



# General Waiver Application

Louisville Metro Planning & Design Services

Case No: 23-WAIVER-0033

Intake Staff: I.S.

Date: 2/16/2023

Fee: \_\_\_\_\_

### STAFF USE ONLY ABOVE THIS LINE

Applications are due on Mondays at 2:00 p.m. to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502)574-6230 or visit <http://www.louisvilleky.gov/government/planning-design>.

### Project Information

Much of the property information below can be found on the Land Development Report via **the LOJIC Online Map tool**: <https://www.lojic.org/lojic-online>. After searching the address in LOJIC, click the to view the Land Development Report.

Application is hereby made for one or more of the following waivers of the Land Development Code:

Landscape Waiver of Chapter 10, Part 2

Other: Waiver of Section \_\_\_\_\_

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

*See 23-DDP-0005*

Explanation of Waiver: (10) proposed parking spaces to encroach into the 15' LBA LDC 10.2.4

Primary Project Address / Parcel ID: 2501 Technology Drive Louisville, KY 40299

Additional Address(es) / Parcel ID(s): 303300090000

Proposed Use: Manufacturing (printing)

Existing Use: Manufacturing (printing)

Current Zoning District: PEC

Current Form District: SW **RECEIVED**

Deed Book(s) / Page Numbers: plat book 43 page 89

Deeds are available online at: <https://search.jeffersondeeds.com>

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Acreage of subject property: 1.46310 acres

Number of Adjoining Properties: 4

Use the LOJIC Online Map tool: <https://www.lojic.org/lojic-online>. Search the site's address and count the number of adjoining properties. **1st-tier properties:** properties that adjoin or are across the street from the proposed development site.

Has the property been the subject of a previous development proposal?  Yes  No

Note: This information can be found on the Land Development Report (Related Cases)

If yes, please list the Docket / Case Number(s): 09-007-96 ; 18devplan1173 ; 23-DDP-0005

23-WAIVER-0033

**Waiver Justification**

To justify approval of any waiver, the Planning Commission considers the four criteria. Please answer all the following items. Use additional sheets if needed. Responses of **yes, no,** or **N/A** will not be accepted.

1. Will the waiver adversely affect adjacent property owners?

**No, the most impacted neighbor is 2505 Technology Drive. At this time the owner has plenty of green space on the site and still should not see an impact on there property.**

2. Will the waiver violate the Comprehensive Plan?

**No, the waiver will not violate the Comprehensive Plan**

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

**Yes, the waiver would allow for additional parking at there facility and be a major aid for shift change or visitors to the manufacturing facility.**

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

**(A) The applicant has agreed to exceed the plantings on the property.**

**Contact Information**

Print and use a second copy of this page if additional contacts are needed.

**Owner:**

**Applicant / Contact:**

Name: Kirk Swenson

Name: Nick McCart

Company: LS Development, LLC

Company: Keyes Architects & Associates

Address: 2501 Technology Drive

Address: 4717 Preston Highway

City: Louisville State: KY Zip: 40299

City: Louisville State: KY Zip: 40213

Primary Phone: 502-261-9000

Primary Phone: 502-636-5113

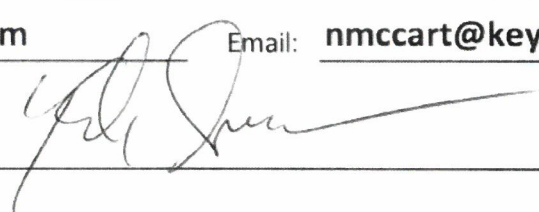
Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: kswenson201@gmail.com

Email: nmccart@keyesarchitects.com

Owner Signature \_\_\_\_\_



**Certification Statement**

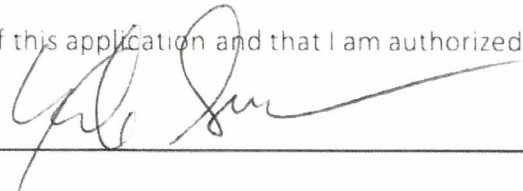
A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Kirk Swenson, in my capacity as authorized agent, hereby  
*representative/authorized agent/other*

certify LS Development, LLC is (are) the owner(s) of the property which  
*name of LLC/corporation/partnership/association/etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: \_\_\_\_\_



Date: 2/15/23

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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## Checklist

Please submit the completed application along with the following documents

➔ **Applications will not be accepted without the following items:**

- Site Plan:** Provide a site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are **not acceptable**. *Note* ask Customer Service for a SITE PLAN GUIDE for reference.
  - Plan drawn to a reasonable scale [engineer's scale (1" = 20') or architect's scale (1/8" = 1')]
  - Vicinity map that shows the distance from the property to the nearest intersecting street
  - North arrow
  - Street name(s) abutting the site
  - Property dimensions
  - Building limit lines
  - Electric, telephone, drainage easements with dimensions
  - Existing and proposed structures with dimensions and distance from property lines
  - Highlight (in yellow) the location of the waivers
  
- Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the "current resident" at the property address. You must create mailing labels of 1<sup>st</sup> tier adjoining property RESIDENTS and OWNERS, your Case Manager, and any individuals who provided oral or written testimony in support or opposition of previous public hearing regarding the site (ask Customer Service for a "HOW-TO: USER GUIDE" for step-by-step instructions). Applicant is responsible for mailing.
  
- Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.
  
- Fee:** \$225 Application Fee (Cash, charge or check made payable to "Louisville Metro Government")

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KEYES ARCHITECTS  
& ASSOCIATES, PLLC

February 15, 2023

Louisville Metro  
Planning & Design Services  
444 S 5<sup>th</sup>; Suite 300  
Louisville, KY 40202

RE: Label Specialties Revised District Development Plan – Lot #9 Blankenbaker Commerce Center

Dear Plan Reviewer:

Please find attached a record plan that was previously completed and approved (18DEVPLAN 1173) in 2018. Our client has requested to execute the required parking since the previous permit has expired.

The proposed is to add ten (10) additional parking spaces within the building limit/L.B.A.

If you have any questions or comments regarding the above, please do not hesitate to call us at any time.

Sincerely,



Nick McCart  
Project Manager  
Keyes Architects & Associates, PLLC  
[nmccart@keyesarchitects.com](mailto:nmccart@keyesarchitects.com)  
502-636-5113  
Cell: 812-736-4479

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I:\2023\23-4412 Label Specialties\Documents\2023-02-15 Planning & Design Services.docx



KEYES ARCHITECTS & ASSOCIATES, PLLC  
4717 Preston Hwy. Louisville, KY 40213 (502) 636-5113

23-WAIVER-0033

Owner: Block 3033, Lot 9  
LS Development, LLC  
2501 Technology Drive  
Louisville, KY 40299

Block 3033, Lot 8  
Cherrie Group, LLC  
2505 Technology Drive  
Louisville, KY 40299

Block 3033, Lot 10  
IGKP 2500 Building, LLC  
2500 Technology Drive  
Louisville, KY 40299

Block 3033, Lot 11  
A2E, LLC  
11500 Champions Way  
Louisville, KY 40299

Block 3033, Lot 19  
Meredith Realty, LLC  
2600 Technology Drive  
Louisville, KY 40299

Block 3033, Lot 7  
Plantside 11321, LLC  
11321 Plantside Drive  
Louisville, KY 40299

Block 3033, Lot 31  
Trajan Scientific Americas, Inc.  
2601 Technology Drive  
Louisville, Ky 40299

Block 3033, Lot 6  
Pool 6 Industrial KY, LLC  
11920 Carrier Ct 40299

Block 3033, Lot 56  
Pool 6 Industrial KY, LLC  
2201 Ampere Drive  
Louisville, KY 40299

Charles Keyes  
Keyes Architects & Associates  
4717 Preston Highway  
Louisville, KY 40213

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