

Eagle Point CD, LLC (Greenbelt Property)
CASE NO. 16ZONE1072
7001 GREENBELT HIGHWAY
LOUISVILLE, KENTUCKY 49258

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**ZONING CHANGE
JUSTIFICATION STATEMENT**

The applicant, Eagle Point CD, LLC (“Eagle Point”), requests a change in zoning from R-4 Single Family Residential to EZ-1 Enterprise Zone and a change in Form District from Neighborhood to Suburban Workplace for the property located at 7001 Greenbelt Highway. The proposed development is a 271,250 square foot warehouse building with associated parking and truck maneuvering area. The plan also includes approximately 244,000 square feet of tree canopy protection area and floodplain compensation/detention basin. The proposed access is from Greenbelt Highway, with no access through the subdivision to the north of the property. The applicant also proposes a substantial buffer of at least 50 feet (from property line to parking lot) adjacent to the properties to the north of the subject property.

The proposed development complies with the Cornerstone 2020 Comprehensive Plan as set out below:

Guideline 1-Community Form/Land Use

The proposed development complies with Guideline 1-Community Form/Land Use and its applicable policies because the proposed use is compatible with the existing pattern of warehouses along this section of Greenbelt Highway, including those warehouses along Logistics Drive and Riverport Drive, which are just west of the subject property. The proposed Form District Change is appropriate because of the lack of demand for residential uses on the subject property and its proximity to other uses appropriate in the Suburban Workplace form district. Just to the south of the subject property, on the east side of Greenbelt Highway, is an area of industrial uses.

Guideline 2-Centers

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

Guideline 3-Compatibility

The proposed development complies with Guideline 3-Compatibility and its applicable policies because the proposed structure will be of a style and material similar to other warehouses in this area of Greenbelt Highway. Furthermore, the development, which

will include a substantial buffer, provides an “[a]ppropriate transition[] from non-residential to residential uses.” The plan has been modified to take concerns raised by neighbors during the neighborhood meeting, namely by moving the main entrance to the facility to the south side of the subject property and by attempting to preserve more trees along the northern boundary of the subject property. Finally, the plan has been designed to minimize the traffic impact on Greenbelt Highway and there will be no access to the subject property from the residential subdivision to the north of the subject property.

Guideline 6-Economic Growth and Sustainability

The proposed development complies with Guideline 6-Economic Growth and Sustainability and its applicable policies because the proposed plan calls for development of an area where warehouses presently exist. Furthermore, the parcel is along a major arterial street, Greenbelt Highway.

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

The proposed development complies with Guideline 7-Circulation and Guideline 9-Bicycle, Pedestrian & Transit and their applicable policies because the parcel in question is along TARC Route 19 and long term bike parking will be provided inside the facility. Furthermore, the plan provides for with 323 parking spaces and a truck maneuvering area. The applicant will explore the actual parking demand at the time the proposed building is leased or acquired, which may result in a reduction in overall parking.

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

The proposed development complies with Guidelines 10 and 11 and their applicable policies because 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.

Guideline 14-Infrastructure

The proposed use complies with Guideline 14-Infrastructure and its applicable policies because necessary water system improvements required to service the development will be made at the developer’s expense.

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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