

**JUSTIFICATION STATEMENT OF ZONING APPLICATION'S
COMPLIANCE WITH PLAN 2040**

LOCAL 502 PIPEFITTERS JOINT EDUCATION & TRAINING FUND

**R. PLANTATION DRIVE (PARCEL ID # 100400250002)
PROPOSED ZONE CHANGE FROM: R-4, SINGLE-FAMILY RESIDENTIAL
TO: EZ-1, ENTERPRISE ZONE**

**PROPOSED FORM DISTRICT CHANGE FROM: TRADITIONAL NEIGHBORHOOD
TO: TRADITIONAL WORKPLACE**

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THE PROPOSAL

The applicant, Local 502 Pipefitters Joint Education & Training ("Local 502"), proposes its application to rezone a small, 0.110-acre property (5,049 square feet) located at R. Plantation Drive (Parcel ID # 100400250002), Louisville, KY 40216, (the "Property"), from R-4, Single-Family Residential to EZ-1, Enterprise Zone, and a change in Form from Traditional Neighborhood to Traditional Workplace Form (the "Request"). The Property is its own lot, which sits directly behind Local 502's 2327 Millers Lane property, approximately a quarter mile west of Dixie Highway. Applicant's Request is necessary to correct an obvious oversight involving the construction of one of Local 502's classroom and training buildings on Local 502's Millers Lane Campus ("Campus") on property that involved a small area zoned R-4, Single-Family Residential, which does not permit the use. Today, Local 502 seeks to correct this zoning error that has existed for over twenty (20) years on the Property with a minor adjustment to the zoning and form district lines, bringing the northwest corner of the existing building into alignment with the zoning of the Local 502's Campus properties, adjacent to the west of the Property and located at 2335, 2329 & 2327 Millers Lane. The Campus is located in a well-established and active Traditional Workplace Form District (TWFD or TW), where numerous industrial and office/warehouse uses operate. Local 502's classroom and training building has been in use for over two decades without issue; the two-story building resembles an office building where the teaching and training are conducted wholly within the building without disturbance to the residential neighbors within the Traditional Neighborhood Form District (TNFD or TN) to the east of the Property.

**THE PROPOSAL'S AGREEMENT WITH PLAN 2040
LOUISVILLE METRO'S COMPREHENSIVE PLAN**

Local 502's application to rezone its Property from the existing R-4, Single-Family Residential to the EZ-1, Enterprise Zone designation and from the existing TNFD to the more appropriate TWFD is in agreement with Plan 2040, A Comprehensive Plan for Louisville Metro ("Plan 2040"), as justified in detail below, and therefore EZ-1 zoning and TWFD are appropriate designations for the Property and should be approved.

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Plan Element 1 - Community Form

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The Proposal conforms to Community Form Plan Element 1 and all applicable Policies adopted thereunder. The Community Form plan element guides the shape, scale and character of development in ways intended to promote a connected, healthy, authentic, sustainable and equitable built environment. Community Form encourages *redevelopment while promoting land use flexibility*. As described herein, the applicant's Proposal advances these stated principles of the Community Form because the Proposal involves cleaning up a dated zoning oversight for the property that involves the applicant's Campus having been improved in the past on property that is mostly appropriate except for the small portion of the Property identified on the development plan submitted alongside this zoning application, which said portion of property was apparently omitted from review before the property was improved because it is zoned R-4, Single-Family Residential and lies within the TNFD. This small portion of property is more appropriately zoned along with the rest of the applicant's Campus, which is EZ-1, Enterprise Zone and located within the TWFD. EZ-1 zoning is a hybrid commercial and industrial zoning designation and will provide flexibility for commercial, industrial, or hybrid commercial-industrial users (certain logistical users) to locate thereon in the future. Being a part of a well-established employment center located along Millers Lane and beyond, should Local 502 ever leave the site in the future, the proposed rezoning the Property would support redevelopment of the Property.

The Proposal complies with Community Form Goal 1, Policy 3.1.9 because the request also asks to have the Property removed from the existing TNFD and brought within the more appropriate TWFD. The TWFD is characterized by predominantly small-to medium-scale industrial and employment uses. The streets are typically narrow, in a grid pattern and often have alleys. Buildings have little or no setback from the street. Traditional workplaces are often closely integrated with residential areas and allow a mixture of industrial, commercial and office uses. New housing opportunities should be allowed as well as civic and community uses. Traditional workplaces should be served by public transportation. Because of the close proximity to residential areas, parking should be encouraged to be located mostly off-street and behind buildings. There should be adequate buffering of nearby neighbors from noise, odors, lighting and similar conditions. In order to encourage reinvestment, rehabilitation and redevelopment in these areas, flexible and creative site design should be encouraged along with a respect for the traditional pattern of development in the surrounding area. The Property is already developed as part of the Local 502's training and education campus and the request would not constitute an expansion of non-residential development into an existing residential area. Local 502 have no plans to change the existing condition on the Property and the building currently occupying the Property will continue to be used to teach classes and provide training to the apprentices attending classes and training sessions. Local 502's request is to bring the Property into zoning compliance, hence its request for TWFD to be assigned to the Property and the related request that EZ-1 zoning be approved for the Property

The Proposal aims to reinforce the Suburban Workplace Form by cleaning up the existing oversight of R-4 and TNFD currently attached to the Property. The herein described zoning fix would allow various industrial and commercial, including retail, uses to locate on

the Property should Local 502 ever outgrow its Campus, thereby permitting other compatible uses of similar nature and intensities that would be served by adequate infrastructure and transportation facilities already in place; no junkyards, landfills or quarries would be permitted, however. Local 502's zoning request would expand the existing activity/employment center, albeit in a minor fashion. The rectangular property contains a portion of an existing two-story building 8,983 square feet in size that resembles an office building. The area between the existing building and the single-family residential properties to the east and fronting Plantation Drive is grassy and contains a privacy fence. Mature trees exist on the residential properties on the other side of the privacy fence. A well-kept wrought iron fence borders the front yards fronting Millers Lane, creating a clean front yard area for the entrance into the Campus from Millers lane. Because no new structures are proposed for the Property, current building scales and setbacks remain the same. The existing parking serving the Property is adequate.

Goal 2 of the Community Form encourages sustainable growth and density around mixed-use centers and corridors. The surrounding TWFD is largely comprised of automotive related uses, warehouse/storage and logistical uses. While the Proposal here is not asking for approval of new development, the rezoning of the property to EZ-1 will help attract new users to locate on the Property in the future should Local 502 sell or lease the Property to another user, thereby increasing investment in this important industrial area of Louisville Metro and further contributing to established TWFD employment center. Moreover, strengthening this TWFD through reinvestment and reuse of the Property will support the TNFDs located to the east of the Property because it will provide the residents of these neighborhoods with additional job opportunities. The existing TWFD is served by adequate roadway corridors and nearby access to TARC service on Dixie Highway. No change to the existing grid pattern of streets is proposed and onsite parking is sufficient for the existing use. The Property contains no historic or archaeological resources that contribute to Louisville Metro's authenticity, nor does the site contain watersheds, viewsheds, karst areas or natural resources to leave undisturbed and protected. No flood prone areas or wet or highly permeable soils, or sever, steep or unstable slopes exist on the Property to avoid. No environmental resource or water feature are present on the Property, thereby nothing on the site is worth protecting for the purpose of enhancing residential neighborhoods. Consequently, the Proposal complies with the applicable objectives and policies of Plan 2040 Community Form's Goals 1, 2 and 3. Plan 2040's Goals 4 and 5 are inapplicable to this Property and specific Proposal.

Plan Element - 2 Mobility

The applicant's Proposal complies with the intent of Plan 2040's Mobility Plan Element and its applicable goals, objectives and policies. Goal 1 of Plan 2040's Mobility Plan Element is to implement an accessible system of alternative transportation modes. Goal 2 of the Mobility Plan Element is to plan, build and maintain a safe, accessible and efficient transportation system, while Goal 3 encourages land use and transportation patterns that connect Louisville Metro and support future growth. The applicant's Proposal complies with Plan 2040's Mobility Plan Element because although the small portion of land that is being requested does not contain transportation infrastructure, it is part of a training and

education campus for pipefitters, HVAC workers and others and the Campus is already being served by necessary transportation infrastructure, including multi-modal options like nearby transit. Local 502's Campus is currently served by existing public roadways, where, within the Traditional Workplace, industrial and commercial traffic primarily utilize the roadway network. Primary access to the site is from Millers Lane, a minor arterial roadway. less than one third of a mile to the east of the Campus is Dixie Highway, a major arterial roadway that is served by TARC routes. Access to I-264 from the Campus is nearby via public roadway network. There are no site-distance, corner-clearance or site-line issues affiliated with the existing curb cuts serving the Property. The Proposal will not add to the existing traffic in the immediate area and the current roadway network maintains more than adequate traffic carrying capacity. Moreover, no changes or improvements to the roadway network are needed to serve the ongoing use on the Property or other the existing users in the immediate area of the TWFD.

TARC operates bus rapid transit and local routes along Dixie Highway, which services the Suburban Marketplace Corridor along Dixie, the various neighborhood forms – both traditional and suburban – as well as the workplace form districts that are often located a few blocks off of the Dixie commercial corridor. Pedestrian connections exist along Dixie Highway, but not along Millers Lane between the Campus and Dixie Highway. The Campus is accessible by automobile and bicycle. Adequate parking for the Current Use is established on the Property, including necessary onsite ADA spaces. The rezoning of the Property brings it into conformance and makes the Campus property consistently one zoning district, which, should the Campus be redeveloped in the future, would permit a mixture of compatible land uses with the employment center located to the west. For the foregoing reasons, the Proposal complies with the Mobility Plan Element of Plan 2040, including its Goals 1, 2 and 3 and their applicable Policies.

Plan Element 3 – Community Facilities

Plan 2040's Community Facilities Plan Element provides guidance and recommendations for the proper integration of necessary community resources across Louisville Metro to plan and maintain accessible facilities that will improve the quality of life for existing and future residents and visitors of Louisville Metro. The Proposal complies with Plan 2040's Community Facilities Plan Element, and all applicable Goals, Objectives and Policies thereunder, because the Property is already developed and has access to all necessary utilities to support the existing use. The Property also has an adequate supply of potable water and water for fire-fighting purposes and is served by the Louisville's Pleasure Ridge Park Fire Department and Louisville Metro Police Department's Second Division.

Plan Element 4 – Economic Development

The intent of Plan Element 4 of Plan 2040 is to provide a positive, healthy economic climate for citizens of Louisville Metro in a way that cultivates a vibrant city to attract and retain a highly-skilled workforce. Sound economic development planning allows for equitable, sustainable and innovative growth that strengthens our community's ability to attract and retain a strong and diverse workforce. The applicant's Request advances the

intent of Plan 2040's Economic Development because it will designate consistent and appropriate zoning for the Property and bring Local 502's Campus all within the TWFD, which, if Local 502 should ever decide to relocate, will make the Property marketable to facilitate a new industrial/commercial user within an existing and well-established TWFD already outfitted with infrastructure that serves industrial and commercial uses compatible with the EZ-1 zoning proposed for the Property. Additionally, the Proposal promotes the Goals and Objectives of Plan 2040's Economic Development Plan Element because it would permit land uses compatible with the TWFD and Local 502's Campus is situated near various existing industrial uses on Millers Lane. The Property's location on Millers Lane, a minor arterial roadway which plugs directly into Dixie Highway, a major arterial roadway, provides Local 502 and future uses appropriate transportation connectivity. As mentioned, TARC does serve the TWFD nearby on Dixie Highway with both local routes and bus rapid transit routes. Access to nearby transit gives employees and folks enrolled within the Local 502 apprentice programs multi-modal transportation options to travel to the Property. No additional traffic is anticipated as a result of the applicant's Request. Therefore, the Proposal is in agreement with the Economic Development Plan Element of Plan 2040.

Plan Element 5 – Livability

The Livability Plan Element of Plan 2040 provides guidance and direction for the provision and maintenance of resources necessary for the health and well-being of citizens, including a focus designing and developing places while prioritizing the protection and enhancement of the natural environment and the integration of it with the built environment as development occurs. Applicant's Proposal is consistent with the applicable Goals, Objectives and Policies of Plan 2040's Livability Plan Element, primarily those set forth under Goal 1 of the Plan Element, because the rezoning of the Property proposes no new development or construction; the portion of the training and classroom building already exists. A detailed district development plan showing the accurate dimensions of the improvement on the Property is submitted alongside the formal zoning application. The existing built environment will remain; a privacy fence exists between the existing building and the single-family properties to the east.

The Proposal requires no additional impervious surfaces and will utilize existing sewer facilities and infrastructure already in place to further handle stormwater runoff. As mentioned, parking is already in place on the Property and located on the other side of the building from the neighboring single-family properties. No area associated with the Proposal is located in the regulatory floodplain nor the 100-year flood hazard area (per FEMA FIRM Panel 21111C0056F). Hydric soils are not present on the Property. The site does not display thereon any characteristics of carbonate or karst areas being present; nor does the Property contain any protected waterways, riparian zones, nor blue line streams – perennial or intermittent; the Property contains no known archaeological features on it; and no severe, steep or unstable slopes exist on site of which would cause impediments to the current use or redevelopment of the site, whenever that may occur in the future. Consequently, applicant's Proposal will not have any negative impacts to mitigate on site.

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The proposal conforms to the requirements of APCD, represents an efficient land use that maintains the existing pattern of development for the Property and its immediate surrounding area within the TW Form, and utilizes current traffic patterns and infrastructure. Although the Property is located within an industrial center, it is positioned in an area supported by nearby transit services whereby accessing the site is not limited to only vehicle access.

Plan Element 6 – Housing

The Housing Plan Element strives to enhance housing opportunities for all citizens of Louisville Metro by promoting equitable housing means ensuring diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities. The following three Goals are set forth within the Housing Plan Element: 1) Expand and ensure a diverse range of housing choices; 2) Facilitate the development of connected mixed-use neighborhoods; and 3) Ensure long-term affordability and livable options in all neighborhoods. The Proposal advances all three Goals of the Housing Plan Element because it seeks to remove undevelopable R-4, Single-Family zoning from the Property. As the lotting patterns of the Property and surrounding properties are currently established, this R-4-zoned property would first need to be consolidated into the neighboring R-4 properties fronting Plantation Drive for it be used/developed residentially. It could not be developed residentially as a single, landlocked lot in its current configuration. And although EZ-1 does provide for housing developments in certain, specific circumstances, there are no situations now where residential development is appropriate for the Property. No existing residents will be displaced by the Proposal.

For all the foregoing reasons, including the information shown on the submitted detailed development plan to be discussed at the Planning Commission's Land Development & Transportation Committee, and for all other reasons presented at the LD&T review and the Planning Commission's public hearing, this Proposal to bring the Property and its long-established use under one zoning designation appropriate for the Property and for the surrounding Suburban Workplace Form District complies with all other applicable Guidelines and Policies of Plan 2040, Louisville Metro's adopted Comprehensive Plan.

Respectfully submitted,

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