

# Land Development and Transportation Committee

## Staff Report

August 13th, 2015



<b>Case No:</b>	<b>15SUBDIV1009</b>
<b>Request:</b>	<b>Preliminary Subdivision Plan with Sidewalk Waiver</b>
<b>Project Name:</b>	<b>Renaissance South Business Park – Section 3</b>
<b>Location:</b>	<b>2311 South Park Rd</b>
<b>Owner:</b>	<b>Louisville Renaissance Zone Corporation</b>
<b>Applicant:</b>	<b>Louisville Renaissance Zone Corporation</b>
<b>Representative:</b>	<b>Sabak, Wilson and Lingo</b>
<b>Jurisdiction:</b>	<b>Louisville Metro</b>
<b>Council District:</b>	<b>13 – Vicki Aubrey Welch</b>
<b>Case Manager:</b>	<b>Christopher Brown – Planner II</b>

### REQUEST

- Waiver #1: Waiver from Chapter 6.2.1 of the Land Development Code to note provide sidewalks along the west side of Street B
- Preliminary Subdivision Plan

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: EZ-1, Enterprise Zone  
 Existing Form District: SW, Suburban Workplace  
 Existing Use: Vacant  
 Proposed Use: Industrial  
 Number of Buildable Lots: 3

The proposed non-residential subdivision request includes 3 buildable lots. Air Commerce Drive will be extended and create a connection to the existing South Park Road through the proposed Street B. The proposed subdivision is an extension of the existing Renaissance South Business Park. The applicant is requesting to waive the sidewalk requirement along the west side of the Street B. All other sidewalks will be provided as shown on the proposal.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Vacant	EZ-1	SW
<b>Proposed</b>	Industrial	EZ-1	SW
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Proposed Warehouse	EZ-1	SW
<b>South</b>	Vacant	EZ-1	SW
<b>East</b>	Residential	R-4	SW
<b>West</b>	UPS	EZ-1	SW

### PREVIOUS CASES ON SITE

15567: Area wide rezoning for the Renaissance South Business Park.

## INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVERS (Sidewalk Waiver)

(a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since all proposed buildable lots will have sidewalks and adequate pedestrian connectivity will be provided where appropriate along the lot frontages.

(b) The waiver will not violate specific guidelines of Cornerstone 2020.

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide, where appropriate, for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. The waiver will not violate specific guidelines of Cornerstone 2020 as all proposed buildable lots will have sidewalks and adequate pedestrian connectivity will be provided where appropriate along the lot frontages.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF: The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant since all proposed buildable lots will have sidewalks and Street B will be providing sidewalks along the eastern portion that connect to the other proposed lot frontages.

(d) Either:

(i) The applicant has 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

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land since all proposed buildable lots will have sidewalks and adequate pedestrian connectivity will be provided where appropriate.

## TECHNICAL REVIEW

- The plan meets the requirements of the LDC.
- The plan has received preliminary approval from MSD and Transportation Review.

## STAFF CONCLUSIONS

The proposal meets the intent of the Land Development Code. The requested waiver meets the standard of review and staff analysis within the staff report. Based upon the information in the staff report, the testimony

and evidence provided at the public hearing, the Land Development and Transportation Committee must determine if the proposal meets the standards for granting a sidewalk waiver and preliminary subdivision plan as established in the Land Development Code.

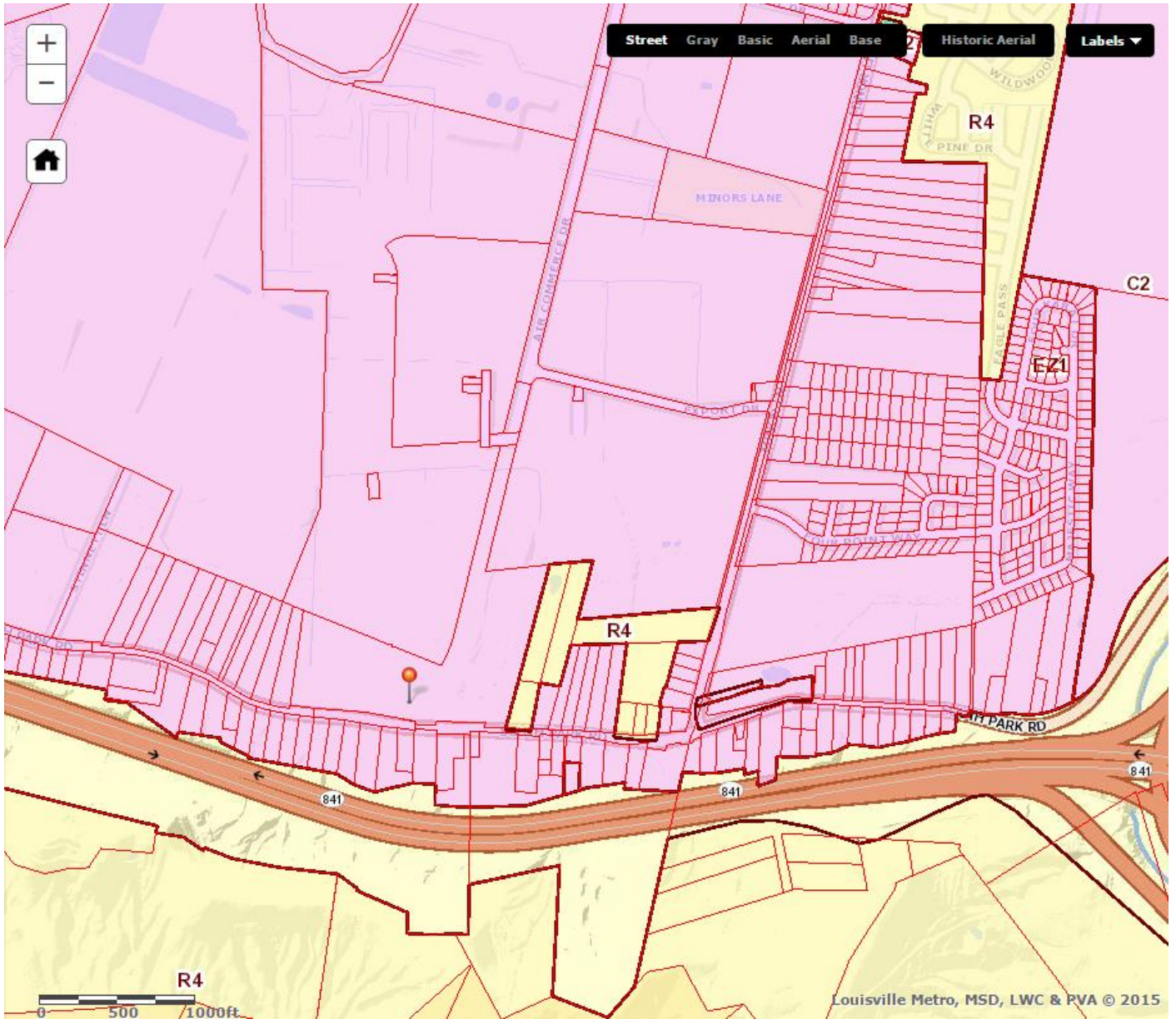
**NOTIFICATION**

Date	Purpose of Notice	Recipients
7/30/15	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 13 Notification of Development Proposals

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

