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**CASE #20-ZONE-_____ - STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Project Name: 7101 Greenbelt Highway
Location: 7101 Greenbelt Highway
Proposed Use: Access Easement for 7001 Greenbelt Highway
Request: Zone Change from R-4 to EZ-1
Form District Change from Neighborhood to Suburban Workplace

Project Description

The subject property is comprised of 3 lots consisting of a total of 38.34 acres. Only 1.67 acres of this, a small portion of the overall site, is the subject of the proposed change of zoning and form district. The site is located on the east side of Greenbelt Highway opposite its intersection with Riverport Drive. It lies within the Neighborhood Form District and directly adjacent to the Suburban Workplace Form District to the west and north. These changes are required to allow access for the development at 7001 Greenbelt Highway to extend across this site and align with Riverport Drive. This extension and alignment of the access drive to this location is necessary to provide safe access, especially for the trucks entering and exiting Greenbelt Highway to serve the warehouse being constructed at 7001 Greenbelt Highway.

Originally approved for a change of zoning to EZ-1 by case #16zone1072 and Revised Detailed District Development Plan by case #19devplan1015, the plan for 7001 Greenbelt Highway in both instances showed 2 access points serving the property along its frontage. During construction plan review KYTC determined that neither access point shown was acceptable and encouraged the developer to obtain access through the adjacent property to the south with an entrance that would align with the light at Riverport Drive.

It was determined that a change of zoning was required to allow the access drive to serve the warehouse at 7001 Greenbelt Highway and that a change of form district was also recommended. Improvements proposed to the area to be rezoned are to provide the access drive and structures necessary to address storm water drainage. With the exception of the 1.67 acre access easement,

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and that blend compatibly into the existing landscape and neighborhood area. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas. Though the site is located on a major arterial the use proposed is non-residential as it is to provide access to the adjacent warehouse. The warehouse property is zoned PEC and lies in the Suburban Workplace Form District. It is appropriate therefore to obtain the same zoning and form district for the access easement that will serve it.

Policy 6 specifies that the goal is to, "*Discourage non-residential expansion into existing residential areas unless applicant can demonstrate that any adverse impact on residential uses will be mitigated.*" While the site is currently zoned residential, the nearest resident (in Sylvania subdivision) is separated from the area of this request by the residual land of the site, 35+ acres of undeveloped, forested land and is over 900', as the crow flies, from the access easement.

This proposal complies with Policy 7 and 8 as the site is located adjacent to a Greenbelt Highway, a major arterial road, adequate infrastructure is provided and with the request for a change of form district to Suburban Workplace will be appropriate.

This proposal complies with Policies 15-18 as the location and existing features of the undeveloped portion of the site that are to remain will mitigate any potential adverse impacts on nearby residential. The applicant is working with MSD addressing the increased stormwater on the existing environment.

No hazardous or flammable materials are anticipated but the site is located away from residential areas with the nearest being over 900' away and is therefore in compliance with Policy 21.

Community Form: Goal 2 Policies 1, 7, and 9

Goal 2 is to, "*Encourage sustainable growth and density around mixed-use centers and corridors.*" This proposal complies with this goal and its policies to locate activity centers in appropriate areas with design and density that is compatible with adjacent uses, reduce traffic congestion and encourage new development. This proposal complies in that it is essential to the development of the adjacent tract to the north, provides for safe and efficient access at a signalized intersection.

Community Form: Goal 3 Policies 8, 9, 10 and 12

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Mobility: Goal 1 Policy 4

This goal is to, *“Implement an accessible system of alternative transportation modes”* and Policy 4 to, *“Encourage higher densities and intensities within or near existing Marketplace corridors and existing and future activity and employment centers to support transit oriented development and an efficient public transportation system.”* Located across Greenbelt Highway from Riverport which as one of the city’s premier industrial parks a large employment center and with sidewalks being extended across the site and local TARC bus transit routes across the sites frontage, this proposal for a change in zoning and form district to PEC and Suburban Workplace complies with these recommendations.

Mobility: Goal 3 Policies 2-6, 9 and 10

Goal 3 is to, *“Encourage land use and transportation patterns that connect Louisville Metro and support future growth.”* The Mobility goals are to implement an accessible system of alternative transportation modes, to provide a safe and accessible transportation system, and to encourage patterns that connect and support future growth. This development complies with the intent and applicable policies in that it is located at the intersection of Greenbelt Highway and Riverport Drive both of which are served by public transit with a TARC bus route, with a sidewalk be extended across the frontage of the area being rezoned, and its proximity to existing residential areas for easy access to potential workforce employees.

Community Facilities: Goal 2 Policies 1, 2 and 3

The development proposed complies with the intent and applicable policies identified in the Community Facilities plan element since it is located in an area served by existing community facilities and by utilities that can be extended to serve the development including water, sewer, gas, electric, telecommunication lines and cable. The development has been reviewed by the local fire department official to ensure hydrants and water lines will be provided to supply adequate water supply for fire-fighting purposes if needed. MSD has reviewed the plans to ensure that adequate design and facilities proposed to address sanitary and storm drainage systems will be addressed.

Community Facilities: Goal 1 Policies 1, 2 and 5

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Livability: Goal 1 Policies 11, 17, 19, 23, 28 and 30

Goal 1 of this element is to, "*protect and enhance the natural environment and integrate it with the built environment as development occurs.*" The 35 acres of undeveloped land beyond the area being rezoned will be preserved. It will provide protection to the 100' stream buffer for Mill Creek preserve the existing riparian zone vegetation for the wildlife that lives in these areas, reduce the possibility of erosion, serve as a filter to catch water borne pollutants and mitigate any potential negative impacts on the stream. as well as provide a natural buffer for the residents of the nearby Sylvania subdivision.

The site is not identified as having potential steep slopes or unstable soils so neither of these is expected to be a concern. Review of this plan by MSD will ensure that the drainage system will be designed to serve the runoff generated by this development and accommodate any through drainage and address floodplain mitigation.