

**Zone / Form District Change Request
Staff Report**
December 7, 2016



Case No.	16ZONE1072
Project Name	Greenbelt Warehouse
Location	7001 Greenbelt Highway
Owner	Eagle Point CD, LLC
Applicant	Eagle Point CD, LLC
Representative(s)	Dinsmore & Scholl, LLP
Project Area/Size	26.4 acres
Jurisdiction	Louisville Metro
Council District	1 – Jessica Green
Case Manager	Beth Jones, AICP, Planner II

REQUEST

- Change in zoning from R-4 Single-Family Residential to EZ-1 Enterprise Zone
- Change in form district from Neighborhood to Suburban Workplace
- Approval of a District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is requesting zone and form district change for an undeveloped 26.4 acre parcel on Greenbelt Highway. The parcel is located across Greenbelt Highway, a Major Arterial, from the Jefferson Riverport International, an industrial park located on the Ohio River. The area is highly developed, with residential uses to the north, east and south and the industrial park and the Ohio River to the west. Directly adjacent to the subject property at the south and east are two parcels owned by Louisville Metro Government and designated as Private Natural Areas. The parcel is located within an Enterprise Zone.

The proposed development consists of a 271,250 sq.ft. warehouse and 107,180 sq.ft. parking area containing 323 parking spaces. 49% of the parcel, mostly at the rear of the warehouse, is set aside as open space for floodplain compensation and a Tree Canopy Protection Area (TCPA).

LAND USE / ZONING DISTRICT / FORM DISTRICT

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant	R-4	Neighborhood
Proposed	Warehouse	EZ-1	Suburban Workplace
Surrounding Properties			
North	Single-Family Residential	R-5	Neighborhood
South	Private Natural Area	R-4, R-1	
East	Private Natural Area	R-4, R-1	
West	Warehouse	EZ-1	Suburban Workplace

PREVIOUS CASES ON SITE

Case 9222: Appears to be a residential subdivision plan up to 20 years old. Details are not yet available.

INTERESTED PARTY COMMENTS

No comments received as of this time.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

- See agency comments for development plan review comments.

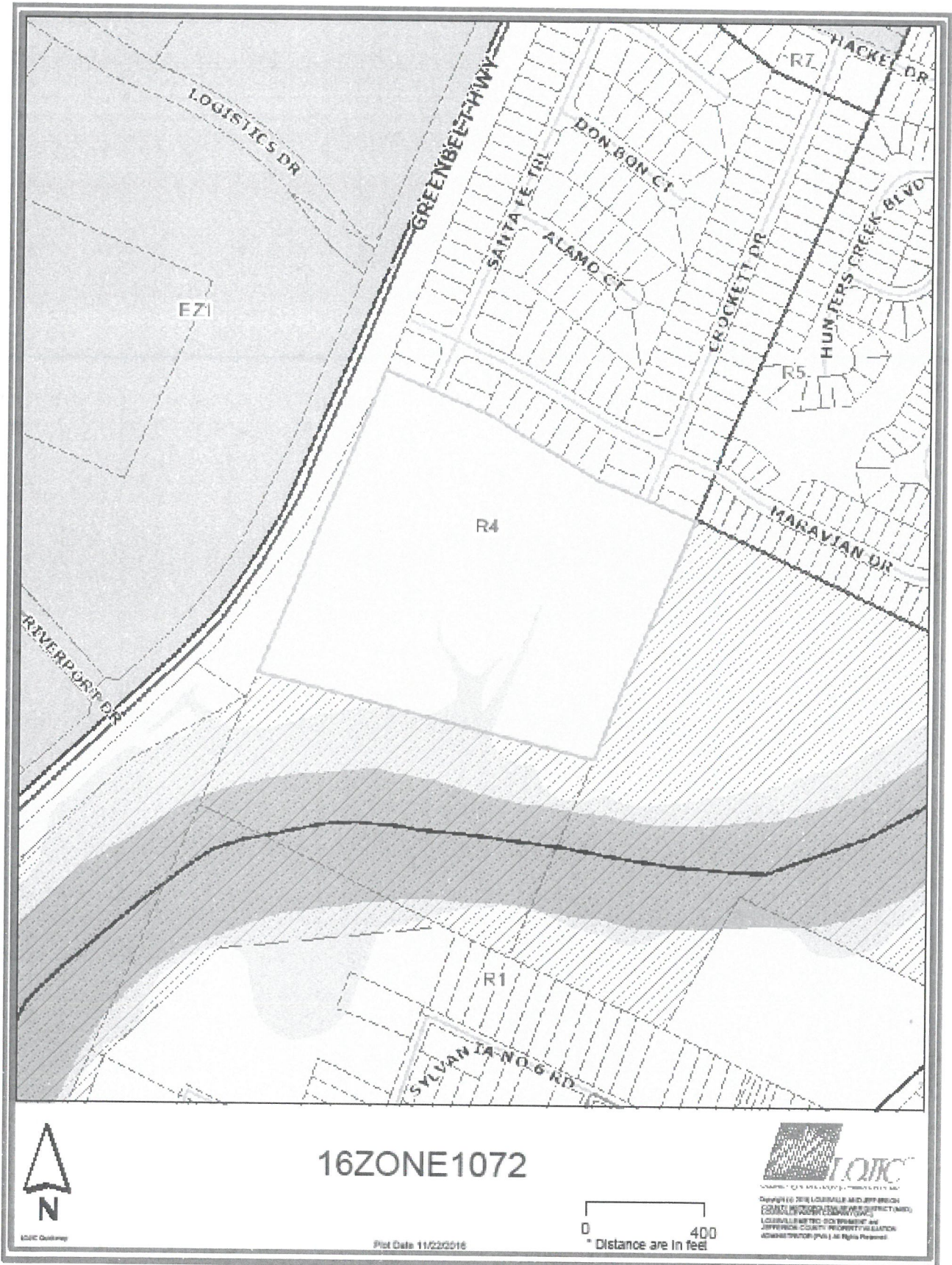
NOTIFICATION

Date	Purpose of Notice	Recipients
11/14/16	Neighborhood Meeting	1st and 2nd tier adjoining property owners Registered Neighborhood Groups, Council District 1
	Hearing before LD&T	1st and 2nd tier adjoining property owners Registered Neighborhood Groups, Council District 1

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Staff Checklist

1. Zoning Map



2. Aerial Photograph



3. Cornerstone 2020 Staff Checklist

- + Meets Guideline
- √ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Suburban Workplace: Non-Residential

#	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
Community Form/Land Use Guideline 1: Community Form			
1	B.10: The proposal integrates into the pattern of development, which features buildings set back from the street in a landscaped setting.	+/-	No landscaping details are provided for the front and side yards.
2	B.10: The proposal integrates into a planned development that features a mixture of related uses, and that may contain either a single major use or a cluster of uses.	-	Site is surrounded by city-owned private natural areas and single family residential. Similar development occurs across Greenbelt Highway, a four-lane major arterial with mountable median.
3	B.10: The proposal incorporates connected roads, encourages access to public transportation, and provides for pedestrians.	-	No roadways are planned. Property shows no pedestrian, bike or transit facilities or connections.
Community Form/Land Use Guideline 3: Compatibility			
4	A.2: The proposed building materials increase the new development's compatibility.	+/-	No information included in submittal.
5	A.4/5/6/7: The proposal does not constitute a non-residential expansion into an existing residential area, or demonstrates that despite such an expansion, impacts on existing residences (including traffic, parking, signs, lighting, noise, odor and stormwater) are appropriately mitigated.	√	Proposal infringes on existing single-family residential
6	A.5: The proposal mitigates any potential odor or emissions associated with the development.	+/-	Time of operations and idling time could be restricted.
7	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	√	Proposed entrance is located as far as possible from existing residential uses.
8	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	+/-	No information available. Site would be required to conform to lighting regulations.
9	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	√	Site is located along a transit corridor and near an activity center (Jefferson Riverport.).

#	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
10	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	✓	Adequate space exists to buffer shared property line with adjacent residential uses.
11	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	✓	Adequate space exists to buffer shared property line with adjacent residential uses.
12	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	✓	Design is compatible with similar properties across Greenbelt Hwy.
13	A.24: Parking, loading and delivery areas located adjacent to residential areas are designed to minimize adverse impacts of lighting, noise and other potential impacts, and that these areas are located to avoid negatively impacting motorists, residents and pedestrians.	-	Access to loading areas could be located on south side of site, away from existing and potential residential uses.
14	A.24: The proposal includes screening and buffering of parking and circulation areas adjacent to the street, and uses design features or landscaping to fill gaps created by surface parking lots. Parking areas and garage doors are oriented to the side or back of buildings rather than to the street.	+/-	Adequate space exists to buffer shared property line with adjacent residential uses. Loading areas are located to rear; parking areas located at front.
15	A.25: Parking garages are integrated into their surroundings and provide an active, inviting street-level appearance.	NA	No parking garages are included within proposal.
16	A.28: Signs are compatible with the form district pattern and contribute to the visual quality of their surroundings.	+/-	No information is supplied regarding signage; would be expected to comply with LDC.
Community Form/Land Use Guideline 4: Open Space			
17	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	✓	A significant portion of the site is set aside for ground water control and tree canopy area.
18	A.4: Open space design is consistent with the pattern of development in the Suburban Workplace form district.	✓	Site design is compatible with similar sites located across Greenbelt Hwy.

#	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
19	A.5: The proposal integrates natural features into the pattern of development.	✓	Natural features are not integrated but are protected.
Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources			
20	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	✓	Natural features are not integrated but are protected.
21	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	NA	Site includes no such features.
22	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	-	Site is a potential wetland located within FEMA and local floodplain zones.
Marketplace Guideline 6: Economic Growth and Sustainability			
23	A.1: Limit land uses in workplace districts to those land uses necessary to meet the needs of the industrial subdivision or workplace district and its employees.	✓	Site is located across Greenbelt Pkwy from Jefferson Riverport.
24	A.3: Encourage redevelopment, reinvestment and rehabilitation in the downtown where it is consistent with the form district pattern.	NA	Site is not located within a downtown area.
25	A.4: Encourage industries to locate in industrial subdivisions or adjacent to existing industry to take advantage of special infrastructure needs.	✓	Site is located adjacent to other similar uses.
26	A.6: Locate retail commercial development in activity centers. Locate uses generating large amounts of traffic on a major arterial, at the intersection of two minor arterials or at locations with good access to a major arterial and where the proposed use will not adversely affect adjacent areas.	NA	Site is not retail or commercial development.
27	A.8: Require industrial development with more than 100 employees to locate on or near an arterial street, preferably in close proximity to an expressway interchange. Require industrial development with less than 100 employees to locate on or near an arterial street.	✓	Site is located along a major arterial.

Mobility/Transportation Guideline 7: Circulation			
28	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	+/-	No information given.
29	A.3/4: The proposal promotes mass transit, bicycle and pedestrian use and provides amenities to support these modes of transportation.	-	Site plan does not currently include any accommodations for transit users, pedestrian s or cyclists.
30	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	NA	Proposal does not include interior roadways.
31	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	+/-	Proposal does not current show this level of detail.
32	A.10: The proposal includes adequate parking spaces to support the use.	✓	Parking is adequate and includes ADA and bike spaces.
33	A.13/16: The proposal provides for joint and cross access through the development and to connect to adjacent development sites.	-	No joint or cross access is provided.
Mobility/Transportation Guideline 8: Transportation Facility Design			
34	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	NA	Project does not include stub streets. Stub streets are located within adjacent residential areas.
35	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	+	Site plan does not currently provide cross access with adjoining residential uses.
36	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	NA	No streets are included in site plan.

Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit

37	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	-	Site plan includes bike parking but shows no access for cyclists, transit users or pedestrians.
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Livability/Environment Guideline 10: Flooding and Stormwater

38	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blueline streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	+/-	More review is required.
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Livability/Environment Guideline 12: Air Quality

39	The proposal has been reviewed by APCD and found to not have a negative impact on air quality.	+/-	No review available at this time.
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Livability/Environment Guideline 13: Landscape Character

40	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	✓	Significant natural corridor at rear of property is undisturbed.
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Community Facilities Guideline 14: Infrastructure

41	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	+	All necessary utilities are available or can be provided.
42	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	+/-	More information needed.
43	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	-	The site is not currently connected to sewer services.