

### **Case No. 17ZONE1071 Findings of Fact**

**WHEREAS**, the Louisville Metro Planning Commission finds that that proposal meets the intents of Guideline 1: Community Form because the building setback from Old La Grange Road is adequate and the required 10' vehicle use area landscape buffer area is provided; this use is proposed in a mixed-use area, with office, commercial, residential and an industrial park nearby; the proposal has provided a sidewalk along the Old Lagrange Road frontage and there is a transit route along La Grange Road; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 3: Compatibility because the proposed building materials appear to be in character with the surrounding area; this proposal does not create a non-residential expansion into a residential area; the current zoning is mostly non- residential with only a portion of the parcel being zoned R-4; the site design and proposed buffers and landscaping aide in mitigating any potential odor or emissions created by vehicles associated with the development. APCD has no issues with the proposal; the proposed use does not typically generate high volumes of traffic and the site will be accessed from the adjacent roadway and away from the residential area to the north; a note has been placed on plan that states that all lighting will be directed downwards and away from surrounding development; the proposal is a higher intensity use than what the current zoning allows. It is located just off of Lagrange Rd, a major arterial which does have transit access. The site is located among other commercial uses and near the Gene Snyder Freeway; the proposal has provided adequate buffering and screening adjacent to lower intensity uses and setbacks are generally compliant; the proposal has provided adequate buffering and screening adjacent to lower intensity uses and setbacks are generally compliant. The internal building orientation adds additional buffering of the vehicular use area; building height and massing are appropriate and the setbacks appear to be compatible with nearby development; there is no parking or loading near residential; a 10' VUA LBA is proposed adjacent to Old La Grange Road; a parking garage is not proposed; and signs will be in conformance with Land Development Code standards; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 4: Open Space because the building square footage does not hit the threshold for open space; open space is not required with this proposal.; and tree canopy requirements are being met and will be providing more tree canopy than what currently exists on the site; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 5: Natural Areas and Scenic and Historic Resources because the proposal does not appear to negatively impact any natural resources as the site is cleared of trees and LOJIC has not identified any other natural features; this site is vacant and therefore no historic resources appear to be affected; and LOJIC has not identified any hydric soils on site; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 6: Economic Growth and Sustainability because the proposal is not located in a downtown; this proposal is located near other office/industrial uses where infrastructure exists; the use is not likely to produce large amounts of traffic. It is located along the minor arterial of Lagrange Road; and this proposal will have very few employees but is located along a minor arterial; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 7: Circulation because Transportation staff has determined that no roadway improvements are required; the applicant has provided sidewalks and a pedestrian access to the office entrance. Bike racks are provided and there is a transit line along LaGrange Road; transportation facilities

are adequate; dedication of ROW is not required; the proposal includes adequate parking to support the use; and the proposed access is adequate; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 8: Transportation Facility Design because roadway connections are adequate; access is proposed from Old Lagrange Rd and does not impact the single family residential properties to the north; and the existing road network is unaffected; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 9: Bicycle, Pedestrian and Transit because the applicant has provided sidewalks and a pedestrian access to the office entrance; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 10: Flooding and Stormwater because MSD has approved the proposal; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 12: Air Quality because APCD has no issues with the proposal; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 13: Landscape Character because the proposal does not appear to impact any natural corridors; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of Guideline 14: Infrastructure because existing utilities are available and will be utilized to serve the site; Louisville Water Company has adequate infrastructure in place to supply the development as proposed; and the Health Department has no issues with the proposal; now, therefore be it

**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested Change in zoning from C-1 Commercial and R-4 Single Family Residential to C-2Commercial on 1.81 acres be **APPROVED**.