

**DEMONSTRATION OF APPROPRIATENESS
ZONE CHANGE AND FORM DISTRICT CHANGE
6611 Shepherdsville Road, Louisville, Kentucky
Country Club Recreation, Inc., Property Owner**

The property owner, Country Club Recreation, Inc. hereby applies for (1) a change in zoning classification from C-2 Commercial District to C-M Commercial Manufacturing District applicable to the entire 16.1 (+/-) acre tract, AND (2) a change in form district from Neighborhood to Suburban Workplace form district applicable to the rear-most (eastern-most) 150 feet [1.75 (+/-) acres], all bearing a street address of 6611 Shepherdsville Road in Louisville, Jefferson County, Kentucky.

A 272,500 square foot warehouse building is proposed on the site. The site will be served by trucks which deliver goods to customers. Access to the site will be directly via Shepherdsville Road. Because most of the goods to be warehoused on-site will not be refrigerated it will not typically be required for truck engines to idle on-site. Moreover, the building will be situated a substantial distance -- 130 to 170 feet -- away from the R-7 property line to the south, further diminishing the impact of sounds from the site to apartment dwellers to the south. It is anticipated that there will be 113 employees on site.

Core5 Industrial Partners.

Core5 Industrial Partners will develop the site.

Core5 Industrial Partners is an industrial real estate property company with expertise in the development of Class-A properties featuring the latest innovations throughout the United States. Headquartered in Atlanta, Georgia, Core5 has development activity in Atlanta, Chicago, Cincinnati/Northern Kentucky, Columbus, Dallas, Houston, Indianapolis, Los Angeles/Inland Empire, Louisville, Memphis, Pennsylvania and South Florida with expansion plans to additional key logistics hubs in the US. Founded in 2015, the company has developed or begun construction of 20 million square feet since inception.

Named for its five core principles, the company values are service-centered around a highly flexible entrepreneurial spirit promising follow through on commitments with an emphasis on relationships, excellence in quality and attention to detail. The well-tenured leadership operate side-by-side with highly-experienced, empowered team members who take personal ownership and offer clients and partners direct access to decision makers.

Immediate access to capital, coupled with the ability to financially support deals on their balance sheet without utilizing third party resources on most transactions, Core5 executives can act quickly without layers of bureaucratic, time-consuming processes. The company is privately held by the 170-year old Japanese-based Kajima Corporation – one of the world’s largest A-credit-

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rated construction companies with whom Core5 leadership has sustained a 30+ year working relationship.

Core5 focuses singularly on development, and leaves the leasing, management and investment sales to supporting industry experts. From custom-designed facilities for the world's most celebrated brands to helping start-ups break new ground in buildings, Core5 develops and owns, Core5 excels in out-of-the-box value creation for complicated challenges other firms find unmanageable. They specialize in developing buildings for long-term value, providing unparalleled benefit for investors who look to own Class-A industrial real estate facilities while offering flexibility and maximum operational efficiency for clients calling Core5 buildings home.

Trusted established partnerships with architects, construction firms, lenders and other industry specialists, coupled with quick decision-making, create a flexible and nimble delivery of product-to-market. Tailored, personal responses and organized, efficient systems have earned them a status for proactively delivering beyond partner and client expectations.

As part of their prior company, IDI Gazeley, the principals of Core5 developed over 20 million square feet of warehouse space in Kentucky. Presently, Core5 is developing 630,000 square feet of warehouse space in Northern Kentucky.

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I. The Proposal conforms to the Plan 2040 Comprehensive Plan, effective in Louisville, Jefferson County, Kentucky.

Community Form Goal 1. The Proposal conforms to Community Form Goal 1 and all applicable Objectives and Policies adopted thereunder, including Policies 6, 7, 8, 15, 16, 17, 18 and 21. The site is presently used as a commercial golf facility (golf driving range). Hence, the proposed zone change would not constitute a non-residential expansion into a residential area. Located on a minor arterial roadway and transit corridor (i.e., Shepherdsville Road), the Proposal would allow for higher density and intensity uses. Shepherdsville Road is a Kentucky state highway (State Highway 2052). The rearmost portion of the property, including the CSX Railroad easement, are proposed for a change in form district to Suburban Workplace. If this change is granted the entire site will be situated in the Suburban Workplace Form District. All air and noise ordinances will be complied with. Lighting provisions of the Land Development Code will be complied with. Uses on the subject site will conform to all air quality regulations promulgated by the Louisville Air Pollution Control District. The development and all uses on the subject site will conform to water quality regulations promulgated by the Metropolitan Sewer District.

Community Form Goal 2. The Proposal conforms to Community Form Goal 2 and all applicable Objectives and Policies adopted thereunder, including Policies 1, 5, 6, 7, 8, 9 and 10. The Highview Neighborhood Plan designates the intersection of Shepherdsville Road and Fern Valley Road as a future Neighborhood Node. The purpose of this node is to have a gradual change in scale between the adjacent residential areas and Neighborhood Nodes to reduce the visual effect of larger mass and height of commercial development. The proposed C-M zoning would avoid

any abrupt change from the adjacent multi-family to the warehouse uses on this site. The proposed C-M would allow for commercial development and lighter industrial development.

TRIP GENERATION**

AM TRIPS	AM Entering	AM Exiting
69	72%	28%
PM TRIPS	PM Entering	PM Exiting
75	36%	65%

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****Source: Trip Generation Manual, Institute of Transportation Engineers (10th Ed.)**

The total of AM trips and the total of PM trips each aggregate below 100 trips, and the number of overall vehicle trips is not significant.

The proposed C-M zone will permit office and commercial uses. Outlots are not proposed on the development plan.

Community Form Goal 3. The Proposal conforms to Community Form Goal 3 and all applicable Objectives and Policies adopted thereunder, including Policies 9, 10, 11 and 12. There are no natural features or natural systems on the site that should be respected. No wet or highly permeable soils or severe, steep or unstable slopes are present on-site. The site is not located within the Ohio River corridor.

Pursuant to a study by Land Design and Development, Inc. the site has no karst features located thereon.

Community Form Goal 4. The Proposal conforms to Community Form Goal 4 and all applicable Objectives and Policies adopted thereunder, including Policies 1 and 2. No historic assets or assets of architectural value are located on site. No distinctive cultural features are evident on site.

Mobility Goal 1. The Proposal conforms to Mobility Goal 1 and all applicable Objectives and Policies adopted thereunder, including Policy 4. The Proposal will allow for higher density and intensity uses. The site is on the edge of an existing activity and employment center. Transit service provided by the Transit Authority of River City are provided along Shepherdsville Road via TARC Route 43.

Mobility Goal 3. The Proposal conforms to Mobility Goal 3 and all applicable Objectives and Policies adopted thereunder, including Policies 2, 3, 4, 5, 6, 9 and 10. The proposed zone change to C-M Commercial Manufacturing would permit both industrial and commercial uses; moreover, because the development plan shows warehouse use and office use there will be a mixture of

compatible uses in the development, and will fulfill the intent of the Highview Neighborhood Plan that this area become a transition between the Neighborhood Node to the north and residential to the south. A pedestrian sidewalk will be located along the Shepherdsville Road frontage of the site, thereby connecting the apartment complex to the south with the development on this site. The access to the site was determined to be appropriate by the Kentucky Transportation Cabinet, which required the access to be 300 feet south of Acapolca Way. Although Transportation Planning is presently reviewing the Proposal, it is anticipated that Transportation Planning will approve it. The proposed warehouse facility will be open 24 hours per day to allow for trans-shipment of goods when necessary.

Community Facilities Goal 2. The Proposal conforms to Community Facilities Goal 2 and all applicable Objectives and Policies adopted thereunder, including Policies 1, 2 and 3. The development site is served by all existing necessary utilities. The Louisville Water Company has approved the Proposal, which indicates that the development has an adequate supply of potable water and water for fire-fighting purposes. The site will be served by the sewage treatment facilities of the Metropolitan Sewer District (“MSD”). It is anticipated that MSD will approve the Proposal.

Economic Development Goal 1. The Proposal conforms to Economic Development Goal 1 and all applicable Objectives and Policies adopted thereunder, including Policies 1, 2, 3, 4 and 5. The subject site is primarily located in the Suburban Workplace form district. An amendment to the Suburban Workplace form district has been requested to include the rear-most portion of the site. Existing industry is located to the north of the subject site. The subject site is located on a minor arterial roadway, Shepherdsville Road, with adequate access to a major arterial roadway, Fern Valley Road. Situating a warehouse land use so that the building is a minimum of 130 feet from a property line of a residential apartment complex will ensure that the warehouse will not have an adverse effect on the apartment complex.

Livability Goal 1. The Proposal conforms to Livability Goal 1 and all applicable Objectives and Policies adopted thereunder, including Policies 17, 21 and 24. The site is not located within the regulatory floodplain. The applicant will conduct a karst survey of the site.

Housing Goal 1. The Proposal conforms to Housing Goal 1 and all applicable Objectives and Policies adopted thereunder, including Policy 2. The proposed C-M zoning classification would permit multi-family and mixed-use residential that would better encourage inter-generational and mixed-income development.

Housing Goal 2. The Proposal conforms to Housing Goal 2 and all applicable Objectives and Policies adopted thereunder, including Policies 1 and 2. The proposed C-M zoning classification would permit multi-family and mixed-use residential that would better encourage inter-generational and mixed-income development.

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Housing Goal 3. The Proposal conforms to Housing Goal 3 and all applicable Objectives and Policies adopted thereunder, including Policies 2 and 3. The site is presently a golf driving range and no existing residents will be displaced by the Proposal. The proposed C-M Commercial Manufacturing classification would permit multi-family and mixed-use development.

The Proposal conforms to these and all other applicable Goals, Objectives and Policies of the Plan 2040 Comprehensive Plan.

- II. Utilities and essential public services will be provided to 6611 Shepherdsville Road.** All necessary utilities and essential public services including public transit will be provided to 6611 Shepherdsville Road.

- III. Provided the proposal is approved, the anticipated time period in which implementation of the proposed uses will be initiated is autumn (September – November), 2019.**

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