Planning Commission
Staff Report
November 3, 2021

Case No:	21-CAT3-0017
Project Name:	Whayne Supply/Boyd Property
Location:	1400 Cecil Ave
Owner(s):	Whayne Supply Co
Applicant:	Hollenbach Oakley
Jurisdiction:	Louisville Metro
Council District:	1 – Jessica Green
Case Manager:	Jay Luckett, AICP, Planner I

REQUEST(S)

- **Category 3 Development Plan**

CASE SUMMARY/BACKGROUND

The applicant is proposing to expand an existing industrial site. The current proposal is for an expansion of the existing heavy equipment repair and customization operation. This is shown on the proposed plan as Lot 4, and is the same area shown on as Lot 4 on a previous plan approved under docket 20-CAT3-0017. The remainder of the approximately 108.48-acre site is the same as previously approved, including the proposed private roadway network. The subject site is located within the EZ-1 zoning district and the Suburban Workplace form district adjacent to the Chickasaw and Park DuValle neighborhoods of western Louisville Metro. It is bordered to the north by mostly residential development, Interstate 264 to the east, with railroad and other industrial uses to the south and west. There is no proposed encroachment into buffering and setbacks adjacent to residential properties beyond what was approved on the previous development plan.

STAFF FINDING

The Category 3 Development Plan is in order and compliant with the Land Development Code.

TECHNICAL REVIEW

No outstanding technical issues are associated with this request.

INTERESTED PARTY COMMENTS

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

REQUIRED ACTIONS:

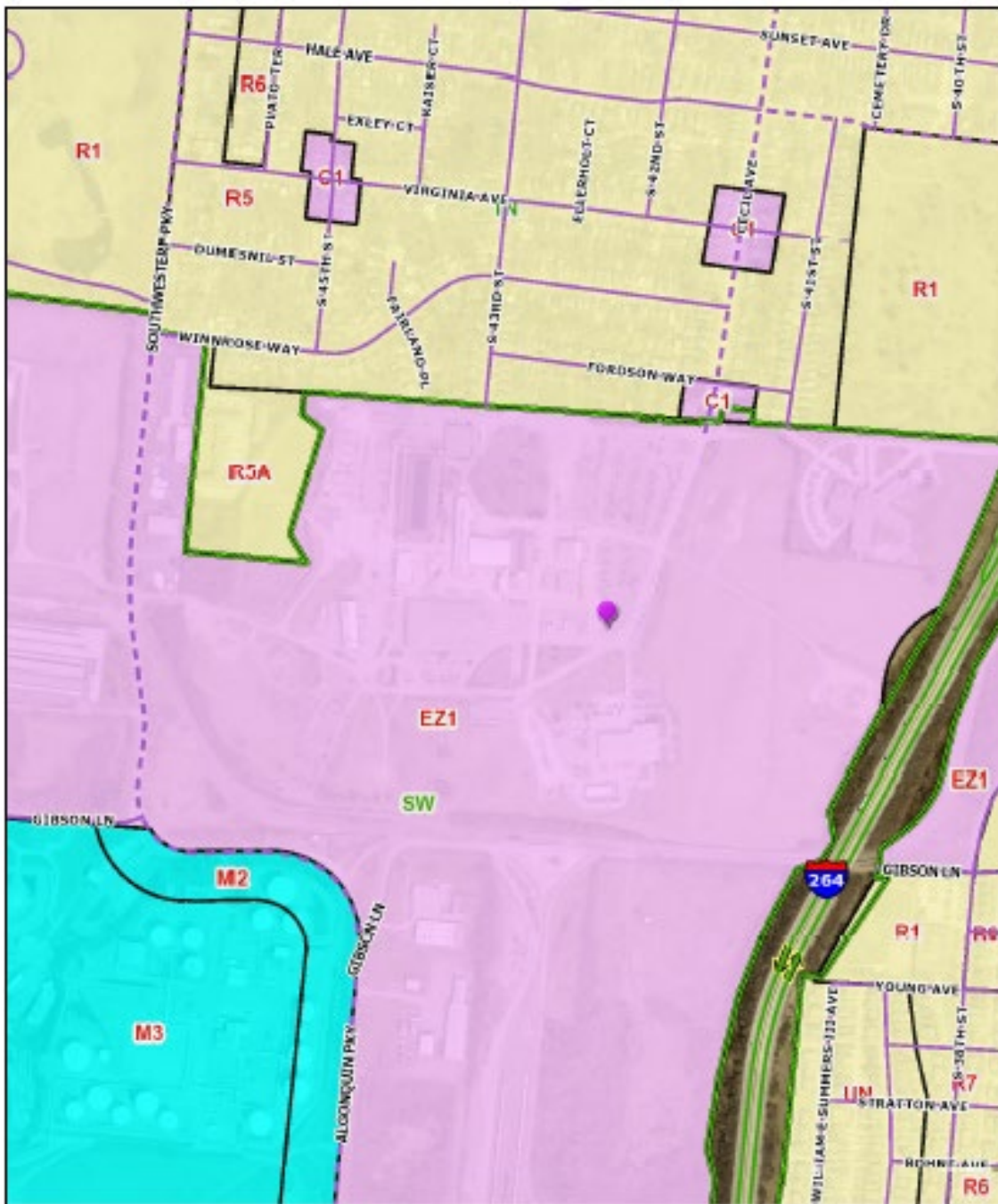- **APPROVE** or **DENY** the Category 3 Development Plan

NOTIFICATION

Date	Purpose of Notice	Recipients
10-19-21	Hearing before DRC	1st tier adjoining property owners and residents Registered Neighborhood Groups in Council District 1

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map

20-CAT3-0017

Wednesday, April 28, 2021 | 1:19:08 PM

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2. Aerial Photograph

20-CAT3-0017

Wednesday, April 28, 2021 | 1:17:48 PM

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