

Case No. 17ZONE1018 – Findings of Fact

WHEREAS, the Louisville Metro Planning Commission finds that the proposal meets the intents of Guideline 1 – Community Form. The application complies with the Suburban Marketplace Form District in which this subject property and proposed self-storage facility are located because the pattern of development in this Form District is distinguished by a mixture of medium to high density commercial uses, mostly connected one to the other by a major arterial, such as Preston Highway. Cross connections, such as Mud Lane and Antle Drive help with Suburban Marketplace access and connectivity. Located in close proximity to this proposed self-storage facility are Kroger, Walmart, Kohls, and Tractor Supply stores, plus pharmacy, restaurant and other retail buildings; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 2 – Centers. The application complies with the applicable Intents and Policies 1, 2, 3, 4, 5, 7, 11, 13, and 14 of this Guideline as follows. This application promotes an efficient use of land and investment in existing infrastructure, lowers utility costs by reducing the need for extensions, reduces commuting time and transportation-related air pollution, provides an opportunity for neighborhood centers and marketplaces that include a diversity of goods and services and that are designed to be assets to the community, and encourages vitality and a sense of place in the larger neighborhood and community. The PowerPoint shown at the neighborhood meetings that accompanies this application illustrates this by virtue of the location of this proposed self-storage facility in proximity to and connectivity with other medium to high intensity commercial uses. The proposed self-storage facility also improves the mix of land uses and diversity of services available at this desirable and highly accessible Suburban Marketplace location by helping to promote shorter commute times for local businesses and residents with storage needs, thereby reducing transportation-related air pollution that might be generated if required to travel a farther distance. Utilities are available along Mud Lane. Part of a compact development pattern with a mixture of land uses, the application ensures efficient traffic flow and fewer trips by virtue of multiple services located in close proximity one to the other so as to meet the day-to-day needs of nearby businesses and residents; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 3 – Compatibility. The application complies with the applicable Intents and Policies 1, 2, 4, 5, 6, 7, 8, 9, 20, 21, 22, 23, 24 and 28 of this Guideline as follows. This application promotes a mixture of land uses and densities near each other which are designed to be compatible with each other and sensitive to nearby residential properties by assuring that aesthetic and nuisance problems are eliminated or at least significantly diminished, thus preserving the character of any existing residential neighborhoods. Screening and buffering will be required as necessary to assure that activities within the self-storage facility are minimally visible from the outside. Compatibility is assured by virtue of these buildings' scale, design and pattern of existing development as well as use of attractive building materials, as shown in the accompanying

PowerPoint. Traffic and parking problems and appropriate transitions between uses and neighborhoods are also addressed on the Detailed District Development Plan (DDDP) accompanying this application. Buildings will be screened where necessary from affected residential properties. The use provides a quiet transition between the more active commercial land uses nearby and any existing nearby residential neighborhoods. This proposed self-storage facility is not the kind of use that produces noise, lighting or odor impacts, and it tends to diminish air quality and traffic concerns. Customer traffic will be minimal and infrequent. Lighting will be directed down and away from adjoining properties and will meet Land Development Code requirements. No odors are associated with the proposed project. Self-storage is a very low traffic generator, and, when located within an existing center, trips can be combined with others, thus reducing vehicle miles traveled; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 6 – Economic Growth and Sustainability. The application complies with the applicable Intents and Policies 1, 2, 3, 5, 6 and 11 of this Guideline as follows: This adaptive re-use of an existing self-storage facility with a new addition of more buildings helps ensure the availability of necessary usable land to facilitate commercial, industrial and residential development, and to reduce public and private costs for land development. Re- utilizing/enhancing the viability of available, highly accessible and convenient land that is in an in-fill location along Mud Lane near Preston Highway assures convenient services to nearby neighborhoods and businesses and reduces commuting time to services located farther away; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guidelines 7,8,9 and 12 – Circulation, Transportation Facility Design, Alternative Modes of Transportation, and Air Quality. The application complies with the applicable Intents and Policies 1, 2, 4, 6, 9, 10, 11, 13, 14, 15 and 18 of Guideline 7; Policies 5, 7, 8, 9, 10 and 11 of Guideline 8; and Policies 1, 2, 3 and 4 of Guideline 9; and Policies 1, 2, 4, 6, 7, 8, and 9 of Guideline 12 as follows: The DDDP filed with this application requires the preliminary "stamp" of approval from Metro Public Works and Transportation Planning prior to public review of this application. That assures that those agencies' standards for access, internal circulation, sight distances, road widths and possible right-of-way dedication parking, etc. are fully addressed. All of them appear to be already at this time on the DDDP filed herewith. Preston Highway and Mud Lane have adequate traffic-carrying capacity. Sidewalks will be provided as necessary. As part of an intense center of many other commercial uses, vehicles miles traveled should be reduced by virtue of shared trips to multiple commercial facilities; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guidelines 10 and 11 – Stormwater and Water Quality. The application complies with the applicable Intents and Policies 1, 3, 6, 7, 10 and 11 of Guideline 10; and Policies 3, and 5 of Guideline 11 as follows: The DDDP accompanying this application must assure that there shall be no increase in drainage runoff to Mud Lane and that all drainage facilities shall conform to MSD requirements, for example that post development peak rates of run-off to not exceed predevelopment conditions. The

DDDP will receive MSD's preliminary "stamp" of approval prior to docketing, thus evidencing this fact. Sanitary sewer service will be provided by connection. The development will comply with MSD's soil erosion and sediment control plus water quality standards, as evidenced on the construction plans at time of construction; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 13 – Landscape Character. The application complies with the applicable Intents and Policies 1, 2, 4, 5 and 6 of this Guideline as follows:
The Land Development Code includes minimum interior, perimeter and tree canopy requirements that will be met. The overall appearance of the self-storage facility will improve the landscape and aesthetic character of the site and area; and

WHEREAS, the Commission further finds that, based on the staff report, the applicant's justification statement and the evidence and testimony presented today, that all of the applicable guidelines of Cornerstone 2020 and the Land Development Code are being met; 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 R-4 to C-2 on property described in the attached legal description be **APPROVED**.