

Case No. 16ZONE1010 Findings of Fact

WHEREAS, the Louisville Metro Planning Commission finds that the proposal meets the intents of **Guideline 1- Suburban Workplace Form District**. The proposed development complies with the intent and applicable Policies of this Guideline. The proposed expansion will allow for MOB businesses to remain on Blankenbaker Parkway where it is in a planned industrial development. The subject property will be added to two other MOB Investments properties to create a unified development including the existing building on Blankenbaker Parkway, a new warehouse building and an office building; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 2 – Centers**. The proposed development complies with the intent and applicable Policies of this Guideline. The proposed development represents a slight extension of the existing major activity center within and around the Bluegrass Industrial Park and Blankenbaker Parkway area. Most of the area is already zoned and/or used for industrial and office development, with the few remaining residential parcels now becoming outliers. MOB will provide buffers and screening as needed. Adjacent properties are part of an area-wide annexation and rezoning effort by the City of Jeffersontown; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 3 – Compatibility**. The proposed development complies with the intent and applicable Policies of this Guideline. The proposed development will be constructed of materials similar to those used in the main building. Lighting will be provided in accordance with the LDC. The proposed development includes significant landscape buffer areas ("LBA") and will include significant screening within the LBA's adjacent to the residential properties to the North and West of the subject property; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 4 – Open Space**. The proposed development complies with the intent and applicable Policies of this Guideline. The Applicant proposes to include picnic areas as an outdoor amenity area for MOB employees. There are also large LBA's and detention areas, providing significant open space; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 5-Natural Areas and Scenic and Historic Resources**. The proposed development complies with the intent and applicable Policies of this Guideline. There are no identified natural resources, nor are there any identified historic resources on the subject property; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 6-Economic Growth and Sustainability**. The proposed development complies with the intent and applicable Policies of this Guideline. The Bluegrass Industrial Park/Blankenbaker Parkway area is a very large and densely developed office/industrial park. Allowing the proposed development will keep a long-time

business in the community and in an appropriate area of the community. Access will be through existing entrances and drive areas on the MOB property on Blankenbaker Parkway and via a new entrance on Blankenbaker Road; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 7-Circulation and Guideline a-Transportation Facility Design**. The proposed development complies with the intent and applicable Policies of these Guidelines. The proposed development will contain an addition to the existing MOB headquarters, a new warehouse and a new office building. Access will be provided from both Blankenbaker Parkway and Blankenbaker Road. The truck loading and maneuvering will all take place in areas of the subject property that are near to where these operations take place now. MOB will also dedicate right of way to Blankenbaker Road as necessary; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 9-Bicycle, Pedestrian and Transit**. The proposed development complies with the intent and applicable Policies of this Guideline. The proposed development includes the addition of a pedestrian connection to the main entrance of the MOB headquarters building from Blankenbaker Parkway; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 10-Flooding and Stormwater** and **Guideline 11-Water Quality**. The proposed development complies with the intent and applicable Policies of these Guidelines. The proposed development will include significant open space and detention areas, and will use new features and existing downstream infrastructure to handle stormwater and to ensure water quality; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 12-Air Quality**. The proposed development complies with the intent and applicable Policies of this Guideline. The proposed development is an expansion of an existing business in an area already served by adequate roads with access to I-64. The proposal will allow for the use of existing infrastructure, reducing the impact of the project; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 13-Landscape Character**. The proposed development complies with the intent and applicable Policies of this Guideline. The proposed development includes significant LBA's and the Applicant will comply with screening and tree canopy requirements and will provide significant buffers along the residential property lines it shares with surrounding owners; and

WHEREAS, the Commission further finds that, based on the evidence and testimony presented, the applicant's justification, and the staff report that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan 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 Change in zoning from R-4 to PEC on approximately 4.46 acres on property described in the attached legal description, be **APPROVED**.