map wherein 84 neighbors plus those on the DPDS "interested party list" were invited to the neighborhood meetings and subsequent LD&Ts and Planning Commission public hearing. Two Neighborhood Meetings held, wherein only 1 person attended the first meeting.





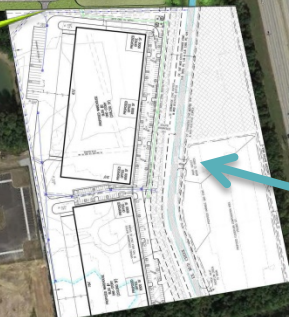
Previous plan shown at 1/28/21 LD&T with loading docks facing neighboring mobile home park

Current plan with loading docks facing north and east





Emergency access connection



#19-ZONE-0062



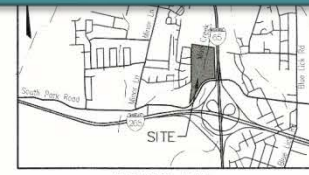
Approved development plan in case #19-ZONE-0062 south of site

- extension and subject to applicable fees. A downstream Facilities Capacity request to MSD, on 7/22/2019.
- A portion of the site is within the 100 year flood plain per FEMA Map No. 2111C0010E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage on easement plat will be required prior to MSD granting construction plan approval. Increased run-off volume x 1.5 shall be provided below floodplain elevation in lieu of on-site detention.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1; approximately 52,000 c.y. of fill proposed in flood plain.
- Floodplain shall be remediated for the proposed conditions prior to MSD construction plan approval. Additional modifications or volume compensation may be required.
- An MSD Floodplain Permit is required prior to any work in the STATE right-of-way.
- No increase in drainage run off to state roadways. There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off. Lighting shall be compliant with the General Compatibility Standards Section 4.1.3 of the Louisville Metro Land Development Code.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of soil systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during all grading and construction activities.

- Army Corp of Engineers and Kentucky Division of Water approval required prior to MSD construction plan approval.
- FEMA Flood Elevation: Varies between 468 and 461' along Mud Creek. Local Regulatory Flood Elevation: Varies between 467' to 461' along Mud Creek.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual Requirements.
- The site is located in an area of potential hydric soils per the Louisville Metro Comprehensive Plan, Cornerstone 2020's Core Graphic 5: Environmental Constraints. The developer is required to obtain all necessary Federal, State, and Louisville Metro approvals, permitting, etc prior to construction plan approvals.
- Prior to MSD Construction Plan approval, MSD will review the Site Grading and Drainage Plan to insure the development will not create ponding on the adjacent property.

PROPOSED USE

BUILDING HEIGHT	= ONE STORY (50' MAXIMUM ALLOWED)
BUILDING AREA	= 296,000 S.F. (5.0 MAXIMUM ALLOWED)
FAR 296,000 / 1,890,504 = 0.17	MAX.
PARKING REQUIRED	WAREHOUSE (150 EMP.)
ISIP / 1/5EMP; ISIP / 1/EMP	= 233 SPACES 350 SPACES
ISIP / 2000 F; ISIP / 2000 F	= 29 SPACES 50 SPACES
TOTAL PARKING REQUIRED	= 380 SPACES (8 ACCESSIBLE SPACES INCL.)
TOTAL PARKING PROVIDED	= 380 SPACES (8 ACCESSIBLE SPACES INCL.)
VEHICULAR USE AREA	= 148,255 S.F.
LOADING/UNLOADING AREA	= 275,652 S.F.
INTERIOR 'L' SCAPE AREA REQ.	= W/A X 7.5% (11,127 S.F.)
INTERIOR 'L' SCAPE AREA PROVIDED	= 11,405 S.F.
AMENITY AREA REQUIRED	= 1,000 S.F. (10% OFFICE SPACE)
AMENITY AREA PROVIDED	= 6,000 S.F.
SEATING REQ./PROV.	= 30 / 52 SEATS
EXISTING IMPERVIOUS	= 0 S.F.
PROPOSED IMPERVIOUS	= 721,438 S.F.



PRELIMINARY APPROVAL
 Condition of Approval:
Shy Kelly 3-4-2020
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Quinn W. Pind 3/4/20*
 DATE: 3/4/20
 LOUISVILLE JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

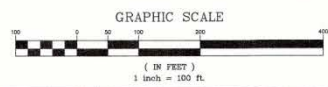
LEGEND

EX. UTILITY POLE	EX. UNDERGROUND GAS LINES	EX. UNDERGROUND WATER LINES	EX. OVERHEAD ELECTRIC LINES	EX. FENCE	EXISTING SEWER AND MANHOLE	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL	EX. TREE LINE	DRAINAGE FLOW DIRECTION	EX. STREAM	EX. CONTOUR	PROP. DITCH/SWALE	EX. FEMA 100-YEAR FLOOD PLAIN	PROPOSED TOCA AREA	PROPOSED SEWER AND MANHOLE	PROPOSED LIMITS OF DISTURBANCE	APPROXIMATE LOCATION OF POTENTIAL JURSDICTIONAL WETLANDS
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TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C)	= 1,890,504 S.F.
EXISTING TREE CANOPY	= 1,890,504 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 30% (567,152 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 2% (31,562 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 28% (535,592 S.F.)



PROPERTY OWNER & SITE ADDRESSES

USA PROPERTIES, LLC
 2509 PLANTSE DRIVE
 LOUISVILLE, KY 40299

3105 S. PARK ROAD
 LOUISVILLE, KY 40219
 TAX BLOCK 866, LOT 151
 S.B. 955A, PG. 961

3308 SOUTH PARK ROAD
 LOUISVILLE, KY 40219
 TAX BLOCK 856, LOT 7
 S.B. 955A, PG. 857

COUNCIL DISTRICT - 13
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

RECEIVED
 FEB 06 2020
 PLANNING & DESIGN SERVICES

RELATED CASES: 19-ZONE-0061
 09-064-86, 10-016-86, 09-043-06
 WM # 12022

A decorative graphic at the top of the page consists of a horizontal line that is teal on the left and fades to white on the right. A dark grey left square bracket is positioned on the left side of the teal portion, and a light green right square bracket is positioned on the right side of the white portion.

Mobile Home Park Closing Protocol

CLARIAN HOSPITAL PROJECT
INDIANAPOLIS, INDIANA



CLARIAN HOSPITAL PROJECT
INDIANAPOLIS, INDIANA



WAL-MART SUPERSTORE PROJECT

PLAINFIELD, INDIANA



WAL-MART SUPERSTORE PROJECT

Plainfield, Indiana



Park Closure

aka

Help! My Manufactured Home Community is Being Sold to A Developer!

A manufactured home community resident makes a panic call to the local T.V. news troubleshooter, “my park is being sold to a developer. I’m elderly and on a fixed income, and I own an older home which no other community will accept. This has been my home for 30 years and I don’t have any place to go. Please help me!” This phenomena occurs daily in manufactured home communities across America, and is the result of a complex confluence of interrelated, yet mutually independent circumstances, coming together like a “perfect storm”, where a series of events culminates in an environment for major change, which in this case is the closure of a rental community and redevelopment of the vacated land.

Several factors have merged in the oft depressed and volatile market place of M.H., to affect this change, for example:

- Many M.H. communities built 25-30 years ago, are physically and functionally obsolete, characterized by inadequate site sizes for newer homes, and worn out infrastructure.
- These communities, often times constructed on the edge of town, now find themselves in the heart of development sprawl featuring new shopping centers, office complexes and housing developments.

- Overly aggressive and abusive lending practices of the past, along with an enormous amount of entry-level, stick-built housing constructed and financed at record low interest rates, has created vacancies in M.H. communities, stealing away the industry’s traditional markets: young married couples, and retirees.
- Finally, and perhaps most important, the past poor performance of the stock market, low interest rates, and increased liquidity of real estate investments via REITS (real estate investment trusts) has generated a rising and perennial demand for real estate development and investment manifested in a voracious appetite for well-located land for new development.

Economic Feasibility and Financial Considerations

When a manufactured housing community owner receives a lucrative offer to purchase his/her property, or there’s a realization the investment is not achieving economic investment goals, or that needed infrastructure improvements and community modernization are simply too costly to justify the expenditure, it is time to examine the feasibility of the existing and potential value of the income producing property as an operating entity vs. potential value of the property as vacant land for sale or redevelopment. Some considerations are as follows:

- Evaluate the economic life of the property, paying particular attention to existing physical, functional and economic obsolescence then, place a value on the manufactured housing community as an ongoing concern or business.
- Determine demand and value of the land (assuming the manufactured housing community is closed and land vacant). Important considerations here are the

San Diego Community Owner Prepares for Change of Use

As the city pushes for redevelopment of four mobile home parks, some resign to change, but others want to fight.

By KELLEY DENHAM, Times Staff Writer

LARGO

ADVOCATES HOLD CLOSINGS

MERCHANDISER

SERVING ALL SEGMENTS OF THE FACTORY-BUILT HOME MARKETPLACE

PARK CLOSURE

August 2005

THE INDIANAPOLIS STAR

Wal-Mart

Growth will eliminate several trailer parks.

Arizona Republic, The (Phoenix, AZ) June 19, 2005

MOBILE-HOME OWNERS FACE EVICTION PARK OPERATORS SELL LAND FOR PROFIT

Community Closings Are Making Headlines

BLUEPRINT FOR PARK CLOSURES

The paradigm has shifted

"As land becomes more and more valuable here in the state, any landowner has to wonder: Is this the right use for my land?"

THE WALL STREET JOURNAL

Seizing land for private use OK'd Court backs city vs. homeowners

Housing Fair Scheduled for Plainfield Westwood and Shrum Mobile Home Park Residents Moved by Property Owners

St. Petersburg Times

MANUFACTURED HOME PARK AFFORDABLE HOUSING NEWSLETTER July 2005 MOBILEHOME PARK CLOSURES SPECIAL ISSUE

Community Owners News

VOLUME 21 EDITION 3

ARE COMMUNITIES AT A CROSSROADS?

More and more housing leaders and community owners in general are beginning to wonder what exactly the future is for manufactured housing (rental communities and their other cousins, the mobile home parks).

CLOSINGS NATIONWIDE

Student film portrays plight of Wal-Mart vs. mobile home park

Lack of Affordable Housing, Community Closings Continue To Attract Media Attention

14 News From FMHA, Vol. 05 No. 15 (08/15/05)

Waterfront trailer parks are history, and that's OK

From: GFA7156@aol.com Sent: Thursday, August 18, 2005 2:44 PM To: Rick Roethke Subject: Fwd: FW: Closing Statutes and Relocation Costs

By PAMELA HASTEROK FRESH TALK Last update: August 10, 2005 Daytona Beach News-Journal On-Line

The trend worries housing experts and some elected officials who say the suburbs lack affordable housing. For years, manufactured home parks have been an option for buyers who can't afford conventional houses or pricey condos. As those parks close and home prices continue to increase, more

Trailer park ousted for Costco AZ, 07/05 (Newszap Arizona) Park Place residents were given 180 days to vacate the land their mobile homes were on to make way for the construction of the Cave Creek commercial center where wholesaler Costco is set to open a 150,000-square-foot warehouse facility.

AS SEEN ON OREGONLIVE.COM Boom leveling mobile home park Friday, June 24, 2005 LISA GRACE LEDWICZ and DANA TINS

Mobile Home Park Closing Protocol

- Notices sent to residents announcing the mobile home park closure and timetable for the closure, with significant lead time provided for residents to make arrangements. The notice will provide a detailed explanation of the reason for the closure.
- A meeting is scheduled with all residents with a detailed presentation that focuses on the timing and process of the closure. At the meeting, packets are handed out that include frequently asked questions, along with a list of companies that residents can call to assist with the relocation. Residents shall be provided 14-days notice of the meeting.
- Immediately following this meeting there is a housing fair at the same location featuring vendors from all aspects for housing, including, nearby mobile home parks, mobile home dealers, apartment complexes, traditional home builders, mobile home transport companies, lenders, real estate brokers, and housing assistance resources for qualifying residents, etc.

Mobile Home Park Closing Protocol

- A direct hot line to the housing counselor and dedicated e-mail contact shall be provided to assist the residents as may be needed.
- After the above, a formal legal notice to the residents of the closure date, and the necessity to be relocated by that date, is provided as required by Kentucky law.
- Formal notice is then sent to the applicable local and state governing bodies informing them of the closure and the proposed date thereof.
- The on-site manager and on-site maintenance personnel will continue to be at the normal office throughout the closing process to facilitate the resident relocation process.
- Throughout the closure process, the developer shall maintain the park, and remove abandoned homes and debris left behind.
- Provide advance notice to the police and fire department about the upcoming park closure with the anticipated timeline for same.

Proposed Additional Binding Elements

6. Prior to requesting a permit for any portion of the development for any area within the residential community at 8201 Minor Lane, as shown on the approved plan, including but not limited to building, parking lot, change of use, clearing/grading, site disturbance, alteration permit, or demolition permit:
 - a. The developer and/or property owner shall host a meeting with all residents of the property. Notice of this meeting shall be given to owners and/or occupants of each unit 14 days in advance of the meeting. A copy of this notice shall also be provided to Planning and Design Services. At this meeting, the developer and/or owner shall state the intent to close the park, identify the earliest date at which closure will begin, and provide contact information for themselves or other persons involved in the closure and relocation.
 - b. A “housing counselor(s)” or other individual(s) with similar experience in local housing services shall be employed or retained to evaluate, document, and provide resources to each occupant (and their families) to assist with relocation. The two existing on-site managers may act in the capacity of housing counselors. Upon conclusion of this outreach, the counselors shall provide documentation for the case record which states the time period of the outreach effort, summarizes services and resources provided, and indicates how many, if any, declined counseling.
 - c. A direct line to an on-site manager shall also be provided to each occupant(s) and Planning and Design Services staff. The on-site manager shall be responsible for ensuring the property is maintained in good condition during relocation and assist the housing counselor(s). The on-site manager, if experienced in local housing services, may serve as the housing counselor.

Proposed Additional Binding Elements

- d. Local fire and police districts having jurisdiction shall be notified of the closure prior to the first meeting with residents. Developer shall attempt to establish a contact person with both the local fire and police.
- e. Units and their associated structures or improvements shall be removed promptly after the occupant(s) vacates the premises. All unoccupied units owned by the developer and unoccupied units where ownership is relinquished in writing shall be removed within 6 weeks of the end of occupancy. The developer shall commence the judicial abandonment process for all resident owned abandoned units within 1 week of the end of occupancy and proceed expeditiously through the process and removal of the unit. Any units where disposal is delayed shall have windows and doors boarded.
- f. The on-site maintenance employee shall be available during the closure process to work with the residents to coordinate the utility disconnections to allow the resident to move the unit. Any combustible or dangerous chemicals/items shall be removed upon departure of residents.
- g. In addition to the elements cited above, all other requirements of applicable local, state, and federal law shall be met.

7. Closure and relocation as provided for in Binding Element # 6 shall not occur during a State of Emergency (COVID-19).

final report

November 10, 2020

Traffic Impact Study

*Warehouse Complex
Minor Lane
Louisville, KY*

Prepared for

Louisville Metro Planning Commission



DIANE B. ZIMMERMAN
Traffic Engineering, LLC

12803 High Meadows Pike
Prospect, KY 40071
502-948-1858
dianebaim@tati.net



Table 2. Peak Hour Level of Service

Approach	A.M.			P.M.		
	2018 Existing	2022 No Build	2022 Build	2018 Existing	2022 No Build	2022 Build
Outer Loop at Minor Lane	B 17.5	C 28.5	C 33.8	C 21.5	C 28.9	C 28.7
Outer Loop Westbound	B 17.5	C 22.5	C 21.5	C 21.0	D 37.7	D 36.7
Outer Loop Eastbound	B 18.8	C 22.7	C 22.7	B 16.6	B 19.5	B 19.5
Minor Lane Northbound	B 19.3	C 22.2	C 22.0	B 16.1	B 19.3	B 20.0
I 65 Ramp Southbound	B 15.7	D 40.3	E 55.7	C 29.1	C 29.3	C 31.2
Minor Lane at Entrance (North)						
Entrance Westbound			C 15.0			C 24.5
Minor Lane Southbound			A 9.4			B 11.2
Minor Lane at Entrance (South)						
Entrance Westbound			B 14.7			C 22.8
Minor Lane Southbound			A 9.4			B 10.9

Key: Level of Service, Delay in seconds per vehicle.

The entrance was evaluated for turn lanes using the Kentucky Transportation Cabinet [Highway Design Guidance Manual](#) dated July, 2020. Left turn lanes are required at the entrances.

CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2022, there will be a manageable impact to the existing highway network, with Levels of Service remaining within acceptable limits. The delays experienced in the area will increase within acceptable limits. Left turn lanes will be required at the entrances.



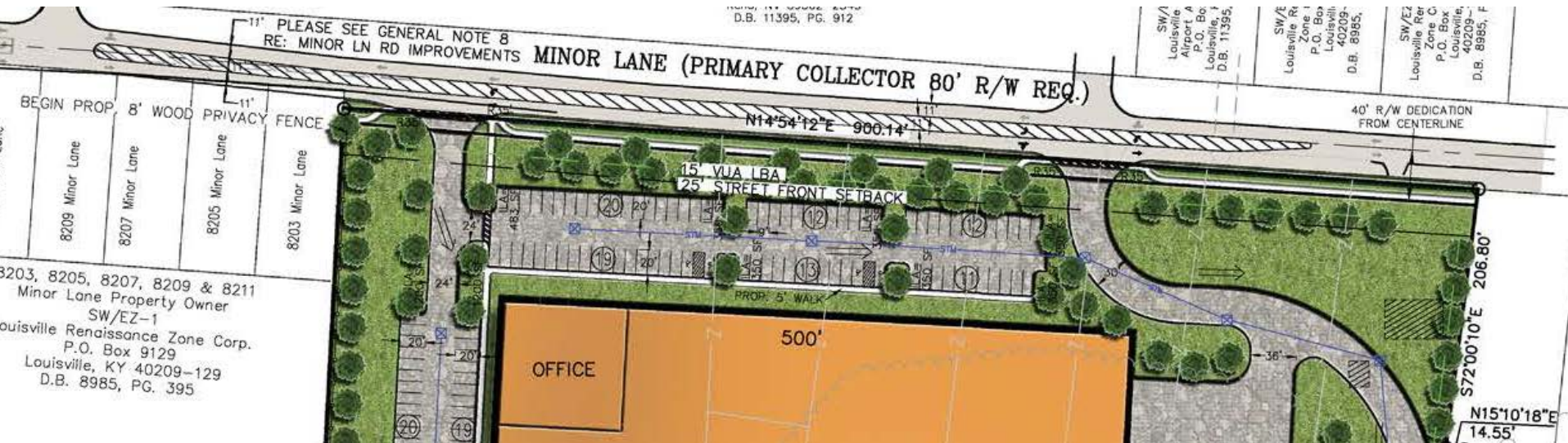
Proposed future I-265 interchange



Trip Gen Analysis

		Using ITE 10th Edition		
Actual Development Plans			AM	PM
Tract 1A	18,000	934	723	588
Tract 1 B	300,000	150	61	64
Tract 2	400,000	150	73	76
Tract 4	90,000	150	36	39
Tract 7				
Tract 12	696,000	150	109	111
Tract 15	324,012	150	64	67
Tract 17				
Tract 19	352,800	150	68	70
UPS	1,016,000	150	147	150
Tract 6	1,462,589	150	205	207
Tract 5A	310,000	150	63	65
Tract 5B	625,000	150	100	103
Tract 6 JAM	324,400	150	64	67
PEAK HOUR TOTAL			1,713	1,607
3201 South Park	412,000		75	77
PEAK HOUR TOTAL			1,788	1,684

Proposed turn lane on Minor Lane



LRZC Built Out 2026 Traffic Impact Study Exhibit

Figure 1 - Development Location Map

