

CHANGE IN ZONING-PROPOSED FINDINGS OF FACT
APPLICABLE GUIDELINES OF THE CORNERSTONE 2020
LOUISVILLE AND JEFFERSON COUNTY COMPREHENSIVE PLAN

WINCHESTER ACRES, LLC
WINCHESTER ACRES SELF-STORAGE

Case No. 18ZONE1058:
R-4 Single-Family Residential to CM Commercial Manufacturing
2801 Chamberlain Lane & 3014 N. Winchester Acres Road

November 1, 2018

The Louisville Metro Planning Commission, having heard testimony before its September 27, 2018 Land Development & Transportation Committee meeting and during its Public Hearing held on November 1, 2018, and having reviewed evidence submitted into the administrative record for Case No. 18ZONE1058 and further evidence presented by the applicant, interested parties, and the staffs analysis of the application, make the following findings:

REQUEST SUMMARY

WHEREAS, Winchester Acres LLC, the Developer and Applicant of this project, proposes a top-of-the-line self-storage facility that will include both indoor, climate-controlled and traditional, drive-up outdoor storage units on five acres of vacant property located at 2801 Chamberlain Lane (0.60 acres) and 3014 N. Winchester Acres Road (4.94 acres), Louisville, KY 40245 ("Property"), which is situated directly east of and next door to Ford Motor Company's large, 413-acre truck manufacturing plant (Ford Plant); the Property is appropriately located for the proposed use- in the middle of an area designated Suburban Workplace Form District, where it has dual frontage along Chamberlain Lane and N. Winchester Acres Road; across Chamberlain Lane from the Property is the Gene Snyder Freeway (I-265) and across N. Winchester Road are residential properties; a mix of zoning designations are found in the immediate area, including CM, C-1, C-2, OR, OR-1, OR-3 and a large presence of PEC zoning with the Ford Plant to the west as well as various PEC uses located nearby on Collins Lane and within the industrial center, also on Collins, to the north of the immediate area;

WHEREAS, on the Property, the Applicant intends to construct 155,000 sq. ft. of self-storage space in two phases; two of the nine storage buildings will be indoor, climate-controlled facilities, both of which will be two-story structures; in phase one, the Applicant will construct the larger of the indoor storage buildings along the Property's frontage with Chamberlain Ln; attractive architectural design and durable, quality building materials will be utilized, ensuring the facility's compatible appearance from N. Winchester Acres Rd., Chamberlain Ln., and the Gene Snyder Freeway; this larger building fronting Chamberlain Ln. (and I-265) together with the facade of the building along N. Winchester Acres Rd. will adequately screen the internal areas of the facility where outdoor drive-up storage units will be constructed and, ultimately, accessed by customers; a four-board horse fence, landscaping and tree plantings will break up the facade of the one-story storage building along N. Winchester Acres Rd.; the second and smaller indoor storage building will be constructed next to the Ford Plant property, along the Property's west boundary line; to remain

clear of large trucks entering and exiting the Ford Plant's primary access, access to the Property is proposed off of N. Winchester Acres Rd;

WHEREAS, to accomplish the aforementioned development, the applicant has submitted its formal application to rezone the Property from R-4, Single Family to CM, Commercial Manufacturing; in conjunction with the zoning application, the Applicant has also submitted the following forms of relief from the Land Development Code (LDC): 1) Variance from Chapter 5.3.4.D.3.a of the LDC to allow a proposed building and dumpster to encroach 15' into the required 25' front-yard setback along N. Winchester Acres Road; and 2) Waiver from Chapter 5.5.4.B.1 of the LDC to reduce the required 50' landscape buffer along the north property perimeter adjacent to a residentially zoned use; (Cumulatively, all development applications, including the Detailed District Development Plan (DDDP), are further referred to herein as the "Proposal").

THE CORNERSTONE 2020 GUIDELINES APPLICABLE TO THE SUBJECT SITE INCLUDE THE FOLLOWING:

Guideline 1. Community Form

WHEREAS, the Property is located in the Suburban Workplace Form District, which is characterized by predominantly industrial and office uses and often contain a single large-scale use or a cluster of uses within a master planned development; with over 400 acres of property whereon it manufactures trucks, the Ford Plant is *the* (very) large-scale use in this particular Suburban Workplace District; a cluster of mid-sized to smaller industrial and office uses also are present within the area, especially north of the Property along Collins Lane near its intersection with Westport Road, where the cluster of industrial uses becomes more dense and is served by railway; a small grouping of industrial and office uses is located southeast of the property between Chamberlain Lane and Old Lagrange Road; the proposed use is of low intensity and of low traffic volume; to reduce any conflicts between semi-truck trips coming/going from the Ford Plant, which maintains a very active access point adjacent to the Property's western boundary, access to/from the self-storage facility is planned off N. Winchester Acres Road, a private roadway; the proposed use will provide a storage service to the many employees working within the immediate area as well as residents living in the residential neighborhoods of the general area;

Guideline 2. Centers

WHEREAS, the Proposal complies with the applicable intents and policies of Guideline 2, Centers, because the Property is located in the Suburban Workplace Form District where a number of different industrial and office uses are established and, together, employ thousands of workers who frequent the area on a daily basis and are often traditional self-storage users; indeed, between the Ford Plant and the uses along Collins Lane, this area certainly qualifies as an employment center; a small pocket of residential properties remain within the immediate area along N. Winchester Acres Rd. and along the western side of Collins Ln.; larger residential neighborhoods are within a short drive from the Property; the Proposal is a compact, efficient use of the land situated at the corner of Chamberlain Ln., a primary collector, and N. Winchester Acres Rd., a private local road, and has convenient access to I-265, an expressway; thus, the Property is an ideal location to safely serve the storage needs of both workers and residential customers as well as any storage demands the mix of businesses located within the vicinity will have;

Guideline 3. Compatibility

WHEREAS, the Proposal is in agreement with the intent and applicable Policies of Cornerstone 2020, Guideline 3, because it is located on a corner property and fronting Chamberlain Ln, a primary collector roadway, in an area the Louisville Metro Planning Commission and Louisville Metro Council, considering their respective roles in 2000 when they adopted Cornerstone 2020, designated as Suburban Workplace Form; indeed, with the immediate area located adjacent to the vast manufacturing complex that is the Ford Plant, as well as the area along Collins Ln. that is home to numerous industrial and logistical land uses, many of which have convenient access to railway and all to the Gene Snyder Freeway; in response, prospective investors and developers of land have noticed and acted upon Metro's designation of the area as Suburban Workplace; one out-of-state entity has recently purchased seven (3013, 3016, 3017, 3019 (2 separate tracts with same address), 3021, and 3106 N. Winchester Acres Rd.) of the seventeen properties, totaling 17 acres, all of which front N. Winchester Acres Rd and intends to utilize these properties to develop industrial/logistical warehousing type uses; suffice it to say, this small pocket of residential properties between industrial areas is undoubtedly transitioning from residential to land uses more aptly suited for the Suburban Workplace Form in which it is located; consequently, sooner or later, commercial, industrial and/or office uses will expand into this last remaining residential area of the Suburban Workplace Form; the Proposal, as described herein, is a fitting use to locate on the Property because it is a low-intensity use that generates low traffic volumes and will be situated next door to a high-intensity manufacturing complex that generates large amounts of semi-truck traffic, thereby acting as an effective transition between levels of intensity of land uses;

WHEREAS, furthermore, the Proposal is consistent with the intent and applicable Policies of Cornerstone 2020, Guideline 3, because it includes a mix of one- and two-story buildings that will be constructed out of high quality, durable materials including stone, masonry, architectural metal panels, steel accents, commercial storefront glass and stucco; proposed building facades along Chamberlain Ln. and N. Winchester Acres Rd exhibit heightened architectural design more appropriate for the area considering the current residences along N. Winchester Acres Rd. as well as the eventual industrial/office-type uses that will locate in the Suburban Workplace Form encompassing the area; these exterior facades will screen the outside area from the inside of the facility, where customers pick up and drop off their respective storage items; further, the length of the one-story building along N. Winchester Acres Rd. will be activated with animating architecture features, landscaping, tree plantings and a handsome four-board horse fence, which blends well with the character of the existing residential properties on N. Winchester Acres Rd; the Property will be sufficiently secured to keep individuals without proper access from gaining entry into the facility; the surrounding areas will not be adversely affected by noise as it is a storage use and not constantly accessed by costumers; when customers are in the process of storing belongings, noise will be mitigated by surrounding storage buildings, large trees and other vegetation surrounding the development; security lighting will not extend above the roof line and will be directed down so it will not negatively impact nearby properties; traffic is very low and peak hour traffic is immaterial for storage use and, instead, is more distributed throughout the day; signage on-site will comport with applicable regulations.

Guideline 6. Marketplace

WHEREAS, the proposed rezoning of this Property to C-M, Commercial Manufacturing will generate economic growth within the existing Suburban Workplace Form, as opposed to the continuation of an idle R-4, single-family property with no home constructed thereon and in which reluctance to purchase and invest in the property as a residential use exists, notably because the property is located next door to the Ford Plant and within the Suburban Workplace Form; moreover,

as previously stated, a solid mix of businesses exist in the area that will require storage and, combined with the expectation that residential units within the vicinity will increase, the Proposal will ensure availability of necessary usable land to facilitate commercial, industrial and residential development; during the course of the Applicant's market research and due diligence, a shortage in storage units – especially climate-controlled units – for the area was identified and without additional storage units, the increase in dwelling units over the next five years within the area will exacerbate demand in the market; in response to this demand in the market, the Proposal will offer both the standard drive-up storage units without climate control as well as indoor, climate-controlled storage space; accordingly, the Proposal complies with the intent and applicable Policies of Guideline 6, Economic Growth and Sustainability;

Guidelines 7,8 & 9- Circulation, Transportation Facility Design & Bicycle, Pedestrian & Transit

WHEREAS, the Proposal will have minimal impact on mobility and transportation of the surrounding area, as self-storage facilities generate one of the lowest traffic volumes associated with commercial development; the site will have two access points off of N. Winchester Acres Rd., the second access point being a right-out-only exit, restricting vehicles exiting the site southward towards Chamberlain Ln. and away from the dead end of N. Winchester Acres Rd.; along the Property's frontage, additional pavement width to N. Winchester Acres Rd. will be provided to accommodate those vehicles exiting the right-turn-only at the rear of the site; considering the Property's very near proximity to the Ford Plant, and specifically to Ford's primary entrance/exit for semi-trailer trucks being located next to the shared property line, access from the Property directly to Chamberlain Ln. is unsafe; indeed, semi-trailer trucks are prevalent on this section of Chamberlain Ln. and often que in front of the Property while awaiting entry into the Ford Plant; and, at times, semi-trucks will park for longer durations directly in front of the Property, along the shoulder of the Chamberlain Lane right-of-way; as a result, N. Winchester Acres Road allows the safest access from the Property and to Chamberlain Lane, via a controlled stop at the intersection of N. Winchester Acres and Chamberlain;

WHEREAS, per the DDDP accompanying the Applicant's zoning application, well-designed internal circulation, appropriate access, sight distances, corner clearances, sufficient off-street and required handicap parking spaces, and long-term bicycle parking are all provided on-site; and although the Applicant has filed waiver requests from LDC Chapter 5.8.1.B to not provide the required sidewalk along the Chamberlain ROW and from LDC Chapter 5.9.2.A.1.b.i to not provide the pedestrian connection from the right-of-way to the building entrance because in 2015, under Case No. 15DEVPLAN1160, the Development Review Committee of the Planning Commission granted Ford a sidewalk waiver to not provide sidewalks along Ford's entire frontage of Chamberlain Lane so as not encourage pedestrian traffic to cross its primary truck delivery accesses on Chamberlain Lane, which is directly west of the Property, the Applicant is willing to meet its LDC sidewalk requirement in a fashion that creates a safe walking environment for pedestrians along its frontage, as approved by Louisville Metro Public Works and Transportation Planning; and for all of the aforementioned explanations, the Proposal is in agreement with the applicable policies of Guidelines 7, 8 and 9 of Cornerstone 2020;

Guidelines 10 & 11- Flooding and Stormwater & Water Quality

WHEREAS, the Applicant's zoning application is consistent with the applicable intents and policies of Guideline 10 and 11 because stormwater from the Property, as well as drainage from a portion of the neighboring property (3016 N. Winchester Acres Road), will be sufficiently accommodated by on-site detention, discussions of which the Applicant has begun with MSD, thereby ensuring peak post-development surface water runoff will not exceed pre-development

levels and no significant increase in flooding or excess drainage to adjoining properties will occur; The Property contains no streams nor is it located in a regulatory floodplain; an Erosion Prevention and Sediment Control Plan utilizing best management practices as recommended by MSD will be implemented prior to commencing construction of the development; additionally, the applicant's final design for development of the Property will address and comply with all MS4 water quality regulations established by MSD;

Guideline 12. Air Quality

WHEREAS, the activity associated with the proposed development is one of the lowest intensity traffic generators on commercial property; as a storage facility, the site will only be accessed by vehicles as customers drop off and pick up their storage items; these items are typically stored for months at a time and given the Proposal's near proximity to its future commercial and residential patrons it will reduce vehicular drive distances and help alleviate any impacts on air quality; therefore, the Proposal complies with the intent and applicable Policies of Guideline 12.

Guideline 13. Landscape Character

WHEREAS, the Applicant's Proposal is consistent with the intent and applicable Policies of Guideline 13; the LDC requires interior and perimeter landscaping as well as minimum tree canopy on-site, all of which will be satisfied, if not exceeded with the Proposal; one hundred type A trees will be provided to re-establish tree canopy on-site, most of which will be native species; the Applicant is requesting a waiver from LDC Chapter 5.5.4.B.1 to reduce the required 50' landscape buffer along the north property perimeter adjacent to a residentially zoned property; tree plantings will be inserted within the remaining buffer area to bolster the already established tree line existing on the shared property boundary and, as such, any negative impacts created by the Proposal will be mitigated by the proposed perimeter screening; as mentioned herein, the immediate area along N. Winchester Acres Rd., pursuant to the guidance of the Comprehensive Plan, is undergoing a transition from residential to uses more appropriately located within the Suburban Workplace Form; the adjacent property to the north (3016 N. Winchester Acres Rd.) is no exception, for it was recently purchased in late 2017 by an out-of-town entity that has acquired in total seven parcels along N. Winchester Acres Rd; it is undetermined what land use the property owner ultimately will establish on the property next door, but it's safe to say it will not be residential; consequently, the Applicant's waiver will become moot in the near future;

WHEREAS, for all of the reasons set forth at the LD&T Committee meeting and the November 1, 2018 Planning Commission public hearing, as well as all of the information submitted in the administrative record for Case No. 18ZONE1058, as evidenced by the most recent detailed development plan presented to the Commission, the applicant's request to change the zoning designation of the Property from R-4 Single-Family Residential and CM Commercial Manufacturing is in agreement with all other applicable Intents, Policies, and Guidelines of the Cornerstone 2020 Comprehensive Plan; as a result, the Planning Commission finds the proposed rezoning complies with the required statutory criteria of KRS 100.213;

NOW, THEREFORE, the Louisville Metro Planning Commission hereby recommends to the Louisville Metro Council that it change the zoning of the Property from R-4 Single Family to CM Commercial Manufacturing, and, furthermore, the Planning Commission approves the applicant's submitted detailed development plan.