

Louisville Metro Planning Commission Public Hearing - November 18, 2021
Louisville Metro Land Development & Transportation Committee - October 28, 2021
Neighborhood Meeting - August 3, 2021

Docket No. 21-ZONE-0107

Proposed change in zoning from R-4 to OR on 3.2 acres to allow a **Zaxby's** regional office to be located at 12407 Rehl Rd.

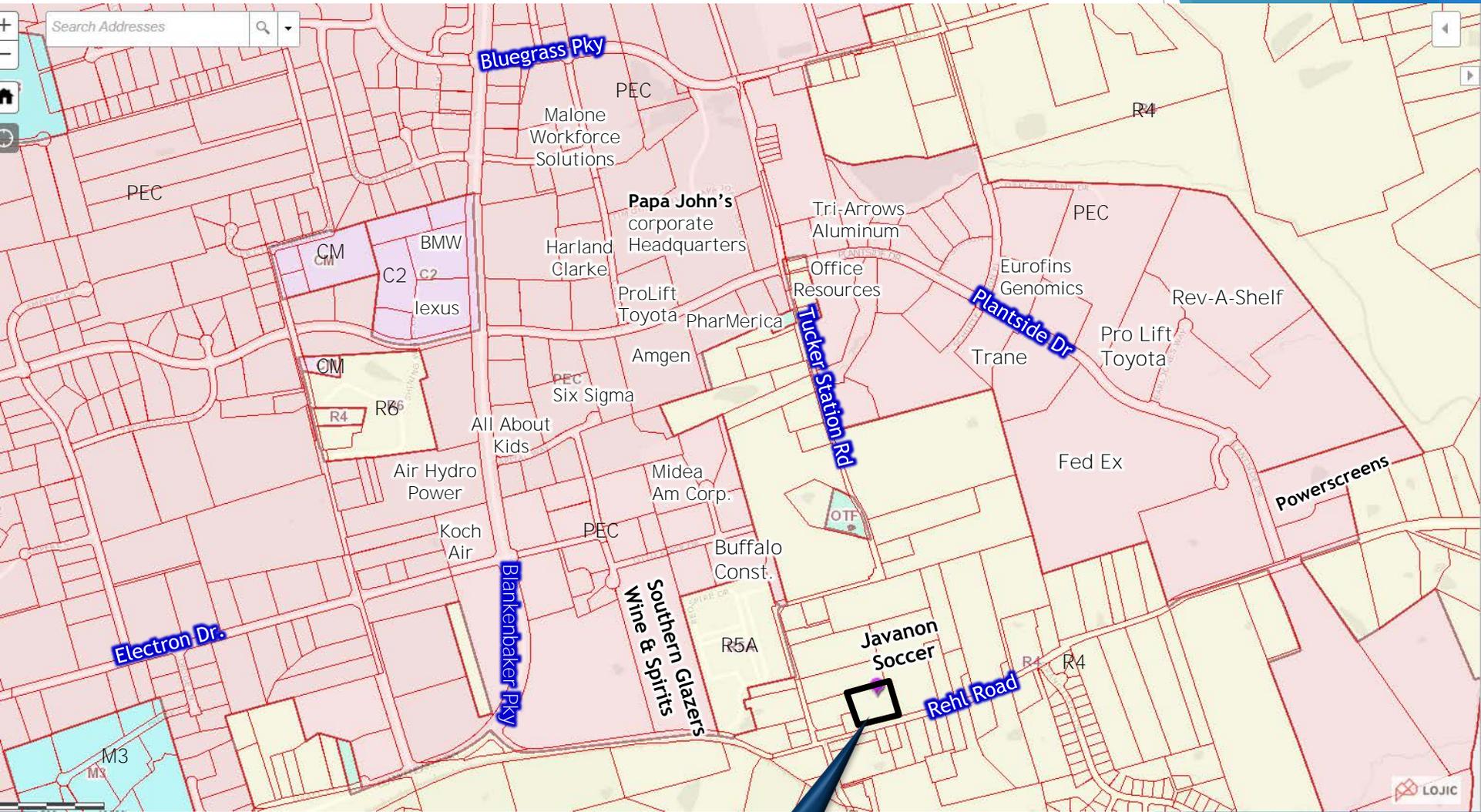


Index

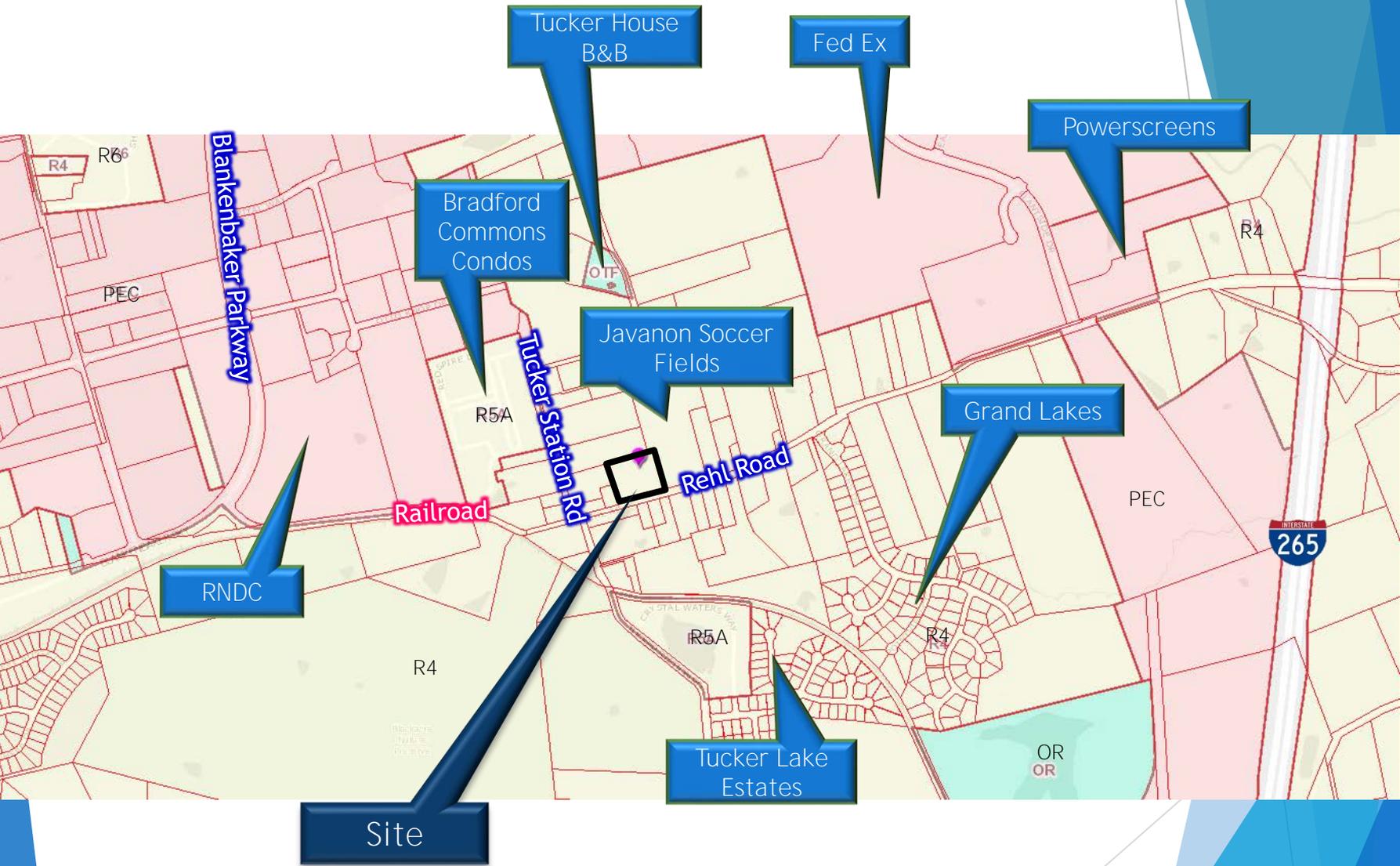
1. LOJIC Zoning Map
2. Aerial photographs of the site and surrounding area
3. Ground level photographs of the site and surrounding area
4. Neighborhood Meeting notice list map, letter to neighbors inviting them to the meeting and summary of meeting
5. Development Plan
6. Statement of Compliance filed with the original zone change application with all applicable Goals of the 2040 Plan
7. Proposed findings of fact pertaining to compliance with the 2040 Plan

TAB 1

LOJIC
ZONING MAP

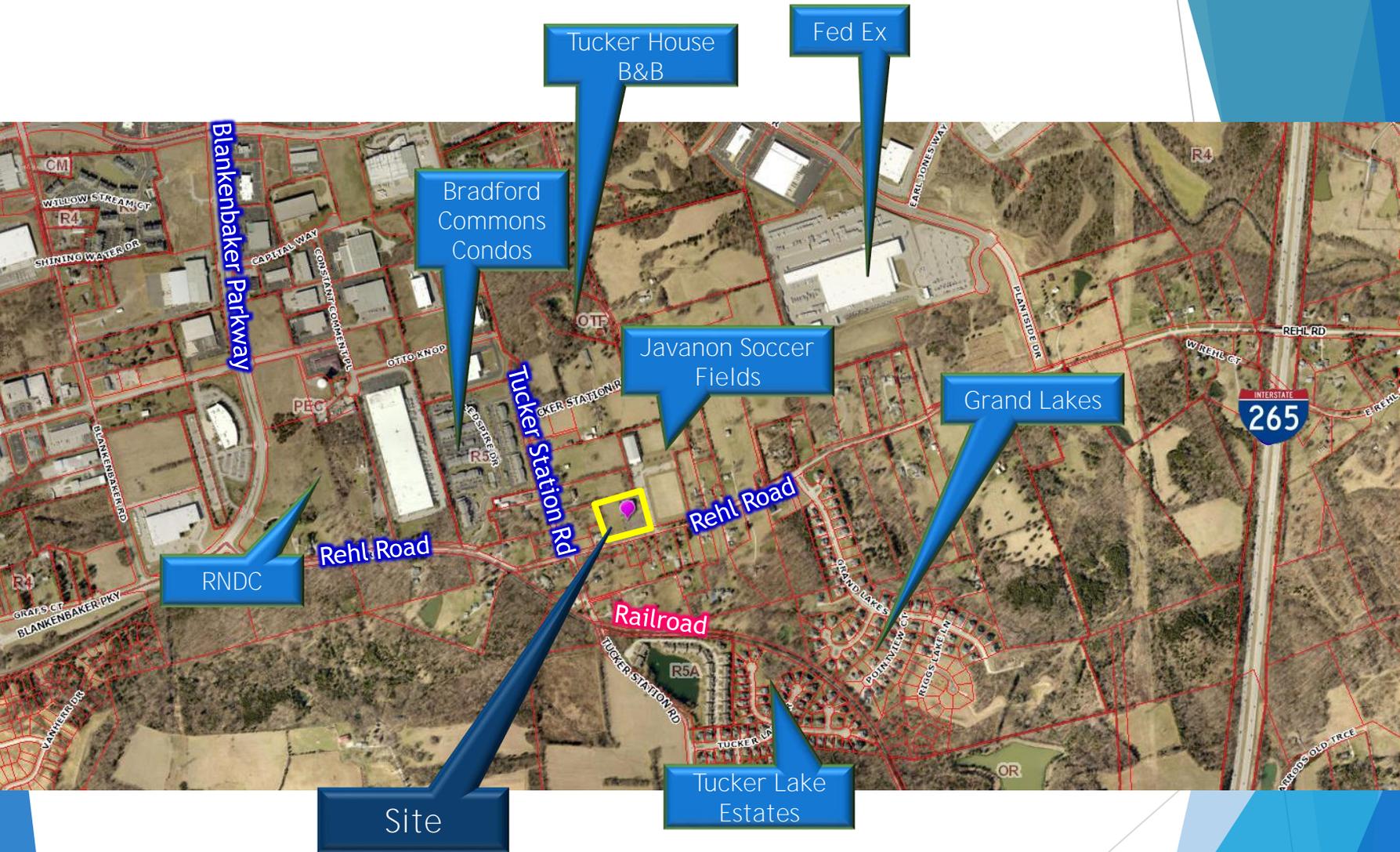


Site



TAB 2

AERIAL
PHOTOGRAPH
OF THE SITE
AND
SURROUNDING
AREA



Tucker House
B&B

Fed Ex

Bradford
Commons
Condos

Javanon Soccer
Fields

Grand Lakes

RND

Rehl Road

Tucker Station Rd

Rehl Road

Railroad

Tucker Lake
Estates

Site

INTERSTATE
265

Existing conditions on site



TAB 3

GROUND LEVEL
PHOTOGRAPHS
OF THE SITE
AND
SURROUNDING
AREA



View of site from Rehl Road.



View of Rehl Road looking west. Site is the right.



View of Rehl Road looking east. Site is the left.



Google

View of Javanon Soccer Fields to the east of the site. Site is to the left.



Home to the west of the site. Site is to the right.



View of properties
across Rehl Road



TAB 4

NEIGHBORHOOD
MEETING
NOTICE LIST
MAP, LETTER TO
NEIGHBORS
INVITING THEM
TO THE MEETING
AND SUMMARY
OF MEETING

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
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John C. Talbott
Email: JOHN@BARDLAW.NET
Mobile: (502) 741-8783

July 20, 2021

NOTICE OF IN-PERSON NEIGHBORHOOD MEETING

RE: Neighborhood meeting for a proposed zone change request from R-4 to PEC on approximately 3.2 acres to allow a Zaxby's regional office to be located on the existing Kentucky Baptist Mission Church property located on the north side of Rehl Road at 12407 Rehl Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a Zaxby's regional office to be located as above.

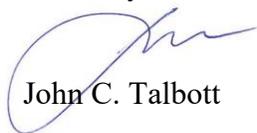
Accordingly, we have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number **21-ZONEPA-0088** and case manager **Dante St. Germain**. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Tuesday, August 3rd at 6:30 p.m.** at the **Kentucky Baptist Mission Church** located at the site at **12407 Rehl Road, Louisville, KY 40299**.

If you cannot attend the meeting but have questions or concerns, please call me at (502) 741-8783 or the land planning and engineering firm representative Kent Gootee at 485-1508.

We look forward to our opportunity to visit with you.

Sincerely,



John C. Talbott

cc: Hon. Stuart Benson, Councilman, District 20
Dante St. Germain, Planning & Design Case Manager
Kent Gootee, principal and land planner with Mindel, Scott & Associates, Inc.
Steve Brewer, applicant with Zaxby's of Louisville and Southern Indiana

Neighborhood Meeting Summary

An in-person neighborhood meeting was held on Tuesday, August 3, 2021 at the Kentucky Baptist Mission Church located at the site at 12407 Rehl Road, Louisville, KY Louisville, KY 40299. Those in attendance included the applicant's representatives, John C. Talbott, attorney with Bardenwerper, Talbott & Roberts, and Kent Gootee, land planner and engineer with Mindel Scott & Associates, as well as the applicant Steve Brewer.

The meeting was very well attended and began with a powerpoint presentation showing an aerial of the area, which was then focused in closer to the property itself. The zoning in the area was also shown to demonstrate that the change in zoning from R-4 zoning to OR was appropriate to the area and would not create any significant impacts. The main discussion at the meeting was what would be the appropriate and acceptable zoning classification. We explained that we thought PEC was appropriate because of the large amount of PEC surrounding the site and in the area. The majority of the attendees however expressed their opinion that an OR zoning classification would be preferable, which is the reason for the change in zoning change from PEC to OR.

Mr. Talbott also showed the development plan which showed the lot and the development intended to limit change and to create compatibility with the existing residential area. The applicant explained that the site would be used for an office for the Zaxby's restaurants.

Traffic was raised and the applicant explained that the office is ideal because it will not bring any traffic of significance during peak traffic times and the traffic would be much reduced on the weekends because of the change from a church use. Additionally, it was explained that the only time the entire office would come to the office would be one day a month on Monday which would add only about ten personnel. It was also explained that the site would share the curb cut and entrance currently existing for the church. Both uses are low traffic generators and both create little traffic during peak times, which is ideal for the area.

The neighbors had some questions about the hours of operation. It was explained that the primary use would be from 8 am to 6 pm generally, but that there would need to be access to the sight at all times just as any office has.

Other questions and comments had to do with the lighting on the site. It was explained that lighting would comply with the Land Development Code and would be enough to keep the property safe, but not so much that it would become a distraction to any neighbors.

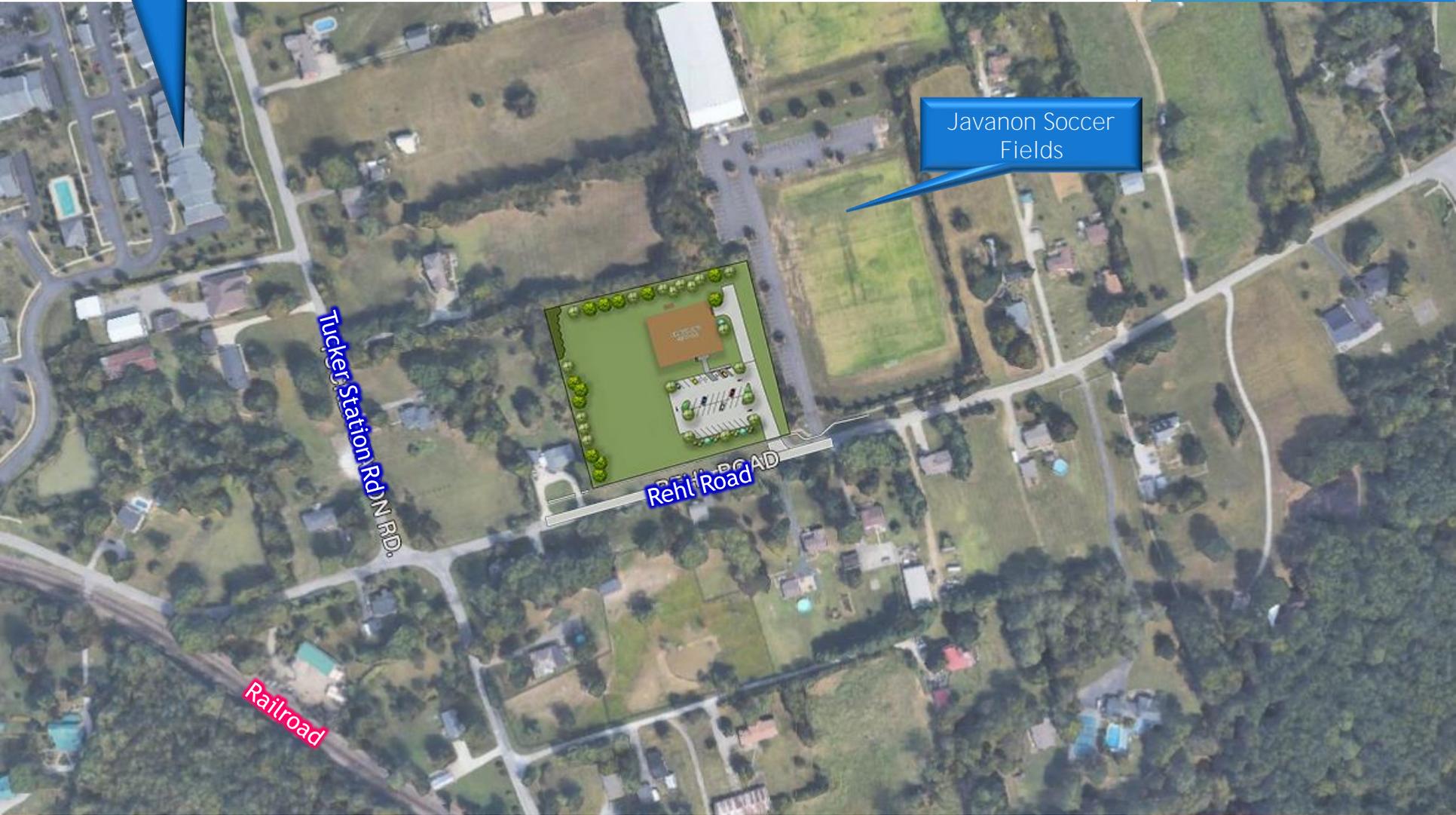
Overall, the project was very well received with the understanding that the applicant would likely pursue an OR use, not a PEC use.

TAB 5

DEVELOPMENT
PLAN

Bradford Commons
Condos

Javanon Soccer
Fields



Railroad

Tucker Station Rd / N RD

Rehi Road



EX. BUILDING
15,360 S.F.

Rehl Road

CIC &

Number of Employees

- ▶ 4 full time employees
- ▶ Tuesday meeting w/ 14 participants (2-3 hours after noon)
- ▶ 1 maintenance employee

Plumbing Fixtures

- ▶ 2 bathrooms (sink & toilet)
- ▶ 1 kitchen (3 compartment sink)
- ▶ 0 disposals

TAB 6

Statement of
Compliance
filed with the
original zone
change
application
with all
applicable
Goals of the
2040 Plan

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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

Applicant: Unbridled Chicken, LLC d/b/a Zaxby’s restaurant

Owners: Korean Baptist Mission Church of Kentucky

Project Name/Location: Zaxby’s Regional Office
12407 Rehl Road

Proposed Use: Office

Request: Zone change from R-4 to OR

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

INTRODUCTION

Zaxby’s, a casual fast food restaurant, was founded in 1990 in Statesboro, Georgia. The company currently operates approximately 800 franchised locations in 18 states. This application seeks a rezoning for its regional corporate offices with approximately five regular employees and once weekly meetings for approximately ten area store employees. Occasionally there will be some minor restaurant equipment repair as an accessory use to the offices.

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, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17, 18, 19, 20 and 21, 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 the street in a landscaped setting, making this Office-Residential use a very low intensity for the form district. These buildings are often significant in size or large scale uses, however this plan proposes an adaptive reuse of an existing church building. The subject property is located very near the minor arterial of Tucker Station Road with direct access to Taylorsville Road, a major arterial, and it also is near the minor arterial of Plantside Drive. Public transportation is always desirable but not necessarily always available because of limited government funding. Public transportation is not currently available in this area. Pedestrian access to nearby commercial development will be facilitated by sidewalks along the property frontage.

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, this proposed office facility is just a short drive in all directions from sizeable and ever-growing activity centers and population centers; travel distances for workers are reduced, and walking and biking become very real possibilities, especially over time as sidewalk extensions are completed which contributes to improved connectivity and air quality.

This is an adaptive reuse of an existing church built with brick veneer which is a quality building component and a design compatible with other buildings in the area will assure compatibility with surrounding and nearby workplace buildings and development sites as well as existing residential sites as it is a church form of building allowed in residential zones. Proposed landscaping, screening and buffering help assure context appropriateness and design compatibility for the larger area and proximate residential uses.

The development and proposed zone change will remain compatible with the scale and site design of nearby residential uses and institutional uses. The property will allow a mixture of densities through the allowable uses with negotiated buffers and landscaping. As a consequence of what surrounds this proposal (Javanon soccer complex adjacent to the east; large 3.6 and 2 acre residential rear yards to the north and west respectively and three single family homes under common ownership across Rehl Road to the south); and the fact that this is a proposed office facility, impacts such as traffic, odors, lighting, noise and aesthetic factors will not be nuisances as this small Office-Residential use will have in many cases less activity than the church currently using the site and the nearby area has been almost entirely built out as Suburban Workplace Development. There also will be no hazardous uses or activities on site.

As to Goal 2, Policies 1 and 9, it complies as follows, in addition to the other ways set forth above and below:

As said, the proposed office use is appropriately located in a Suburban Workplace Form District on a secondary collector road and will be in an area with nearby similar workplace facilities. The proposed change in zoning from R-4 to OR to allow an office will encourage sustainable growth by placing a low intensity office, compatible with the neighborhood and existing infrastructure, on an church property on Rehl Road. The design and density are appropriate with adjacent residential uses that will serve the needs of the surrounding community. This site is located in an established section of eastern Metro Louisville, where through a combination of design measures and the nature of the use itself, will not create any nuisances for surrounding residential properties. Office and residential uses are frequently located adjacent to each other and encouraged to do so because of the relatively low intensity and to reduce traffic by placing services and employment close to the residential areas. The nature of this office use will create even less traffic than a traditional office, particularly at peak times, because of the few number of workers.

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 9, 10, 11 and 12, it complies as follows, in addition to the other ways set forth above and below:

The proposed development plan will enhance the surrounding neighborhoods by not diminishing any open space or natural resources. The zoning change will not impact any flood prone areas, nor will it impact any wet or permeable soils or steep slopes. The proposal avoids any change in topography and does not increase any environmental changes or damage. The landscape buffers and setbacks will continue to provide the community transitions between the site and the surrounding residential properties.

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

There are no known historic assets or cultural features on site. The existing building is not historic and in any case is proposed to be preserved and adaptively reused. Noise and odors from offices is nonexistent or at least minimal. Lighting will be designed in accordance with Land Development Code requirements, and, visual impacts will be minimal, and improved in many instances to what currently exists. Offices, being neighborhood serving uses, are often appropriate transitions to higher intensity uses (such as exist with the PEC zoning nearby the site) and they provide a good transition to the residential uses.

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, Policy 4; and Goal 3, Policies 2, 3, 4, 5, 6, 9 and 10, it complies as follows, in addition to the other ways set forth above and below:

This proposed corporate office 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. A traffic Impact Study (TIS) will be submitted if required under MPW&TP requirements. Existing TARC service is generally not 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. Sewerage is provided by an existing septic system.

PLAN ELEMENT 4.3: COMMUNITY FACILITIES

This Application Package complies with Plan Element 4.3, its Goal 2 and its 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 police and fire stations. All necessary utilities are available to the site except sewers as the site is currently served by a septic system.

PLAN ELEMENT 4.4: ECONOMIC DEVELOPMENT

This Application Package complies with Plan Element 4.4, Goal 1 and its Objectives, plus the following Policies.

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

This development plan complies with Goal 1 of Economic Development as it provides economic climate that improves growth, innovation, and investment opportunity for all by using an infill site and developing property for uses serving the surrounding residential community with an office use and intensity appropriate for the area. It locates these new potential uses in an area with existing infrastructure, utilizes the curb cut and access of the already existing church, in an efficient manner increasing economic opportunities in the area. It will also provide opportunities to small businesses thereby increasing economic opportunity to business owners and employment. It also increases the Metro Louisville tax base essential to the provision of government services

PLAN ELEMENT 4.5: LIVABILITY

This Application Package complies with Plan Element 4.5 Goal 1 and its Objectives, plus the following Policies:

As to Goal 1, Policies 7, 12, 17 23, 25, 26, 27, 28, 31, 32, 35, & 39, it complies as follows, in addition to the other ways set forth above and below:

The development plan complies with the objectives and policies of Goal 1 of Livability element in that it provides pedestrian and bicycle connectivity while not creating significant new traffic for the area, particularly not creating traffic during peak traffic times. It also will not add any new impacts to drainage associated with the site. Landscaping will be added where necessary, requested by neighbors and required under the Land Development Code to reduce the impacts of the site to nearby residential uses.

As to Goal 2, Policy 8, it complies as follows, in addition to the other ways set forth above and below:

The development plan complies with the objectives and policies of Goal 2 of Livability element by providing opportunities for employment close to the residential properties and nearby population. Also, it is located on a collector, providing good access, where nuisances and activities will not adversely affect adjacent areas.

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

The development plan complies with the objectives and policies of Goal 3 of Livability element providing equitable access to the land use planning and policy resources by providing the surrounding residents and property owners notice of the development changes, notice of all public meetings, by providing the neighborhood meeting, and by providing an opportunity for area involvement in the plan design and sought-after zoning changes.

PLAN ELEMENT 4.6: HOUSING

This Application Package complies with Plan Element 4.6, its Goal 3 and its Objectives, it complies as follows, in addition to ways as set forth above and below:

As to these Goals, Objectives and Policies generally, while they don't specifically address developments of this kind, this office facility proposal will adaptively reuse an existing church building and no existing residents will be displaced.

* * *

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,

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

TAB 7

Proposed
findings of
fact
pertaining to
compliance
with the
2040 Plan

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL APPLICABLE GOALS OF THE 2040 PLAN

Applicant: Unbridled Chicken, LLC d/b/a Zaxby's restaurant

Owners: Korean Baptist Mission Church of Kentucky

Project Name/Location: Zaxby's Regional Office
12407 Rehl Road

Proposed Use: Office

Request: Zone change from R-4 to OR

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

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on November 18, 2021 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

INTRODUCTION

WHEREAS, Zaxby's, a casual fast food restaurant, was founded in 1990 in Statesboro, Georgia; the company currently operates approximately 800 franchised locations in 18 states; this application seeks a rezoning for its regional corporate offices with approximately five regular employees and once weekly meetings for approximately ten area store employees; and occasionally there will be some minor restaurant equipment repair as an accessory use to the offices; and

COMMUNITY FORM

WHEREAS, as to Goal 1, Policies 2, 2.1, 3.1.10, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17, 18, 19, 20 and 21, it complies because the site is located in the Suburban Workplace Form District which is characterized by mostly industrial and office buildings which are set back from the street in a landscaped setting, making this Office-Residential use a very low intensity for the form district; these buildings are often significant in size or large scale uses, however this plan proposes an adaptive reuse of an existing church building; the subject property is located very near the minor arterial of Tucker Station Road with direct access to Taylorsville Road, a major arterial, and it also is near the minor arterial of Plantside Drive; public transportation is always desirable but not necessarily always available because of limited government funding; public transportation is not currently available in this area; and pedestrian access to nearby commercial development will be facilitated by sidewalks along the property frontage; and

WHEREAS, 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; and

WHEREAS, this proposed office facility is just a short drive in all directions from sizeable and ever-growing activity centers and population centers; travel distances for workers are reduced, and walking and biking become very real possibilities, especially over time as sidewalk extensions are completed which contributes to improved connectivity and air quality; and

WHEREAS, this is an adaptive reuse of an existing church built with brick veneer which is a quality building component and a design compatible with other buildings in the area will assure compatibility with surrounding and nearby workplace buildings and development sites as well as existing residential sites as it is a church form of building allowed in residential zones; proposed landscaping, screening and buffering help assure context appropriateness and design compatibility for the larger area and proximate residential uses; and

WHEREAS, the development and proposed zone change will remain compatible with the scale and site design of nearby residential uses and institutional uses; the property will allow a mixture of densities through the allowable uses with negotiated buffers and landscaping; as a consequence of what surrounds this proposal (Javanon soccer complex adjacent to the east; large 3.6 and 2 acre residential rear yards to the north and west respectively and three single family homes under common ownership across Rehl Road to the south); and the fact that this is a proposed office facility, impacts such as traffic, odors, lighting, noise and aesthetic factors will not be nuisances as this small Office-Residential use will have in many cases less activity than the church currently using the site and the nearby area has been almost entirely built out as Suburban Workplace Development; and there also will be no hazardous uses or activities on site; and

WHEREAS, as to Goal 2, Policies 1 and 9, it complies because the proposed office use is appropriately located in a Suburban Workplace Form District on a secondary collector road and will be in an area with nearby similar workplace facilities; the proposed change in zoning from R-4 to OR to allow an office will encourage sustainable growth by placing a low intensity office, compatible with the neighborhood and existing infrastructure, on a church property on Rehl Road; the design and density are appropriate with adjacent residential uses that will serve the needs of the surrounding community; this site is located in an established section of eastern Metro Louisville, where through a combination of design measures and the nature of the use itself, will not create any nuisances for surrounding residential properties; office and residential uses are frequently located adjacent to each other and encouraged to do so because of the relatively low intensity and to reduce traffic by placing services and employment close to the residential areas; the nature of this office use will create even less traffic than a traditional office, particularly at peak times, because of the few number of workers; and

WHEREAS, 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; and

WHEREAS, as to Goal 3, Policies 9, 10, 11 and 12, it complies because the proposed development plan will enhance the surrounding neighborhoods by not diminishing any open space or natural

resources; the zoning change will not impact any flood prone areas, nor will it impact any wet or permeable soils or steep slopes; the proposal avoids any change in topography and does not increase any environmental changes or damage; and the landscape buffers and setbacks will continue to provide the community transitions between the site and the surrounding residential properties; and

WHEREAS, as to Goal 4, Policies 1 and 2, it complies because there are no known historic assets or cultural features on site; the existing building is not historic and in any case is proposed to be preserved and adaptively reused; noise and odors from offices is nonexistent or at least minimal; lighting will be designed in accordance with Land Development Code requirements, and, visual impacts will be minimal, and improved in many instances to what currently exists; offices, being neighborhood serving uses, are often appropriate transitions to higher intensity uses (such as exist with the PEC zoning nearby the site) and they provide a good transition to the residential uses; and

MOBILITY

WHEREAS, as to Goal 1, Policy 4; and Goal 3, Policies 2, 3, 4, 5, 6, 9 and 10, it complies because this proposed corporate office 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; and

WHEREAS, 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; a traffic Impact Study (TIS) will be submitted if required under MPW&TP requirements; and existing TARC service is generally not available in this area; and

WHEREAS, further, all necessary utilities are located proximate to this site and accessible by it via public right of way or easements; and sewerage is provided by an existing septic system; and

COMMUNITY FACILITIES

WHEREAS, as to Goal 2, Policies 1, 2 and 3 it complies because the suburban cities of Jeffersontown and Middletown have assured that necessary community facilities are located nearby, including police and fire stations; and all necessary utilities are available to the site except sewers as the site is currently served by a septic system; and

ECONOMIC DEVELOPMENT

WHEREAS, as to Goal 1, Policies 1 and 2, it complies because this development plan complies with Goal 1 of Economic Development as it provides economic climate that improves growth,

innovation, and investment opportunity for all by using an infill site and developing property for uses serving the surrounding residential community with an office use and intensity appropriate for the area; it locates these new potential uses in an area with existing infrastructure, utilizes the curb cut and access of the already existing church, in an efficient manner increasing economic opportunities in the area; it will also provide opportunities to small businesses thereby increasing economic opportunity to business owners and employment; and it also increases the Metro Louisville tax base essential to the provision of government services; and

LIVABILITY

WHEREAS, as to Goal 1, Policies 7, 12, 17 23, 25, 26, 27, 28, 31, 32, 35, & 39, it complies because the development plan complies with the objectives and policies of Goal 1 of Livability element in that it provides pedestrian and bicycle connectivity while not creating significant new traffic for the area, particularly not creating traffic during peak traffic times; it also will not add any new impacts to drainage associated with the site; landscaping will be added where necessary, requested by neighbors and required under the Land Development Code to reduce the impacts of the site to nearby residential uses; and

WHEREAS, as to Goal 2, Policy 8, it complies because the development plan complies with the objectives and policies of Goal 2 of Livability element by providing opportunities for employment close to the residential properties and nearby population; it is located on a collector, providing good access, where nuisances and activities will not adversely affect adjacent areas; and

WHEREAS, as to Goal 3, Policies 1, 2, & 4, it complies because the development plan complies with the objectives and policies of Goal 3 of Livability element providing equitable access to the land use planning and policy resources by providing the surrounding residents and property owners notice of the development changes, notice of all public meetings, by providing the neighborhood meeting, and by providing an opportunity for area involvement in the plan design and sought-after zoning changes; and

HOUSING

WHEREAS, as to Goal 3, Objectives and Policies generally, while they don't specifically address developments of this kind, this office facility proposal will adaptively reuse an existing church building and no existing residents will be displaced;

* * *

WHEREAS, for all the reasons explained at LD&T and the Planning Commission public hearing and also in the public hearing exhibit books, on the approved detailed district development plan, this application also complies with all other applicable Goals of the 2040 Plan;

NOW, THEREFORE, the Louisville Metro Planning Commission hereby recommends to the Louisville Metro Council that it rezone the subject property from R-4 to OR and approves the Detailed District Development Plan.