

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223  
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

## **STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE “PLAN 2040” COMPREHENSIVE PLAN**

Applicant: Quadrant International, Inc.

Owners: HOSTS Development, LLC

Location: Block 39, Lot 551 (No address per PVA and LOJIC)

Proposed Use: Magnet Manufacturing

Request: Zone change from PEC to M-3

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

### **INTRODUCTION**

The manufacturing plant that is the subject of this application is proposed by a San Diego-headquartered company whose owner resides in San Diego but is currently a Chinese National. They have global operations in the US, Europe, China, Vietnam, and Australia, however, the company already has a major engineering, logistics, and sales presence within the Blankenbaker Station business park. A direct foreign investment decision has been made to build a permanent magnet manufacturing plant in the US and to do so in Louisville, if exactly here in conjunction with the zone change requested. Otherwise the plant may be built outside of Kentucky.

Rare Earth Permanent Magnets, as proposed to be manufactured next to Quadrant’s existing engineering, design, sales and fulfillment facility, are key components in a large variety of products – including consumer electronics, advanced motors, electronic vehicles, medical devices, and renewable energy. The current supply change for finished magnets and the manufacturing process has been controlled by China for the past 20+ years. This dominance by the Chinese can cause disruption with product manufacturers worldwide without the assurance that a US manufacturer can meet the production and supply of these key components essential to fully build, assemble and timely deliver products to US and global customers.

Also, skilled manufacturing and quality control jobs, like those promised at this facility, are a principal objective of any economic development effort of all cities and states, especially in Kentucky and in Louisville. Thus, the economic and innovation value of constructing a plant like this, at this time, is obvious and indisputable.

Although not fully designed yet, the manufacturing plant will conform to the design standards of Louisville’s present day Land Development Code (LDC). Moreover, the Hollenbach-Oakley

design standards for Blankenbaker Station Business Park independently mandate a high level of impact mitigation plus site and building design.

The Blankenbaker Station Business Park area is also a prime growth area for development because of these principal factors: (a) the availability of sanitary sewers which MSD spent major taxpayer money to accommodate environmentally positive growth; (b) the presence of significant and growing industrial site activity; (c) the location near major arterials in close proximity to an interstate highway system which moves traffic to and from this major employment center; and (d) the close proximity to residential communities, thereby making employee commuting distances and times relatively short and appealing.

#### **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.**

**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 Workplace Form District which is characterized by mostly industrial and office buildings which are set back from streets in a landscaped setting. These buildings are often large scale uses, significant in size, which this plan proposes. Public transportation is always desirable but not necessarily always fully available because of limited government funding. Here public transportation is available, although to a limited extent. Pedestrian and bicycle 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 manufacturing plant 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 Blankenbaker Station business park and surrounding area will assure compatibility with nearby workplace buildings, development sites and also remaining residentially occupied properties. Quality landscaping and effective screening and buffering also help assure context-appropriateness and design-compatibility for the larger area and proximate residential neighborhoods.

Partly as a consequence of what surrounds this proposal and the fact that this is a proposed industrial plant, much like its surrounding land uses, 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. But to the extent that this manufacturing plant involves equipment and processes that raise any potentially objectionable noise, vibration, heat, odor and/or air quality issues, these plant-specific, potential nuisances will be mitigated. The manufacturing process is explained in the 8-step process attached to this Compliance Statement, and it and its related impact mitigation measures will be more fully explained at future public meetings and hearings, just as was done at the already held neighborhood meeting.

**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 manufacturing plant will be located in a Suburban Workplace Form District and will adjoin already built Workplace facilities of a similar kind to this one. As such and with good and improving pedestrian and vehicular access inside the Blankenbaker Station business park and also along Blankenbaker and Bluegrass Parkways, Plantside Drive and other area streets, there already exist convenient vehicular, bicycle and pedestrian connections to other like-kind developments, commercial establishments and nearby residential neighborhoods. Indeed the proposed manufacturing plant is part of a large mixed use activity center that extends from Middletown south down Blankenbaker 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 that provide a workforce. Plus this plant will have 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.

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 manufacturing plant includes an outdoor community space for workers to congregate.

**As to Goal 4,** the applicant/developer submits that no historic structures exist on this site.

As to Goal 5, the proposed manufacturing plant is not of the kind intended 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 industrial plant (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, Quadrant, at its cost, will assure the provision of 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 an updated Traffic Impact Study (TIS) can be prepared and submitted as part of this application if determined to be needed by MPW&TP.

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.

#### **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 manufacturing plant is part of a Hollenbach-Oakley 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 particular plant promises increased opportunities for employment initially in the building trades and ultimately in the manufacturing 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 fully economically rebound from this devastating occurrence, 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: LIVABILITY**

**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 detention either on-site or otherwise already constructed within the Blankenbaker Station business park. 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.

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

As mentioned above, given the location of this proposed manufacturing plant 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 manufacturing plant 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.

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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,

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William B. Bardenwerper  
Bardenwerper, Talbott & Roberts, PLLC  
Building Industry Association of Greater Louisville Bldg.  
1000 N. Hurstbourne Parkway, Second Floor  
Louisville, KY 40223