

**Zoning Justification for Talecris Plasma Resources**

**C-1 to C-2 with Conditional Use Permit for 1207/1219 Gilmore Lane**

*Demonstration of Appropriateness based upon Chapter 11.4.4.A.1.a of the Land Development Code stating, "How the proposed amendment conforms to the Comprehensive Plan"*

The applicant is requesting a change in zoning from C-1 to C-2, Commercial, with a conditional use permit to allow for the expansion of an existing blood plasma center in 16,600 square feet of the existing 23,350 square foot building part of the larger commercial center at 1207 Gilmore Lane. The subject property is within the Suburban Marketplace Corridor Form District along the intersection of Gilmore Lane and Preston Highway. The proposed change in zoning will accommodate the planned expansion of the blood plasma center from their existing commercial center tenant space. For the reasons stated below, the proposed rezoning with conditional use permit conforms to the Comprehensive Plan (Plan 2040) and, therefore, should be approved by the Planning Commission and Louisville Metro Council.

**Community Form:**

The subject property lies within the Suburban Marketplace Corridor Area as identified by Core Graphic 1 of the Plan 2040 Comprehensive Plan. In the Plan 2040, the form is described as a mixture of medium to high intensity uses that are generally located along well-defined beginning and ending points and established depths along the corridor. Reuse of locations within existing corridors is preferred over expansion of a corridor within this form. The subject site contains six buildings associated with the existing commercial center for the location of the expansion. The location of the site is at the intersection of a major arterial (Preston Highway) and collector (Gilmore Lane) roadway served by major transit line along the established corridor. The proposal conforms to the goals and plan elements of Community Form within Plan 2040 due to the location of the proposed expansion.

Goal 1 of Community Form calls for development to locate higher intensity uses near major transit corridors and activity centers, discourage non-residential expansion into existing residential areas as well as mitigate impacts of traffic and noise. The existing Preston Highway corridor has major transit routes serving the properties with access to activity and employment centers within the area. The subject site as described above is also in a current activity center at the intersection of a major arterial and collector roadway within close proximity of the expressway system all of which are able to handle any use associated traffic. The expansion of the proposed use into existing tenant space contains the requested zoning to an area currently zoned for commercial use with no new structures that would cause additional traffic, noise or other adverse impacts on the residents of the area.

Goals 2, 3 and 4 of Community Form encourage the location of commercial development in areas with sufficient population in compact developments which include a mix of uses. The encouraged compact commercial developments have the intended goal of rehabilitating existing structures when possible, avoiding areas with major environmental constraints, respecting the natural features of the landscape while preserving any distinctive cultural features. As previously stated, the proposed use will utilize an existing tenant space within the commercial center adjacent to the current location of the blood plasma center. There is an existing population within the vicinity of the commercial center as well as a mix of uses occupying the structures and associated parking facilities. The commercial center is fully developed with no existing environmental constraints and no impacts to any natural features. There is no historic or architectural value apparent on site and no distinctive cultural features present.

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### **Mobility:**

The rezoning is located along a major arterial and collector at the intersection of Preston Highway and Gilmore Lane with two major expressways nearby, I-65 and I-264. The access to the site utilizes existing curb cuts from both Preston Highway and Gilmore Lane that serve the commercial center and Preston Highway activity center. There are only two major curb cuts to facilitate safe vehicular access to the commercial center site with appropriate cross access to outlots along Preston Highway. No roadway improvements are proposed due to sufficient transportation facilities along the existing frontage. Sidewalks are present along Preston Highway with connection to the subject site and associated commercial center outlots. The sidewalk network along Preston Highway allows pedestrian use of the major TARC transit corridor along this roadway. Bicycle amenities will be provided with the use in accordance with the Land Development Code. The combined multi-modal transportation network along Preston Highway will allow proper handling of traffic associated with the use. Therefore, the proposed rezoning complies with the goals of the Mobility section of Plan 2040.

### **Community Facilities:**

The proposal complies with the goals and plan elements of the Community Facilities section of Plan 2040 because the subject property will be served by existing utilities and infrastructure which have adequate carrying capacity to accommodate the proposed expansion of use within the commercial center. All necessary utilities are available to the site. There is adequate means of sewage treatment and disposal associated with the existing commercial center. The subject property has a fire hydrant located along the Gilmore Lane frontage and existing water utilities that give it access to an adequate supply of potable water and water for fire-fighting purposes. The subject property is served by the Okolona Fire Protection District.

### **Economic Development:**

The goals and plan elements of the Economic Development section of Plan 2040 have an intention concerning the location of the commercial uses and similar developments in proximity to appropriate areas for higher intensity use. Higher intensity uses which can generate a higher volume of traffic are to be located along major arterials or with access to a major arterial. The subject has direct access to Preston Highway with additional nearby access to the interstate highway system. There is a system of multi-modal transportation connectivity along the Preston Highway corridor that serves both the existing and proposed use within the commercial center. In addition, the economic development goals of business growth, redevelopment of underused commercial facilities and connection of a commercial center to nearby populations are being met with the expansion of the blood plasma center into additional tenant space of the commercial center.

### **Livability:**

The proposed rezoning as part of an expansion into existing space within the commercial center will not affect any known natural features. The site has not been identified as containing karst terrain so it is not susceptible to erosion or negative impacts to the groundwater system. There are no regulatory floodplain, floodway or conveyance zones on the property. The proposed rezoning will not have an effect on the integrity of the regulatory floodplain. The existing built environment, both structures and impervious surface, will remain as is with no proposed expansion to either with the rezoning. This reuse of existing facilities negates impacts upon the surrounding natural environment and associated public

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utilities/facilities. Therefore, the proposed rezoning complies with the goals of the Livability section of Plan 2040.

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