

16ZONE1072

Greenbelt Warehouse



Louisville Metro Planning Commission Public Hearing

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Requests

- Change in Zoning from R-4 Single-Family Residential to EZ-1 Enterprise Zone on 27.21 acres
- Change in Form District from Neighborhood to Suburban Workplace
- Waiver of Section 5.5.4.B.1 to not provide the 6' berm along all property lines
- Detailed District Development Plan with Binding Elements

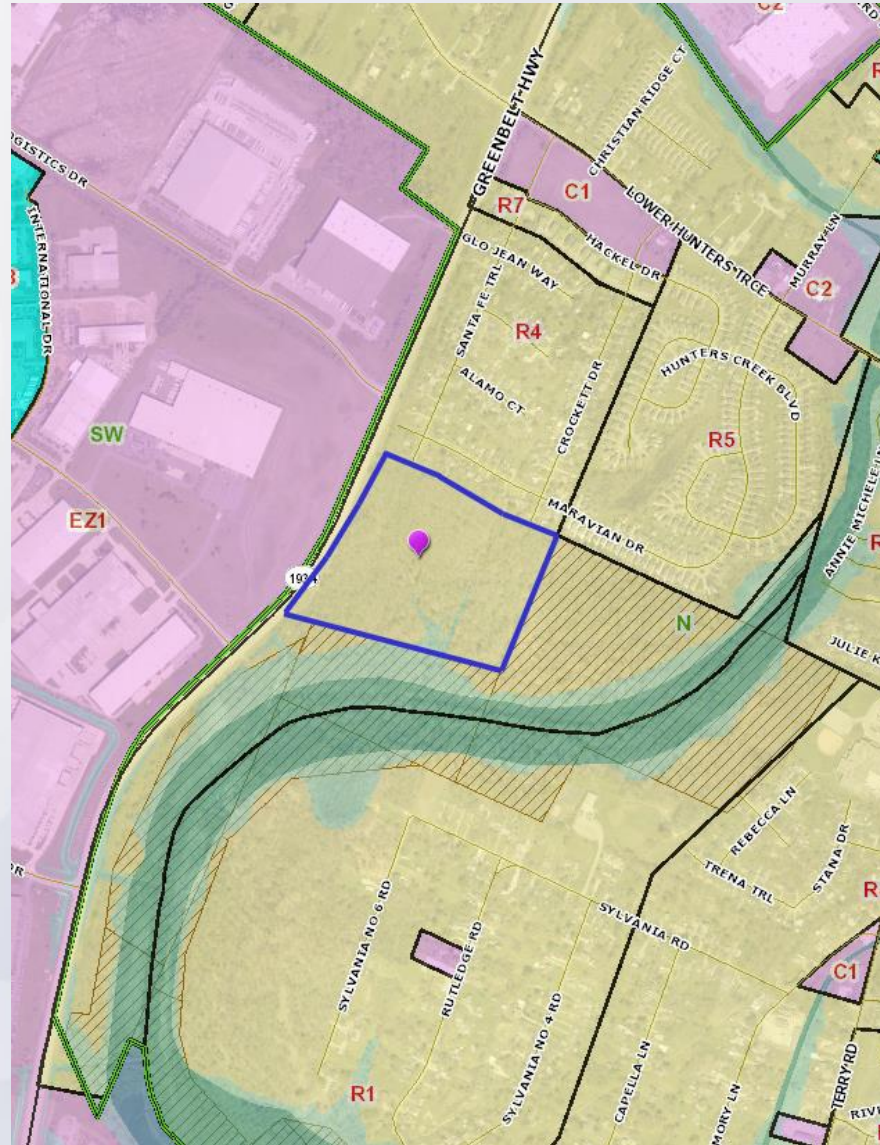
Case Summary

- Site consists of two parcels, totaling 27.21 acres
- Located just east of Riverport industrial area
- Proposed 271,250 square foot warehouse
- Two access points from Greenbelt Hwy

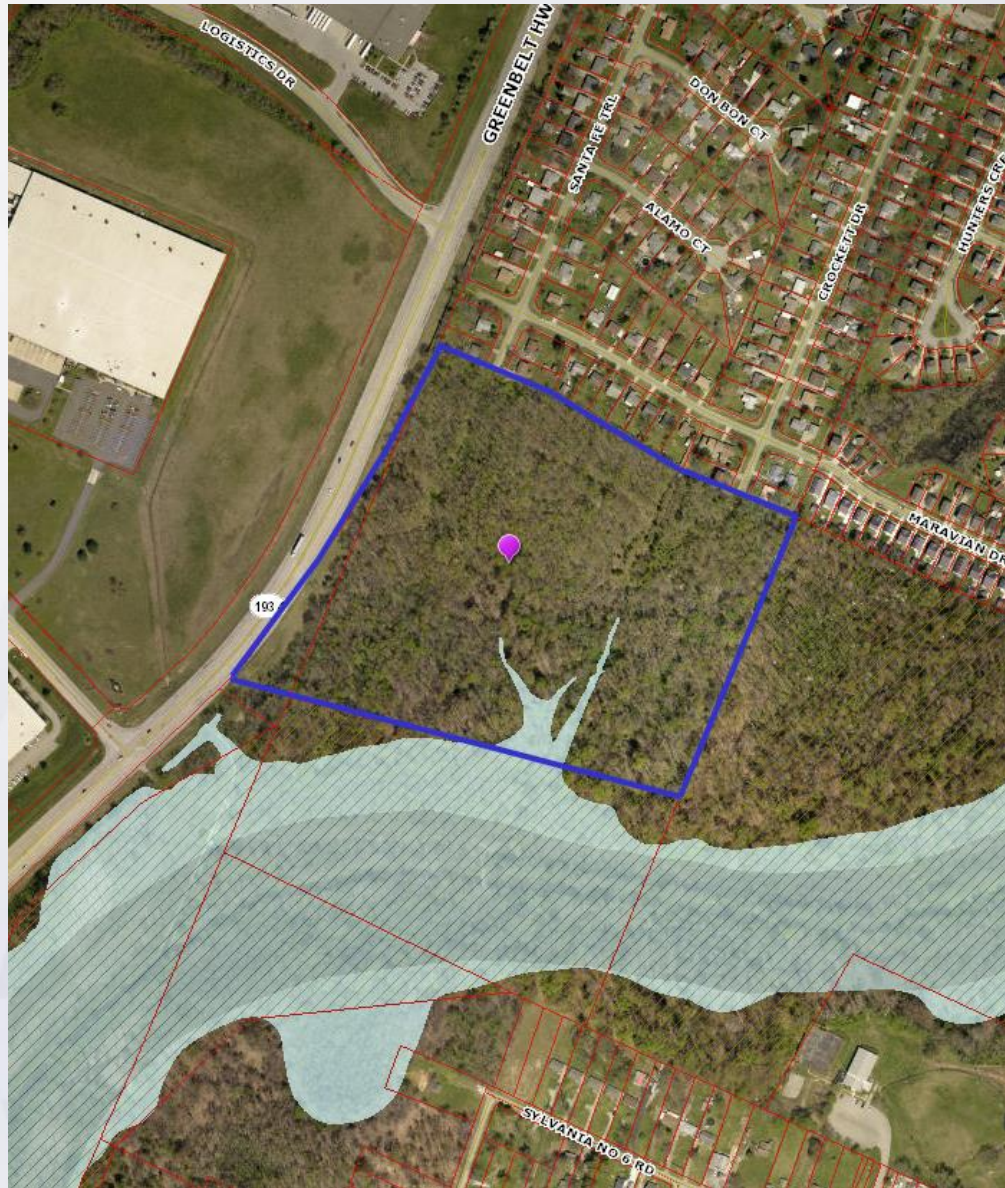
Site Context



Zoning / Form District



Aerial Photo



Subject Site



Surrounding Area Photos



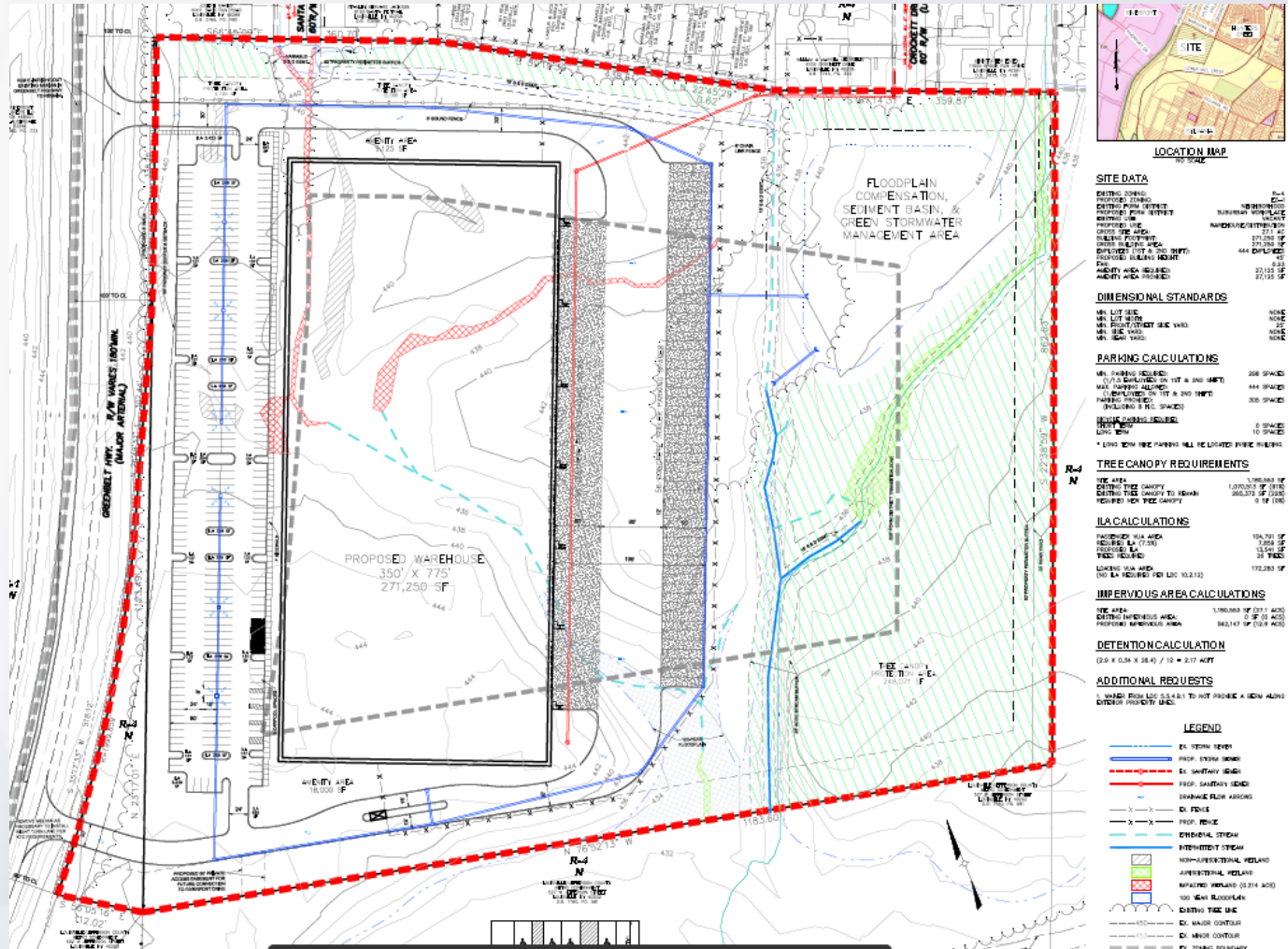
Surrounding Area Photos



Surrounding Area Photos



Development Plan



Technical Review

- MSD and Transportation have given preliminary approvals
- Small revision was made to shift the development 10 feet toward Greenbelt Hwy
- Noise Impact Assessment concluded:
 - LDG Development has solicited the input of a noise professional to assess the potential noise intrusion on the adjacent residential properties and has developed practical minimization measures in an attempt to lessen any potential noise related impacts from the warehouse project.
 - Revision to Binding Element #7

Staff Analysis and Conclusions

- Proposal complies with the applicable guidelines and policies of Cornerstone 2020
- Located on a major arterial, adjacent to existing industrial
- Site design incorporated landscaping, buffering and adequate setbacks
- Mitigates for expansion into residential area with tree canopy preservation and wider buffer with sound wall adjacent to single family residential
- Roadway improvements along Greenbelt
- Waiver appears justified

Required Actions

- **RECOMMEND APPROVAL or DENIAL** to Metro Council of the change in zoning from R-4 Single-Family Residential to EZ-1 Enterprise Zone
- **RECOMMEND APPROVAL or DENIAL** to Metro Council of the change in Form District from Neighborhood to Suburban Workplace
- **APPROVE or DENY** the Waiver of Section 5.5.4.B.1 to not provide the 6' berm along lot lines with residentially zoned parcels:
- **APPROVE or DENY** the Detailed District Development Plan