

Statement of Compliance

MOB Investments, LLC

2609 Shining Water Drive

Rezoning from R-6 to PEC

September 4, 2015

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Introduction:

MOB Investments, LLC (the "Applicant" or "MOB") proposes to rezone the subject property from R-6 to PEC to allow for the expansion of its business, which is located to the east of the subject property on Blankenbaker Parkway. The expansion will be a warehouse and loading facility of approximately 110,000 square feet. The Applicant will revise the layout of part of its existing property to allow for truck loading and maneuvering and will provide the newly-required outdoor amenity area.

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 they are in a planned industrial development. The subject property was previously planned as a section of apartments for the adjacent apartment development but had not be developed in the several years since the plan was approved. The proposed development will allow for the subject property to be used by an adjacent owner with the cooperation of the apartment community.

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.

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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 50' Landscape Buffer Areas and, in most areas of the site, the building is much further from the adjacent property than required. The proposed development will also include significant screening within the LBA's.

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 is also a 50' LBA around the three sides of the subject property, providing significant open space.

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.

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.

Guideline 7-Circulation and Guideline 8-Transportation Facility Design:

The proposed development complies with the intent and applicable Policies of these Guidelines. The proposed development will be an addition to the existing MOB headquarters, and access will be provided through the headquarters property. The truck loading and maneuvering will all take place in areas of the headquarters property and subject property that are near to where these operations take place now. MOB will also dedicate right of way to Blankenbaker Parkway as necessary.

Guideline 9-Bicycle, Pedestrian and Transit:

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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.

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 existing downstream infrastructure to handle stormwater and to ensure water quality.

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.

Guideline 13-Landscape Character:

The proposed development complies with the intent and applicable Policies of this Guideline. The proposed development includes 50' buffers on three sides, with most areas including an even greater distance between the proposed building and the property line. 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.

For the reasons set forth above, the Planning Commission should recommend approval of the rezoning to Louisville Metro Council.

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