

CAT PB, LLC

6605 W. ORELL ROAD

CASE NO. 17ZONE1019

STATEMENT OF COMPLIANCE

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The subject property consists of 12.9 acres bounded by commercially zoned property to the north and east (adjacent to Dixie Highway) and residentially zoned property to the south and west. The residential property to the west is owned by Louisville Metro and is largely undevelopable and wooded. There are several residences to the south, along W. Orell Road. The subject property is open and flat and was a former golf driving range and go cart track. The proposed development is for a warehouse with access to both Dixie Highway and W. Orell Road.

Guideline 1-Community Form

The proposed development complies with the intent of Guideline 1. The subject property is in the Neighborhood Form District, which can accommodate workplaces, such as offices or commercial centers. Here, where the site is located adjacent to C-2 commercial property and has been used for commercial uses in the past, the reuse of the subject property as a warehouse is appropriate.

Guideline 2-Centers

The proposed development complies with the intent and applicable policies of Guideline 2. The subject property is part of an activity center along Dixie Highway north of W. Orell Road and was a former amusement use including a go cart track and driving range. The proposed development includes access to Dixie Highway and W. Orell Road and will contain buffering where there are adjacent, residentially used and zoned properties. The proposed development will be one of only a few workplaces in this section of Dixie Highway, giving those who reside in nearby neighborhoods the opportunity to work close to home.

Guideline 3-Compatibility

The proposed development complies with the intent and applicable policies of Guideline 3. The proposed development has been designed with access on Dixie Highway and W. Orell Road near the commercial properties along Dixie Highway. The applicant has also agreed to examine buffering along the residentially used and zoned properties to the south of the subject property and along the rear of the commercial properties along Dixie Highway. The applicant will comply with all Land Development Code requirements on lighting and noise and will examine the impact of traffic on W. Orell Road and its intersection with Dixie Highway. The subject property is adjacent to Dixie Highway and will have access to the transit improvements planned along the corridor. The applicant has further modified its proposal to rezone the property to C-M to allow for more commercial development on the subject property should the proposed development not come to fruition.

Guidelines 4-Open Space and 5-Natural Areas and Scenic and Historic Resources

The proposed development complies with the intent and applicable policies of Guidelines 4 and 5. The proposed development will include the required amount of outdoor amenity space. There are no known scenic or historic resources on the subject property.

Guideline 6-Economic Growth

The proposed development complies with the intent and applicable policies of Guideline 6. The subject property is located adjacent to Dixie Highway near its intersection with I-265. The subject property formerly was part of an amusement-type use, including a go cart track and golf driving range, and this reinvestment in previously developed property will help to spur other investments in the area.

Guidelines 7-Circulation and 9-Bicycle, Pedestrian and Transit

The proposed development complies with the intent and applicable policies of Guidelines 7 and 9. The applicant will work with Louisville Metro Public Works and the Kentucky Transportation Cabinet to evaluate the impact the proposed development will have on the area street network. Further, the applicant is locating near existing transit that is proposed for improvement. The proposed development will also provide bicycle parking and sidewalks where required.

Guidelines 10-Flooding and Storm water and 11-Water Quality

The proposed development complies with the intent and applicable policies of Guidelines 10 and 11. The proposed development will comply with MSD requirements regarding the regional drainage system. These compliance measures will address both quantity and quality of storm water leaving the site.

Guideline 12-Air Quality

The proposed development complies with the intent and applicable policies of Guideline 12. The proposed development is located near a major arterial and close to I-265, which will connect it with area interstate highways. The proposed development includes bicycle parking. The proposed development is a workplace investment in an area with few but a growing number of workplaces. Locating workplaces near neighborhoods is one way to cut down on transportation-related air pollution.

Guideline 13-Landscape Character

The proposed development complies with the intent and applicable policies of Guideline 13. The proposed development will be designed to meet both the tree canopy and landscape buffer area requirements where they will do the most good. The applicant will design the landscape buffers for the proposed development to be sensitive to the impacts that the proposed use will have on the adjacent residences and commercial properties along Dixie Highway.

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