

Zoning and Development Justification Statement and Analysis

Logistics Airpark North (Evangel Property)

5400 and 5402 Minor Lane, Louisville KY 40219

Nicklies Development
6060 Dutchman's Lane, Suite 110
Louisville, Kentucky 40205

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Description of Evangel Property proposed use

Nicklies Development proposes to rezone approximately 68 acres located on the northeast quadrant of the I-65 / SR 1065 (Outer Loop) interchange. The Evangel property, in addition to operating prayer services and a school will serve as a temporary parking area for trailers during the Ford retooling efforts, and overflow parking for vehicles in varying stages of transport. The long term plan is to market the property for creation of a fully developed Planned Employment Center, paying taxes to the City of Louisville, the JCPS system, and other jurisdictional entities, while servicing and becoming supportive of the adjacent neighborhoods, Louisville International Airport, Ford Motor Company, UPS, and General Electric Appliance Park

Site Attributes

The proposed site has these attributes:

1. Interstate 65 is a main north-south corridor in Kentucky. Development at this site possess little to no negative impacts to surrounding properties due to the existing interstate access and direct access through Logistic Airpark which allows traffic to avoid residential areas. Brooks and more southern exits on I-65 do not afford similar designs.
2. MSD is supportive of the concepts and plans proposed as there will be no new construction causing a need for flood plain mitigation and storm water management.

Request Summary

A zone change, a Form District Change and an approval of a detailed district development plan is requested for real property comprising 68.017 acres, more or less, located at 5400 and 5402 Minor Lane, Jefferson County, City of Louisville, Commonwealth of Kentucky 40219 (Property).

The Property is currently zoned R-4. The request is to rezone the Property to PEC (Planned Employment Center), and to change the Form District to Suburban Work Place. This would allow the Property to provide:

1. Parking for a major economic contributor and employer for metropolitan Louisville and Jefferson County; and
2. Future developable land for primary job creation in an area in close proximity to major employers; and

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3. Compatibility between nearby operations within adjacent Suburban Workplace Form Districts; and
4. Opportunities for future employment close to residential areas, which will reduce travel time from home to work and lessen the burden on public streets and transit systems; and
5. Outstanding access to the city's major transportation arteries.

Lastly, the proposed development site is the only interchange site with existing paved area for parking from Elizabethtown, Kentucky to Clarksville, Indiana. Interchange locations south of this development site are constrained by the absence of available sewers (KY 245, Lebanon Junction and Brooks) or located within areas impacted by severe flooding (KY 44 in Shepherdsville). Other sites at the Outer Loop interchange are already developed (Waste Management Sanitary Landfill) or located in severely flood prone areas or regulatory wetlands. Interchanges immediately north of the development site are already developed for industrial uses (UPS and Ford Fern Valley Truck Plant) or under redevelopment. Interchange sites along the 15-miles of I-65 that extends north of Fern Valley Road through downtown Louisville and Southern Indiana are completely developed.

Adjacent Zone Classifications and Land Uses

North: EZ1:	Vacant property for sale
South: PEC	Logistics Airpark Warehouse Development
South: ROW	Outer Loop & I-65 ramps
East: R4	Residential Subdivision
West: ROW & M3:	I-65 & Industrial developed property

Compliance with Applicable Local and State Rules and Regulations

The requested rezoning and associated land use discussed herein are in compliance with the applicable Community Form Area, Suburban Work Place, and development policies contained within Comprehensive Plan.

The requested rezoning, form district change, and proposed map amendment conform to KRS 100.213 as the proposed development can be found in agreement with the applicable guidelines and policies contain in the Comprehensive Plan 2040. Furthermore, it has been determined that existing and future development efforts are affecting the economic, physical, and social makeup of this area.

Current Findings

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According to Core Graphic 1 of the Plan 2040 Louisville and Jefferson County Comprehensive Plan (Comprehensive Plan) LAP is proposed on Property more suitably designated by the Form District "Suburban Work Place Form Area" (SWFD).

Property is adjacent to 199 acres of which 138 is zoned EZ1 and is in the Suburban Work Place Form District, and 61 acres is zoned PEC and is in the Suburban Work Place Form District.

The development plan for the Property has been reviewed by MSD, and the Louisville Metro Public Works Department and has received preliminary consistency comments with regard to its' proposed makeup and location. The Property currently has direct access to the Outer Loop through the Logistics Airpark site to the south which is separated from residential uses and has a paved surface in excess of 60'. This portion of Minor Lane then has direct access to the Outer Loop via a traffic signal which is less than 1,500' from Logistics Airpark. At this point the Outer Loop provides direct access in under 1,000' to the I-65 ramps.

Suburban Work Place Form District

The Suburban Work Place Form District (SWFD) is designed to reserve land for industrial and employment uses in suburban locations with design standards intended to promote development and redevelopment that ensures adequate access for employees, freight, and products, to provide services and amenities for employees, and to improve transit service.

The proposed rezoning, and Detailed District Development (DDDP), fits in perfectly with the Suburban Work Place Form District. The proposed change in zoning and form district designation, present an opportunity to continue the land use pattern currently planned for and anticipated by the Land Development Code and Plan 2040.

According to the Core Graphic 1 and the Planning and Design Department Staff, the SWFD promotes the development of parcels for industrial uses and employment generators. Correspondingly, the SWFD and the PEC zone district provides for the ability to utilize adjacent and readily accessible properties to further promote ancillary employment and development opportunities to larger properties within the SWFD that are serving as the major employment and manufacturer of goods and services used within the Metropolitan Louisville Area.

The proposed PEC zoning will provide the opportunities to maximize the ability of the SWFD and other nearby PEC zone districts to maintain and expand the current employment base and economic benefits generated by such existing uses like the Louisville International Airport, Kentucky Ford Plant, UPS, and General Electric. Uses

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on the Property will be developed to a scale appropriate to address the current and future needs of the SWFD.

Comprehensive Plan Analysis

According to the Land Development Code, and the design of the proposed Development the SWFD can implement the following Plan 2040 Comprehensive Plan Goals:

1. Community Form Goals G1, G2, G3
2. Mobility Goals G1, G2, G3,
3. Community Facilities G1, G2, G3
4. Economic development G1, G2
5. Livability G1, G2, G3, G4

The provisions of these goals, objectives and policies are intended to promote design and a visually attractive environment in the SWFD, while creating an environment that allows for functional operations accommodating relatively large volumes of traffic while providing for alternative travel modes. Standards have been listed in the Land Development Code to promote:

1. Adequate access for employees, freight, and products;
2. Alternative modes of travel;
3. High quality design of individual and integrated sites;
4. A wide range of employee-serving commercial businesses (e.g. day care centers, auto servicing, cleaners, restaurants, etc.); and
5. A mix of uses (e.g., industrial, office, and commercial) within a principal building on the site.

Community Form

Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

The proposed PEC Zone District, SWFD, and Development Plans recognize the environs of the Louisville International Airport as an important workplace and economic engine in Metro Louisville.

The goal for the Property is simple, yet powerful — to focus efforts on real estate that makes a difference in peoples' lives. We believe that what we do matters, and are driven by core principles of integrity, collaboration and alignment. Even though the current plan is to afford a major employer and contributor towards the greater good of our City to park trailers and vehicles on a piece of under-utilized land, the greater

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benefit is for this property to begin contributing to the tax rolls for our City in more ways than one.

The proposed development will strive to meet the Community Design Goal and associated Policies by implementing a Community Benefit Program (CBP). The CBP can be seen as an extension of the Metropolitan Louisville Planning Commissions Binding Elements requirement. The proposed CBP will be between the developer and community neighbors within the area of the proposed development.

Essentially a CBP is a communicated common understanding to ensure that Binding Elements are affectively communicated to the community, and that local residents share in the benefits of developments such as the one proposed here. A CBP allows the community to have a voice in shaping a project, to press for community benefits that are tailored to their particular needs, and to enforce development promises and carry out applicable Cornerstone 2020 Goals. In this case the Property affords no new hardscape, and no vertical construction, and no new sources of pollution, while providing the community with more landscaping and trees.

Rezoning to PEC and changing the form District will position the Property to meet and exceed this Goal in the near future. Water features will be protected and plans are underway to preserve green spaces to the north.

Also outdoor lighting will be directed down and away from residential property.; **and** Parking access is designed to be safe and simple, while truck access to the development is designed to pass around, not through, residential neighborhoods and streets.

Mobility and Transportation

The proposed development has chosen to locate on a site that will enable proper site access and direct access to a major arterial and where nuisances and activities of the proposed use will not adversely affect adjacent areas. Access to major roadways will be through adjacent PEC zoned property and not through residential neighborhoods. To this end, the proposed development adheres to the policies designed to promulgate the intentions of these Guidelines.

Livability/Environment and Community Facilities

The proposed development has chosen to locate on a site that will (1) enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties; (2) provide for necessary upgrades to area-wide water storage and distribution; (3) create opportunities for passive open space; (4) provide for utility installations with access to a major arterial roadway. To this end, the

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proposed development adheres to the policies designed to promulgate the intentions of these Guidelines. In addition to neighborhood input, the Louisville Water Company, MSD and Planning Department recommendations and directions will be incorporated. The following practices, ideas, and community benefits will be implemented.

- The development will provide, as required, for the orderly expansion of water supply and sewerage systems within the community to meet the needs of current and future residents while taking into consideration the impacts of cost, public health, surrounding land use, and environmental impacts.
- The development will participate, as necessary, with the renovation and improvement of existing water supply and sewerage collection systems in the existing area, to provide for additional sanitary sewer capacity and reliability.
- The development will comply with all applicable local, state, and federal laws and regulations on water and sewerage planning collection, distribution and management.
- The development meets the intent that full consideration is given to issues of orderly expansion keyed into Plan 2040's land use plans, public health, capital programming and water supply/water quality management.
- The development has chosen to locate where water and sewer services exist and can be extended or upgraded systematically in concert with the availability of other public facilities and neighborhood needs.
- The development will make land available for public infrastructure, as necessary.

The proposed development has chosen to locate on a site that will enable and promote a reduction in vehicle miles traveled in an effort to reduce particulate matter accumulation in the ambient air in addition to CO2 emissions. To this end, the proposed development adheres to the policies designed to promulgate the intentions of this Guidelines.

The proposed development adheres to the policies designed to promulgate the intentions of these Guidelines. In addition to neighborhood input and Planning Department recommendations the following practices, ideas, and community benefits will be implemented.

- The development landscape plan will complement the existing landscapes of adjacent properties and enhance the personal scale by clearly defining pathways, entrance areas, public gathering spaces, parking areas, and access roadways.
- The development landscape plan will mitigate the impact to neighboring properties. The rear elevations of buildings, loading docks, and refuse collection areas shall be landscaped and designed with our neighbors in mind first...

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- The development landscape plan will incorporate a mix of indigenous plants that are hardy and drought tolerant, and will include evergreen plantings (trees, shrubs, ground-covers, and ornamental grasses).
- The development landscape plan will attempt to utilize technologically advanced irrigation systems for water conservation as needed

Economic Development

The proposed development has chosen to locate on a site that will enable primary and secondary job creation in the future in close proximity to existing social and economic infrastructures. To this end, the proposed development adheres to the policies designed to promulgate the intentions of this Guideline. In addition to neighborhood input and Planning Department recommendations the following practices, ideas, and community benefits will be implemented.

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