

Revised Detailed District Development Plan Justification Addendum
Oxmoor Center
7900 Shelbyville Road

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

A portion of the Oxmoor Center property is in the 100-year flood plain of the Middle Fork of Beargrass Creek. This proposed redevelopment does not adversely impact the creek or the floodplain, as the redevelopment is on previously developed property. The proposed redevelopment will actually decrease the impervious area on the property by 48,164 square feet. The site does not exceed any air quality limitations and the site does not contain any steep slopes, scenic views or historic sites. The existing natural resources of the property are being preserved. In addition, as part of the redevelopment, over an acre of new green space will be created and at least 150 new trees will be planted on the property. The applicant is working with the Metropolitan Sewer District ("MSD") on any adjustments to the local regulatory floodplain. The construction and redevelopment will comply with MSD's design manual and standard specifications as well as any other local, state and federal ordinances.

2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

It is anticipated the proposal will receive a report from the Transportation Review of safe and efficient vehicular and pedestrian transportation. The proposed redevelopment will retain the three existing direct access points to the parking lot – one directly from Oxmoor Lane to the west, one directly from Christian Way to the east and the third from driveway connecting Oxmoor Lane and Christian Way running along the southern edge of the property. Both Oxmoor Lane and Christian Way are divided four lane roads that connect directly to the major arterial of Shelbyville Road. Oxmoor Center is less than a quarter of mile from Watterson Expressway. In connection with Top Golf, the applicant has commissioned a traffic study to determine if any roadway improvements will be necessary for the redevelopment.

3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

The proposed redevelopment in this Regional Center Form District does not require open space. However, the restaurant redevelopment will be separated from the proposed Top Golf facility by new open space that will allow pedestrian access between the two sites.

4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

It is anticipated that the proposal will receive approval from the MSD. Final configuration and size of drainage pipes and channels will be determined during the construction plan design process. The redevelopment will decrease the impervious area of the subject property by 48,164 square feet. Because there is no increase in the impervious area (actually a decrease), no detention will be required.

5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?

The applicant proposes to redevelop the back or southside of Oxmoor Center. Portions of the Oxmoor Center will be remodeled and replaced with two restaurants with outdoor seating. A third free-standing restaurant between Oxmoor Center and the proposed Top Golf facility will also be developed. This development is compatible with the existing Oxmoor Center and the proposed Top Golf facility. The location of the restaurants is within the footprint of the existing mall, including the former Sears department store and the design is consistent with a Regional Center Form District.

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

The applicant proposes to redevelop and revitalize the southern half of the Oxmoor Center at 7900 Shelbyville Road. Portions of the Oxmoor Center will be remodeled and replaced with two restaurants with outdoor seating. A third free-standing restaurant between Oxmoor Center and the proposed Top Golf facility will also be developed. Part of the subject property is the site of the former Sears department store, which is currently vacant and is proposed to be removed. The proposal will revitalize the currently vacant portion of the property and drive economic growth in the existing Regional Center. The redevelopment, in connection with Top Golf, will bring the area of revision into compliance with current design standards, including improved landscaping, tree canopy, and parking lot lighting.

GUIDELINE 1 - COMMUNITY FORM

The proposed redevelopment complies with the Intent and Policies of Guideline 1 – Community Form. The subject property is located in the Regional Center Form District, which is an ideal fit for the applicant's proposed use. The C-2 Commercial zoning is appropriate for a Regional Center, which is intended to contain a mixture of high intensity commercial uses including regional shopping and entertainment facilities. The proposed redevelopment will be connected to the existing Oxmoor Center, which contains similarly-scaled shopping, restaurant, and entertainment. The subject property is surrounded by commercial uses to the north across Shelbyville Road, to the northeast across Christian Way, and to the northwest across Oxmoor Lane. The subject property is surrounded by multi-family and undeveloped properties to the south, southeast, and southwest, all of which are zoned for future commercial and multi-family development.

The subject property is in an area benefitted by regional connectivity and transportation infrastructure. Oxmoor Center sits directly on Shelbyville Road, a major arterial, and is served by Interstate 264 less than a quarter of a mile to the west. The subject property is connected to Shelbyville Road by divided four-lane roads to the west and east, via Oxmoor Lane and Christian Way, respectively. The subject property is also served by TARC. The proposal will also enhance the appearance and cohesion of the Oxmoor Center property as a whole by bringing the area of revision into compliance with current design standards, including improved landscaping, tree canopy, and parking lot lighting.

GUIDELINE 2 - CENTERS

The proposed redevelopment complies with the Intent and Policies of Guideline 2 – Centers. The proposed redevelopment will leverage and enhance the existing activity center at the Oxmoor Center which is

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consistent with the Cornerstone 2020 Comprehensive Plan goal of promoting efficient land use and investment in existing infrastructure. The proposed redevelopment will utilize the existing parking and transportation infrastructure at Oxmoor Center and add new restaurants.

GUIDELINE 3 - COMPATIBILITY

The proposed redevelopment complies with the Intent and Policies of Guideline 3 - Compatibility. Simply put, the subject property is the best location for the proposed redevelopment in our community. The restaurants will be connected to Oxmoor Center which contains similar-scale shopping, restaurant, and entertainment uses. The subject property is surrounded by other similar commercial uses, including offices, retail stores, car dealerships, shopping centers, and restaurants. The undeveloped properties to the south, southeast, and southwest, are all zoned for future commercial, office and multi-family development. The subject property is well-served by existing transportation infrastructure, with easy access to Interstate 264 to the west via Shelbyville Road, and access to Shelbyville Road via both Oxmoor Lane and Christian Way.

GUIDELINE 4 - OPEN SPACE

GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

The proposed redevelopment complies with the Intent and applicable Policies of Guidelines 4 - Open Space and 5 - Natural Areas and Scenic and Historic Resources. The proposed redevelopment will improve the open area at the southern end of the Oxmoor Center. The portion of Oxmoor Center to be remodeled for the two restaurants with contain outdoor seating facing the proposed Top Golf, and a third free-standing restaurant between Oxmoor Center and the proposed Top Golf will also feature outdoor seating facing the shared pedestrian promenade. The subject property is particularly well suited for the proposed redevelopment because it has noscenic, or historical resources. Natural areas include the Middle Fork of Beargrass Creek which will be preserved in its current condition as a part of this project because all new development will be limited to areas of existing development. The proposed redevelopment includes new pedestrian sidewalks along Christian Way that will connect the subject property to the open space to the southeast, and enhanced landscaping and lighting that will improve the appearance and visual impact of the existing parking lot.

GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY

The proposed redevelopment complies with the Intent and applicable Policies of Guideline 6 – Economic Growth and Sustainability. The proposed redevelopment is exactly the kind of redevelopment and revitalization project this Guideline promotes. The southern portion of Oxmoor Center, formerly home to the Sears department store, has been vacant since October 2017. The proposed redevelopment will follow the national trend of revitalizing covered malls by adding additional restaurant options and unique entertainment uses that cannot be replicated by internet retailers. In the early 20th Century, malls were community gathering spaces clustered in downtown areas. Then, in the 1950s to 1970s, the development of large suburbs outside of city centers saw the rise of suburban enclosed malls, such as Oxmoor Center and Mall St. Matthews. The current national trend is for retail to move either online or back toward downtown city centers, and enclosed suburban malls have had to adapt by adding unique options to drive visitors. The proposed redevelopment follows this trend, and will offer a fresh and unique regional attraction that will bring hundreds of new jobs to the area and induce further economic development.

GUIDELINE 7 - CIRCULATION

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The proposed redevelopment complies with the Intent and applicable Policies of Guideline 7 - Circulation. The proposed redevelopment will retain the three existing direct access points to its parking lot—one directly from Oxmoor Lane to the west, one directly from Christian Way to the east, and a third access point to the south from a driveway running along the southern edge of the property that connects to Oxmoor Lane. Both Oxmoor Lane and Christian Way are divided four lane roads that connect directly to major arterial Shelbyville Road to the north, which connects to Interstate 264 less than a quarter of a mile to the west. The proposed redevelopment will also connect internally to Oxmoor's parking lots to the north.

GUIDELINE 9 - BICYCLE, PEDESTRIAN AND TRANSIT

The proposed redevelopment complies with the Intent and applicable Policies of Guideline 9 – Bicycle, Pedestrian and Transit. Pedestrians will be able to access the proposed redevelopment through the new south entrance of Oxmoor Center, which will be connected to the proposed Top Golf via a new pedestrian promenade with the three new restaurants with outdoor seating. The proposed redevelopment also includes new pedestrian sidewalks along Christian Way that will connect the subject property to the open space to the southeast, and also improve pedestrian access from the City of Hurstbourne neighborhoods to the east. The proposal will contain bicycle parking facilities as required by the LDC. TARC bus stops are located to the north of the subject property along Shelbyville Road at the intersections with Oxmoor Lane and Christian Way, providing easy access to Oxmoor Center and the proposed redevelopment. In addition, the applicant will work with TARC to determine the best location for an on-site stop to replace the bus stop at the former Sears.

GUIDELINE 10 - FLOODING AND STORMWATER

GUIDELINE 11 - WATER QUALITY

The proposed redevelopment complies with the Intents and applicable Policies of Guidelines 10-Flooding and Stormwater and 11-Water Quality. The proposed redevelopment will decrease the impervious area of the subject property by approximately 48,000 square feet and will provide additional floodplain compensation and drainage improvements as required by MSD.

GUIDELINE 12 - AIR QUALITY

The proposed redevelopment complies with the Intent and applicable Policies of Guideline 12-Air Quality. The applicant, in connection with Top Golf, is conducting a traffic study in order to determine the potential impact on area roads from the proposed redevelopment. However, given the existing Oxmoor Center and other commercial uses nearby along high-traffic Shelbyville Road, the proposed redevelopment should generate fewer trips than the retail space it is replacing, creating a limited marginal impact on air quality, if any. The proposed redevelopment also contains new sidewalks along Christian Way which will facilitate pedestrian access to the Oxmoor Center site from nearby residential areas.

GUIDELINE 13 - LANDSCAPE CHARACTER

The proposed redevelopment complies with the intent and applicable Policies of Guideline 13-Landscape Character. The proposal includes improved landscaping, tree canopy, and parking lot lighting that will improve the appearance and visual impact of the subject property. The proposed redevelopment includes over one acre of reclaimed green space within Oxmoor's parking lot.

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