

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE “PLAN 2040” COMPREHENSIVE PLAN

Applicants: Airport Logistics, LLC

Owners: Airport Logistics, LLC, Woodland, LLC, and
Smallwood Properties, LLC

Project Name/Location: Warehouse Complex/Minor Lane south of Outer Loop
Interchange abutting I-65

Proposed Use: Warehouse distribution facility and associated offices

Request: Zone change from C-2/OR-2/R-4 to EZ-1

Engineers, Land Planners, Landscape
Architects: Land Design & Development

INTRODUCTION

This proposal is for 1,355,000 square feet of warehouse (3 buildings) and distribution center and 60,000 square feet of associated office space. This is a prime growth area for development of this exact kind because of these principal factors: (a) availability of sanitary sewers which MSD spent major taxpayer money to accommodate environmentally positive growth; (b) presence of significant and growing industrial site activity; (c) location along a major arterial in close proximity to an interstate highway system which moves traffic to and from this major employment center; and (d) close proximity to residential communities, thereby making commuting distances and times relatively short and brief.

COMMUNITY FORM

This proposal complies with Plan Element 4.1, its 5 Goals and their Objectives plus the following Policies.

As to Goal 1, Policies 2, 2.1, 3.1.10, 4, 6, 7, 8, 9 10, 11, 12, 14, 16, 17, 18, 19, 20, 21, 22 and 23, it complies as follows, in addition to the other ways set forth above and below:

The site is located in the Suburban Workplace Form District which is characterized by mostly industrial and office buildings which are set back from the street in a landscaped setting. These buildings are often significant in size or large scale uses, which this plan proposes. Public transportation is always desirable but not necessarily always available because of limited government funding. Here that public transportation is available to a limited extent.

Land Development Code requirements relating to building size and height restrictions, interior and perimeter landscaping, minimum parking, maximum lighting and signage, and required setbacks will also be met.

Also, located as this proposed warehouse and distributing facility is just a short drive in all directions from sizeable population centers, travel distances for workers are reduced, and walking and biking become very real possibilities, especially if the adjoining mobile home park community remains and also over time as sidewalk extensions are completed. These factors contribute to improved air quality.

Quality building components and a design compatible with other buildings in the area, which will be fully demonstrated at a future date once architectural details are decided, will assure compatibility with surrounding and nearby workplace buildings and development sites. Landscaping, screening and buffering will help assure context appropriateness and design compatibility for the larger area and proximate residential neighborhood.

As a consequence of Land Development Code required screening and buffering and the fact that this is a proposed warehouse distribution facility, like other nearby developments, impacts such as traffic, odors, lighting, noise and aesthetic factors will not prove to be nuisance factors as much of this area has been almost entirely built out as Suburban Workplace Development.

As to Goal 2, Policies 1, 2, 7 and 17, it complies as follows, in addition to the other ways set forth above and below:

The proposed warehouse distribution facility will be located in a Suburban Workplace Form District and will adjoin already built workplace facilities of the same or a similar kind as this one. As such, and with good and improving access to south and west Louisville and downtown Louisville, and south down the I-65 corridor to Bullitt County, it will access the mix of diverse residential communities nearby which provide a workforce. This warehouse distribution facility has easy access to Louisville's interstate highway system, which leads to and from the UPS World Port facility and is within a day's drive of a significant portion of the United States.

This location adds to the opportunities existing and planned in this high growth area to work in close and convenient proximity to places of residence, food and shopping within easy driving distances in all directions along I-65 and the Snyder Freeway and east and west along the Outer Loop arterial.

As to Goal 3, Policies 3, 6 and 9, it complies as follows, in addition to the other ways set forth above and below:

The detailed district development plan (DDDP) filed with the rezoning application for this proposed warehouse distribution facility includes an outdoor amenity area for workers to congregate.

As to Goal 4, there are no structures on this site that qualify as historic in nature.

As to Goal 5, this project is neither large nor public enough to include an element of public art.

MOBILITY

This proposal complies with Plan Element 4.2, its 3 Goals and their Objectives plus the following Policies.

As to Goal 1, Policies 1, 2, 3, 4 and 6; Goal 2, Policies 1, 2, 3, 4, 5, 6, 7, 8 and 9; and Goal 3, Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20 and 21, it complies as follows, in addition to the other ways set forth above and below:

This proposed warehouse distribution facility (located as it is within an existing and growing mixed use Suburban Workplace area proximate to other large facilities of this kind, with good access off both the Outer Loop arterial and Minor Lane collector level streets as well as the interstate highway system and thereby well connected as it is proposed to be close to restaurants, retail shopping and other nearby residential development and communities) provides good pedestrian, bicycle and road networks. Locating its development along and with access to and from those networks, applicant/developer will, at its cost, construct sidewalks, if required, and/or to-be-determined frontage improvements. In doing so, it will prepare construction plans that will assure safe access with good site distances and turning radii.

Also, bike racks and handicapped parking spots will be installed as and where required near buildings. And all drive lanes and parking spaces will be designed in accordance with Metro Public Works and Transportation Planning (MPW&TP) requirements. These are preliminarily depicted on the DDDP filed with this application. A Traffic Impact Study (TIS) will be submitted soon in accordance with MPW&TP requirements.

Existing TARC service is not generally available in this area except for Express Service.

Further, all necessary utilities are located proximate to this site and accessible by it via public right of way or easements.

COMMUNITY FACILITIES

This proposal complies with Plan Element 4.3, its 3 Goals and their Objectives plus the following Policies.

As to Goal 2, Policies 1, 2 and 3, it complies as follows, in addition to the other ways set forth above and below:

All necessary community facilities, including police, fire and emergency services are located nearby and available to provide their respective services to the development. The Okolona Fire Protection District serves this site.

ECONOMIC DEVELOPMENT

This proposal complies with Plan Element 4.4, its 2 Goals and their Objectives, plus the following Policies.

As to Goal 1, Policies 1, 2, 4 and 5 and as to Goal 2, Policies 1 and 3, it complies as follows, in addition to the other ways set forth above and below:

As Louisville Metro's population continues to grow, so does demand for workplaces of all types. This proposed warehouse distribution facility is part of a developer response to that demand, which largely results from the UPS World Port facility at Louisville's central location along the I-65 and I-71 corridors. This warehouse distribution facility offers increased opportunities for employment initially in the building trades and ultimately in the distribution business as it is in close proximity to Louisville International Airport, Ford Motors Plant, General Electric and UPS facilities.

It also increases the Metro Louisville tax base essential to the provision of government services, especially important after the worst economic setback since the Great Depression which has resulted from the current pandemic. If Louisville and Kentucky are to economically rebound from this devastating occurrence over time, it will be because new growth opportunities are afforded like this one. That is why this Plan Element of the Comp Plan takes on such overriding significance at this point in Louisville's history.

LIVABILITY

This Application Package complies with Plan Element 4.5, its 4 Goals and their Objectives plus the following Policies.

As to Goal 1, Policies 5, 7, 8, 10, 11, 12, 13, 15, 16, 23, 26, 27, 28, 30, 31, 32, 33 and 35; and Goal 4, Policies 1 and 2, it complies as follows, in addition to the other ways set forth above and below:

The DDDP filed with this application contemplates that storm water will be accommodated by way of required flood plain compensation adjacent to the south of the site. Sanitary sewer service will be directed by gravity to the Southern Ditch Interceptor to the Pond Creek Interceptor and then to the Derek Guthrie Wastewater Treatment Plant.

Measures will also be taken to assure that erosion and sediment impacts are fully controlled and/or mitigated. A preliminary review of the site revealed no karst features. Redwing Environmental has performed a wetlands study of the site which will be filed with PDS staff.

There are no steep slopes or Karst terrain associated with this project.

As mentioned above, given the location of this proposed warehouse distribution facility in an area of large existing and expanding activity center, and nearby residential living opportunities, air quality impacts will be minimized because vehicle miles travelled are reduced.

HOUSING

This Application Package complies with Plan Element 4.6, its 3 Goals and their Objectives,

As to these Goals, Objectives and Policies generally, while they don't specifically address developments of this kind, this warehouse distribution facility proposal nevertheless complies in that it will bring additional high-quality workplace opportunities to Greater Louisville and this area so as to assure more good jobs proximate to where people live. Mobile home park current residents of Crown Heights will be displaced by this development.

* * *

For all of the above-stated reasons, those shown on the detailed district development plan and those explained at the LD&T meeting and Planning Commission public hearing, this application complies with all other applicable Goals, Objectives and Policies of the "Plan 2040" Comprehensive Plan.

Respectfully submitted,

Nicholas Pregliasco
Bardenwerper, Talbott & Roberts, PLLC
Building Industry Association of Greater Louisville Bldg.
1000 N. Hurstbourne Parkway, Second Floor
Louisville, KY 40223