

Development Review Committee

Staff Report

January 20, 2021



Case No:	20-CAT3-0007
Project Name:	Pond Station Road Industrial
Location:	3101 Pond Station Rd
Owner(s):	IDI Logistics
Applicant:	IDI Logistics
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Category 3 Development Plan**
- **Approval of Outdoor Amenity Area design**

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a warehouse and associated office space on approximately 40.43 acres. The site is zoned M-2 and M-3 in the Suburban Workplace form district. The subject site has previously been used as a paintball course and is in southwestern Louisville Metro. The site is accessed via Pond Station Rd, a private access easement.

The case was presented at the 7-9-20 Land Development and Transportation meeting and was continued to allow the applicant to work out an agreement for traffic signal contribution with Public Works.

STAFF FINDING

The category 3 development plan is in order. The development will provide all required buffers and tree plantings per the Land Development Code, including the full protected waterway buffer for Pond Creek.

The design of the Outdoor Amenity Space meets all Land Development Code requirements.

TECHNICAL REVIEW

A traffic impact study for this proposal was submitted to staff on 10-9-20. The study found that the proposed development would cause significant traffic impacts at the intersection of Stonestreet Rd and Pond Station Rd. The study recommended that a traffic signal be installed to mitigate the loss of service at that intersection and improve safety. The Committee should determine, with input from the applicant and Metro Public Works, an appropriate maximum potential contribution from the applicant for the installation of a traffic signal at the intersection of Pond Station Rd and Stonestreet Rd.

The applicant has agreed to ensure that the northern part of the site will maintain appropriate grading to accommodate potential future construction of the Louisville Loop shared use trail system.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Category 3 Development Plan**
- **APPROVE** or **DENY** the **Outdoor Amenity Area Design**

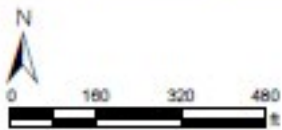
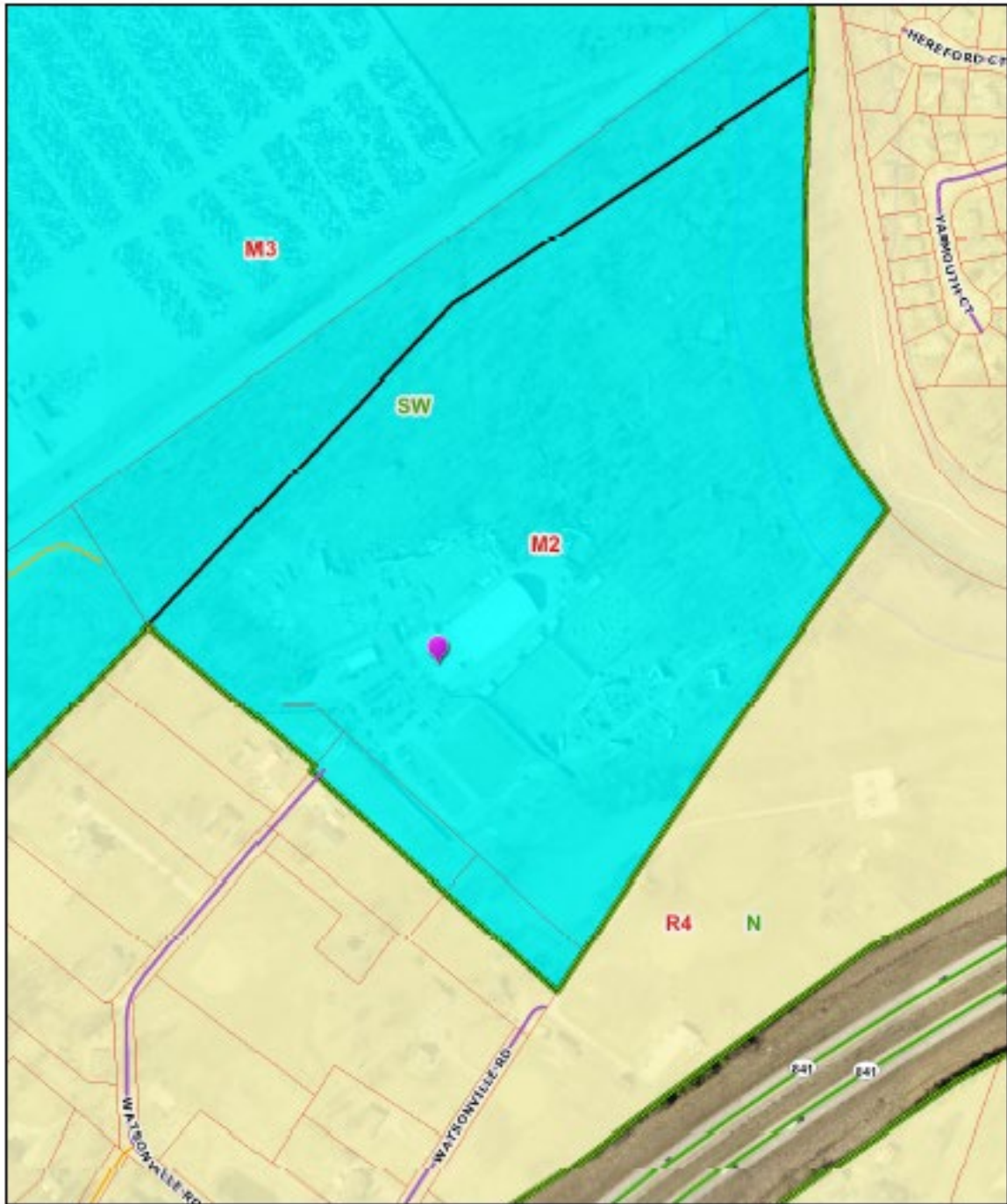
NOTIFICATION

Date	Purpose of Notice	Recipients
6-18-20	Hearing before LD&T	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 14
1-6-21	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 14

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Condition of Approval

1. Zoning Map



20-CAT3-0007

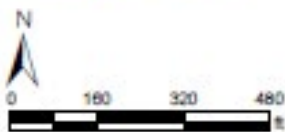
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2. Aerial Photograph



20-CAT3-0007

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3. Proposed Condition(s) of Approval

1. The Developer shall contribute a sum, not to exceed \$____, as a sharing of cost for a signal to be erected at the intersection of Stonestreet and Pond Station Rd. Payment of the cost share shall be made prior to approval of construction plans by Metro Transportation Planning.