

**JUSTIFICATION STATEMENT**

**REZONING APPLICATION AND DETAILED DISTRICT DEVELOPMENT PLAN**

**Utica Properties, LLC, Woodland, LLC, and Airport Logistics, LLC**

**3015R and 3308 South Park Road, 8105, 8107, 8111, 8113, 8117 Minor Lane**

**Case No. 19ZONEXXXX**

**INTRODUCTION**

Utica Properties, LLC and Woodland, LLC (the “Applicants”) propose to re-zone the property located at 3015R and 3308 South Park Road, and 8105, 8107, 8111, 8113, 8117 Minor Lane from C-2 Commercial, OR-2 Office Residential, and R-4 Residential to EZ-1 Enterprise Zone and re-develop the site into four industrial warehouse buildings. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan and the Detailed District Development Plan requirements.

**COMMUNITY FORM**

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Suburban Workplace Form District, which the Comprehensive Plan states is a form “characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development. New larger proposed industrial uses are encouraged to apply for a planned development district.” Here, the proposal is consistent with the Suburban Workplace Form district as it proposes an industrial warehouse use in a single large-scale cluster within the Enterprise Zone district. The proposal is also consistent with the pattern of development, scale, and site design in the area, which features other large industrial warehouse uses such as the large UPS Supply Chain Solutions site off of Outer Loop Road, and the Hillsdale Furniture warehouse, Grainger warehouse and Zappos Outlet off of Minor Lane to the immediate west of the subject site. Many of the properties bordering the subject property to the west and north are also zoned EZ-1, including two large tracts to the immediate west. The site has easy access to the interstate system as it is bordered to the east by Interstate 65, and Interstate 265 is immediately to the south. Both interstates can be accessed via Minor Lane.

**MOBILITY**

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via a proposed public street off of Minor Lane, a primary collector. Minor Lane provides convenient access to Interstates 265 and 65, and Outer Loop Road. The proposed development will provide sidewalks that will run along the proposed public road that will connect Minor Lane to South Park Road. Sufficient trailer and commuter parking will be provided.

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## COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

## ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed use will create new industrial development on a large undeveloped tract of land adjacent to Interstates 65 and 265 that is well-suited for warehouse use. The proposal will further the development of an industrial warehouse/logistics hub in the area bounded by Outer Loop Road to the north, Interstate 65 to the east, Interstate 265 to the south, and the CSX Railroad tracks to the west.

## LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed industrial development has convenient access to the interstate system and is being developed near other large warehouse uses. Employees will have easy access to the commercial center along Preston Highway and Outer Loop. The proposed development will comply with the tree canopy sections of the LDC. The applicant will provide a sidewalk along the proposed new public road connecting Minor Lane and South Park Road.

## HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development will provide additional economic development in the area and could provide additional employment opportunities for nearby residents.

## DETAILED DISTRICT DEVELOPMENT PLAN

Portions of the subject property were rezoned from R-4 Residential to C-2 Commercial in 1986 for a proposed commercial development that was never constructed. Therefore, in addition to the proposed rezoning, the Planning Commission will need to review and approve the proposed Detailed District Development Plan. There are no natural resources on the property that will be adversely affected by the proposal. The proposal includes two large (nearly 400,000 square foot) floodplain compensation areas, as well as additional proposed detention areas.

The plan is designed to ensure the safe and efficient movement of drivers and pedestrians to the site. The proposal includes a new public street running through the development that will connect Minor Lane to South Park Road. The property has easy access to Interstates 65 and 265, as well as Outer Loop Road.

The plan is designed to preserve open space as it will include two large (nearly 400,000 square feet each) floodplain compensation areas where the property borders Interstate 65.

There are provisions for adequate drainage facilities associated with the proposed improvements, including the two large (nearly 400,000 square feet each) floodplain compensation areas, as well as large proposed detention areas.

As set forth above, the overall site design is compatible with existing and future development in the area as the proposal will further the development of an industrial warehouse/logistics hub in the area bounded by Outer Loop Road to the north, Interstate 65 to the east, Interstate 265 to the south, and the CSX Railroad tracks to the west.

For the reasons set forth above, the proposal is in conformance with the Comprehensive Plan and Land Development Code. The proposal is for an industrial warehouse use in an EZ-1 zone on property surrounded by other industrial warehouse uses. The use is appropriately located in a Suburban Workplace Form District.

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