

**STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES  
AND POLICIES OF THE "PLAN 2040" COMPREHENSIVE PLAN**

Applicant: Xebec Pursuits, LLC

Project Name/Location: Xebec Tucker Station/1525, 1531, 1601, 1701, 1705  
& 1711 Tucker Station Road; 1704, 12600, 12604,  
12800 & 12850 S. Pope Lick Road; Holloway Ison  
Drive

Proposed Use: Warehouse distribution facility and associated office  
space

Request: Zone change from R-4 to PEC

Engineers, Land Planners, Landscape  
Architects: Sabak, Wilson & Lingo, Inc.

**INTRODUCTION**

Xebec Pursuits, LLC (the "Applicant") proposes to re-zone the properties located at 1525, 1531, 1601, 1701, 1705 & 1711 Tucker Station Road; 1704, 12600, 12604, 12800 & 12850 S. Pope Lick Road; and Holloway Ison Drive from R-4 Residential to PEC and develop these properties into five (5) industrial warehouses (collectively, the "Facility"). The proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan for the reasons set forth below.

**PLAN ELEMENT 4.1: COMMUNITY FORM**

**This proposal 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, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17, 18, 19, 20, 21, 22, and 23, it complies as follows:**

The site is located in the Suburban Work Place Form District, which is characterized by mostly industrial and office buildings that are set back from the street in a landscaped setting. These buildings are often significant in size or large scale uses, which this plan proposes. Public transportation to the Facility is expected to be available.

The proposed plans for the Facility comply with size and height restrictions, interior and perimeter landscaping, minimum parking, maximum lighting and signage, and required setbacks as set forth in the Land Development Code.

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The Facility is located a short drive in any direction from sizeable, growing population centers, which should reduce travel distances for workers. This is expected to contribute to improved air quality.

Quality building components and designs that are compatible with other buildings in the area will assure the Facility's compatibility with surrounding and nearby workplace buildings and development sites. Additionally, landscaping, screening and buffering help assure context appropriateness and design compatibility for the larger area and proximate residential neighborhoods.

Because the Facility is situated adjacent or in close proximity to parcels zoned PEC to its north, south and west, including other industrial warehouse facilities and manufacturing facilities, impacts such as traffic, odors, lighting, noise and aesthetic factors are not expected to be significant nuisance factors. Moreover, this plan mitigates adverse impacts of traffic by including an extension of Schutte Station Place through the property so that it connects with Tucker Station Road.

**As to Goal 2, Policies 1, 2, 7, 15 and 17, it complies as follows, in addition to the other ways set forth above:**

The proposed Facility will be located in a Suburban Workplace Form District and will adjoin or be in close proximity to other already built workplace facilities of the same or a similar kind. As such, and with good and improving pedestrian and vehicular access along Tucker Station Road, S. Pope Lick Road, and Schutte Station Place with street and sidewalk connections, the Facility is part of a large mixed use activity center. In fact, the extension of Schutte Station Place through the Facility to the intersection of Tucker Station Road and S. Pope Lick Road increases pedestrian and vehicular access to and within the activity center.

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 I-265/Gene Snyder Freeway.

**As to Goal 3, Policies 3, 6, 7, 9 and 10, it complies as follows, in addition to the other ways set forth above:**

The detailed district development plan ("DDDP") filed with the rezoning application for the proposed Facility includes outdoor amenity spaces next to each proposed warehouse for workers to congregate.

**As to Goal 4,** the Applicant has investigated the age and history of the structures on these sites and submits that none of them qualify as truly historic in nature.

**As to Goal 5,** this proposed Facility is neither large nor public enough to include an element of public art.

## **PLAN ELEMENT 4.2: MOBILITY**

**This proposal complies with Plan Element 4.2, its 3 Goals and their Objectives plus the following Policies.**

**As to Goal 1, Policies 1, 2, 3, 4 and 6; Goal 2, Policies 1, 2, 3, 4, 5, 6, 7, 8 and 9; Goal 3, Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 19, 20, and 21, it complies as follows, in addition to the other ways set forth above:**

This proposed Facility is located within an existing and growing mixed use Suburban Workplace area proximate to other large facilities, with access off a collector level street in close proximity to a major arterial (Blankenbaker Parkway) and is thereby well-connected to restaurants, retail shopping, and nearby residential developments and communities. In order to integrate the Facility with existing pedestrian, bicycle, and road networks, Applicant will construct certain 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. The extension of Schutte Station Place through the Facility to the intersection of Tucker Station Road and S. Pope Lick Road will better connect the commercial developments south of the Facility with Middletown along Tucker Station Road.

Additionally, bike racks and handicapped parking spots will be installed as and where required near the buildings. 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.

Additionally, a Traffic Impact Study ("TIS") will be submitted soon in accordance with MPW&TP requirements.

Existing TARC service is generally 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.

#### **PLAN ELEMENT 4.3: COMMUNITY FACILITIES**

**This proposal complies with Plan Element 4.3, its 3 Goals and their 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:**

Necessary community facilities, including fire stations, are located nearby. Sanitary sewer is available by lateral extension.

#### **PLAN ELEMENT 4.4: ECONOMIC DEVELOPMENT**

**This proposal complies with Plan Element 4.4, its 2 Goals and their Objectives plus the following Policies.**

**As to Goal 1, Policies 1, 2, 4 and 5; Goal 2, Policies 1 and 3, it complies as follows, in addition to the other ways set forth above:**

As Louisville Metro's population continues to grow, so does demand for workplaces of all types. This proposed Facility is part of a developer response to that demand, which results in part from the UPS Worldport facility and Louisville's central location along the I-64, I-65 and I-71 corridors. This Facility offers increased opportunities for employment initially in the building trades and ultimately in the distribution sector, which will further stimulate economic activity in the area.

It also increases the Metro Louisville tax base essential to the provision of government services.

#### **PLAN ELEMENT 4.5: LIVABILITY**

**This proposal complies with Plan Element 4.5, its 4 Goals and their Objectives plus the following Policies.**

**As to Goal 1, Policies 5, 7, 8, 10, 11, 12, 13, 15, 16, 17, 19, 23, 26, 27, 28, 30, 31, 32, 33 and 35; and Goal 4, Policies 1 and 2, it complies as follows, in addition to the other ways set forth above:**

The DDDP filed with this application contemplates that storm water will be accommodated by way of on-site detention. Sanitary sewer service is available at the nearby Floyds Fork regional wastewater treatment plant. It can be accessed via lateral extension.

A soil and sedimentation control plan shall be developed and implemented in accordance with Metropolitan Sewer District and USDA Natural Resources Conservation Service recommendations to assure that erosion and sediment impacts are fully controlled and/or mitigated.

#### **PLAN ELEMENT 4.6: HOUSING**

**This proposal complies with Plan Element 4.6, its 3 Goals and their Objectives.**

As to these Goals, Objectives and Policies generally, while they do not specifically address developments of this kind, this Facility proposal nevertheless complies in that it will bring additional high-quality workplace opportunities to this area, assuring more good jobs proximate to where people live.

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