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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE "PLAN 2040" COMPREHENSIVE PLAN

Applicant: Republic National Distributing Co.

Owners: Sherrill & Joetta Smith; Brent & Cara Smith; Larry & Sharen Sorrell; William & Tina Coombs; Teri & Joseph Lee Medley

Project Name/Location: Republic National Distribution/11899, 11899R, 11907, 12003, 12007, and 12009 Rehl Road
Warehouse distribution facility and associated office space

Proposed Use:

Request: Zone change from R-1 and R-4 to PEC

Engineers, Land Planners, Landscape Architects: Mindel Scott & Associates

INTRODUCTION

This warehouse used as a distribution center is proposed by an Atlanta company that specializes in this type development, both constructing and managing around the country, notably including in Michigan, Nebraska, Virginia, Texas, Louisiana, Mississippi, Alabama, Florida, North and South Carolina and Ohio to name a few. Although all of its previous projects have involved high quality design and construction, at this point in time it is not ready to submit a specific building design for this site, preferring instead to return to LD&T once its architect has finally determined the building appearance. This should not be problematic given that in the area around this site there exists a wide range of building styles and designs. Those constructed since 2003, like this one will be, must, of course, conform to the design standards of Louisville's present day Land Development Code (LDC). This is a prime growth area for development of this exact kind because of these principal factors: (a) availability of sanitary sewers which MSD spent major taxpayer money to accommodate environmentally positive growth; (b) presence of significant and growing industrial site activity; (c) location along a major arterial in close proximity to an interstate highway system which moves traffic to and from this major employment center; and (d) close proximity to residential communities, thereby making commuting distances and times relatively short and brief.

PLAN ELEMENT 4.1: COMMUNITY FORM

This "Application Package" complies with Plan Element 4.1, its 5 Goals and their Objectives plus the following Policies.

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As to Goal 1, Policies 2, 2.1, 3.1.10, 4, 6, 7, 8, 9 10, 11, 12, 14, 16, 17, 18, 19, 20, 21, 22 and 23, it complies as follows, in addition to the other ways set forth above and below:

The site is located in the Suburban Work Place Form District which is characterized by mostly industrial and office buildings which are set back from the street in a landscaped setting. These buildings are often significant in size or large scale uses, which this plan proposes. Public transportation is always desirable but not necessarily always available because of limited government funding. Here that public transportation is available to a limited extent. Pedestrian access to nearby retail is desired, and the infrastructure here has and will provide for it.

Land Development Code required size and height restrictions, interior and perimeter landscaping, minimum parking, maximum lighting and signage, and required setbacks will also be met.

Also, located as this proposed warehouse and distributing facility is just a short drive in all directions from sizeable and ever-growing population centers, travel distances for workers are reduced, and walking and biking become very real possibilities, especially over time as sidewalk extensions are completed. This helps contribute to improved air quality.

Quality building components and a design compatible with other buildings in the area will assure compatibility with surrounding and nearby workplace buildings and development sites. Plus landscaping, screening and buffering help assure context appropriateness and design compatibility for the larger area and proximate residential neighborhoods.

As a consequence of what surrounds this proposal and the fact that this is a proposed warehouse distribution facility, like the north, east and west developments, impacts such as traffic, odors, lighting, noise and aesthetic factors will not prove to be nuisance factors. After all this area has been almost entirely built out as Suburban Workplace Development.

As to Goal 2, Policies 1, 2, 7 and 17, it complies as follows, in addition to the other ways set forth above and below:

As said, the proposed warehouse distribution facility will be located in a Suburban Workplace Form District and will adjoin already built workplace facilities of the same or a similar kind as this one. As such, and with good and improving pedestrian and vehicular access along Blankenbaker Parkway with street and sidewalk connections to other like kind developments, commercial establishments and also nearby residential neighborhoods, the warehouse distribution facility is part of a large mixed use activity center that extends from Middletown south down Blankebaker Parkway to Jeffersontown, west along Shelbyville Road and I-64 to Hurstbourne, St. Matthews and downtown Louisville, and east to Middletown, Frankfort and Lexington. Thus, it will access the mix of diverse residential communities nearby which provide a workforce. Plus this warehouse distribution facility has easy access to Louisville's interstate highway system, which leads to and from the UPS Worldport facility and is within a day's drive of a significant portion of the United States.

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This location adds to the opportunities existing and planned in this high growth area to work in close and convenient proximity to places of residence, food and shopping within easy driving distances in all directions along I-64 and the Snyder Freeway.

As to Goal 3, Policies 3, 6 and 9, it complies as follows, in addition to the other ways set forth above and below:

The detailed district development plan (DDDP) filed with the rezoning application for this proposed warehouse distribution facility includes an outdoor community space for workers to congregate.

As to Goal 4, the applicant/developer has investigated the age and history of the structures on this site and submits that none of them qualify as truly historic in nature.

As to Goal 5, this proposed multi-family community is neither large nor public enough to include an element of public art.

PLAN ELEMENT 4.2: MOBILITY

This Application Package complies with Plan Element 4.2, its 3 Goals and their Objectives plus the following Policies.

As to Goal 1, Policies 1, 2, 3, 4 and 6; Goal 2, Policies 1, 2, 3, 4, 5, 6, 7, 8 and 9; and Goal 3, Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20 and 21, it complies as follows, in addition to the other ways set forth above and below:

This proposed warehouse distribution facility (located as it is within an existing and growing mixed use Suburban Workplace area proximate to other large facilities of this kind, with good access off both arterial and collector level streets and thereby well connected as it is proposed to be close to restaurants, retail shopping and other nearby residential developments and communities) is plainly part and parcel of good pedestrian, bicycle and road networks. Locating its development along and with access to and from those networks, applicant/developer will, at its cost, construct sidewalks and to-be-determined frontage improvements. In doing so, it will prepare construction plans that will assure safe access with good site distances and turning radii.

Also, bike racks and handicapped parking spots will be installed as and where required near buildings. And all drive lanes, parking spaces and stub connections will be designed in accordance with Metro Public Works and Transportation Planning (MPW&TP) requirements. These are preliminarily depicted on the DDDP filed with this application.

Also a Traffic Impact Study (TIS) will be submitted soon in accordance with MPW&TP requirements.

Existing TARC service is generally available in this area.

Further, all necessary utilities are located proximate to this site and accessible by it via public right of way or easements.

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PLAN ELEMENT 4.3: COMMUNITY FACILITIES

This Application Package complies with Plan Element 4.3, its 3 Goals and their Objectives plus the following Policies.

As to Goal 2, Policies 1, 2 and 3, it complies as follows, in addition to the other ways set forth above and below:

The suburban cities of Jeffersontown and Middletown have assured that necessary community facilities are located nearby, including fire stations.

PLAN ELEMENT 4.4: ECONOMIC DEVELOPMENT

This Application Package complies with Plan Element 4.4, its 2 Goals and their Objectives, plus the following Policies.

As to Goal 1, Policies 1, 2, 4 and 5 and as to Goal 2, Policies 1 and 3, it complies as follows, in addition to the other ways set forth above and below:

As Louisville Metro's population continues to grow, so does demand for workplaces of all types. This proposed warehouse distribution facility is part of a developer response to that demand, which largely results from the UPS Worldport facility at Louisville's central location along the I-64, I-65 and I-71 corridors. This warehouse distribution facility offers increased opportunities for employment initially in the building trades and ultimately in the distribution business.

It also increases the Metro Louisville tax base essential to the provision of government services, especially important after the worst economic setback since the Great Depression which has resulted from the current Covid crisis. If Louisville and Kentucky are to economically rebound from this devastating occurrence over time, it will be because new growth opportunities are afforded like this one. That is why this Plan Element of the Comp Plan takes on such overriding significance at this point in Louisville's history.

PLAN ELEMENT 4.5: LIVEABILITY

This Application Package complies with Plan Element 4.5, its 4 Goals and their Objectives plus the following Policies.

As to Goal 1, Policies 5, 7, 8, 10, 11, 12, 13, 15, 16, 23, 26, 27, 28, 30, 31, 32, 33 and 35; and Goal 4, Policies 1 and 2, it complies as follows, in addition to the other ways set forth above and below:

The DDDP filed with this application contemplates that storm water will be accommodated by way of on-site detention. Sanitary sewer service is available at the nearby Floyds Fork regional wastewater treatment plant. It can be accessed via lateral extension to and from an existing nearby manhole.

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Measures will also be taken to assure that erosion and sediment impacts are fully controlled and/or mitigated.

As mentioned above, given the location of this proposed warehouse distribution facility in and near a large existing and expanding activity center, and nearby residential living opportunities, air quality impacts will be minimized because vehicle miles travelled are reduced.

PLAN ELEMENT 4.6: HOUSING

This Application Package complies with Plan Element 4.6, its 3 Goals and their Objectives,

As to these Goals, Objectives and Policies generally, while they don't specifically address developments of this kind, this warehouse distribution facility proposal nevertheless complies in that it will bring additional high-quality workplace opportunities to Greater Louisville and this area so as to assure more good jobs proximate to where people live.

* * *

For all of the above-stated reasons, those shown on the detailed district development plan and those explained at the LD&T meeting and Planning Commission public hearing, this application complies with all other applicable Goals, Objectives and Policies of the "Plan 2040" Comprehensive Plan.

Respectfully submitted,

William B. Bardenwerper
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