

# Development Review Committee

## Staff Report

January 19, 2022



<b>Case No:</b>	21-CFR-0025
<b>Project Name:</b>	Auxiliary Metro Vehicle Storage and Auction Lot
<b>Location:</b>	3502 7 <sup>th</sup> Street Road
<b>Owner:</b>	Louisville & Jefferson County Landbank
<b>Applicant:</b>	Mark Zoeller – Louisville Metro Government
<b>Jurisdiction:</b>	City of Shively
<b>Council District:</b>	3 – Keisha Dorsey, MPH
<b>Case Manager:</b>	Zach Schwager, Planner I

### REQUEST(S)

Community Facility Review for a temporary vehicle storage and auction lot and office building.

### CASE SUMMARY/BACKGROUND

The subject property is located on the west side of 7th Street Road between Oleanda Avenue and Berry Boulevard in the City of Shively. It is in the EZ-1, Enterprise Zone, Zoning District and the Traditional Workplace Form District. The applicant is proposing a temporary vehicle storage and auction lot that will be enclosed by a fence, with a small office building at the front of the lot.

### STAFF FINDING

Pursuant to Land Development Code (LDC) Section 4.10.1 and in accordance with KRS 100.324, and more specifically listed in paragraph (4) of LDC Section 4.10.1, “Any proposal for acquisition or disposition of land for public facilities, or changes in the character, location, or extent of structures or land for public facilities, excluding state and federal highways and public utilities and common carriers by rail mentioned in this section, shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan, and the commission shall, within 60 days from the date of its receipt, review the project and advise the referring body whether the project is in accordance with the comprehensive plan.”

Community Facility Goal 1, Policy 2 of Plan 2040 calls to ensure designing community facilities intended for public use so that they are accessible to all citizens with multi-modal transportation options. The proposed Community Facility is located on a major arterial street and a local TARC route. Goal 2, Policy 8 encourages public participation in the development review process of community facilities. This case has been noticed for a public meeting of the Development Review Committee. Goal 3, Policy 1 states, review the location and design of new community facilities, as well as major expansions to existing community facilities, to ensure compatibility with the immediate vicinity and any surrounding neighborhood. The proposed community facility is an industrial use in the EZ-1 Zoning District and there is residentially used property within 200 ft. of the subject site. Goal 3, Policy 17.3 states, locate government garage and storage facilities in areas suitable for warehousing and industry. The subject site is zoned EZ-1, which permits industrial uses.

Planning & Design staff reviewed the proposed plan against the Community Facility Review guidelines and the applicant was advised by staff through plan comments. Staff noted that a 25 ft. maximum front yard setback is required by the LDC for the proposed office building, typically a variance would be required to exceed this maximum setback. In addition, interior landscape areas in the public parking area and the landscape buffer area in between the public parking and 7<sup>th</sup> Street Road would be required. Also, the Planning Commission would typically need to approve an M-2 Industrial use in the EZ-1 Zoning District that is within 200 ft. of residentially used property not zoned EZ-1. Staff recommends that trees are planted around the property to come more into compliance with these goals and objectives, as well as Chapter 10 of the LDC. The plan otherwise complies with the LDC.

### **TECHNICAL REVIEW**

The plan has been reviewed by Transportation Planning, MSD, APCD, and KYTC.

### **INTERESTED PARTY COMMENTS**

Staff received two emails from residents of the area and a letter from the City of Shively in opposition to the proposed community facility. These documents are in the file and have been made available to the Committee members.

### **REQUIRED ACTIONS**

- **APPROVE** or **RECOMMEND** changes to come more into compliance with the Comprehensive Plan

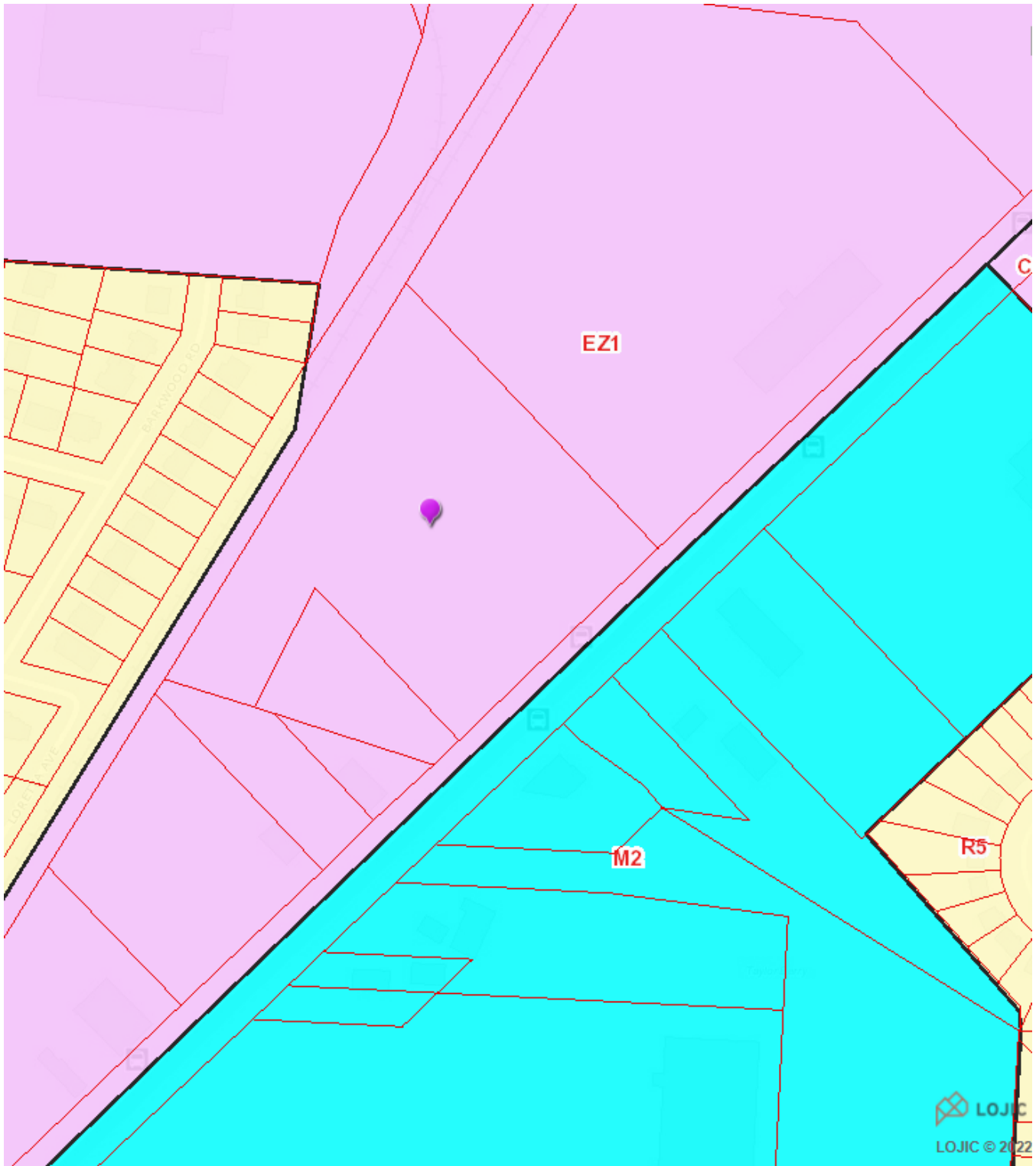
### **NOTIFICATION**

Date	Purpose of Notice	Recipients
1/6/2022	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 3

### **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

