

20-DDP-0015

PACCAR

13641 Dixie Highway



Louisville Metro Development Review Committee

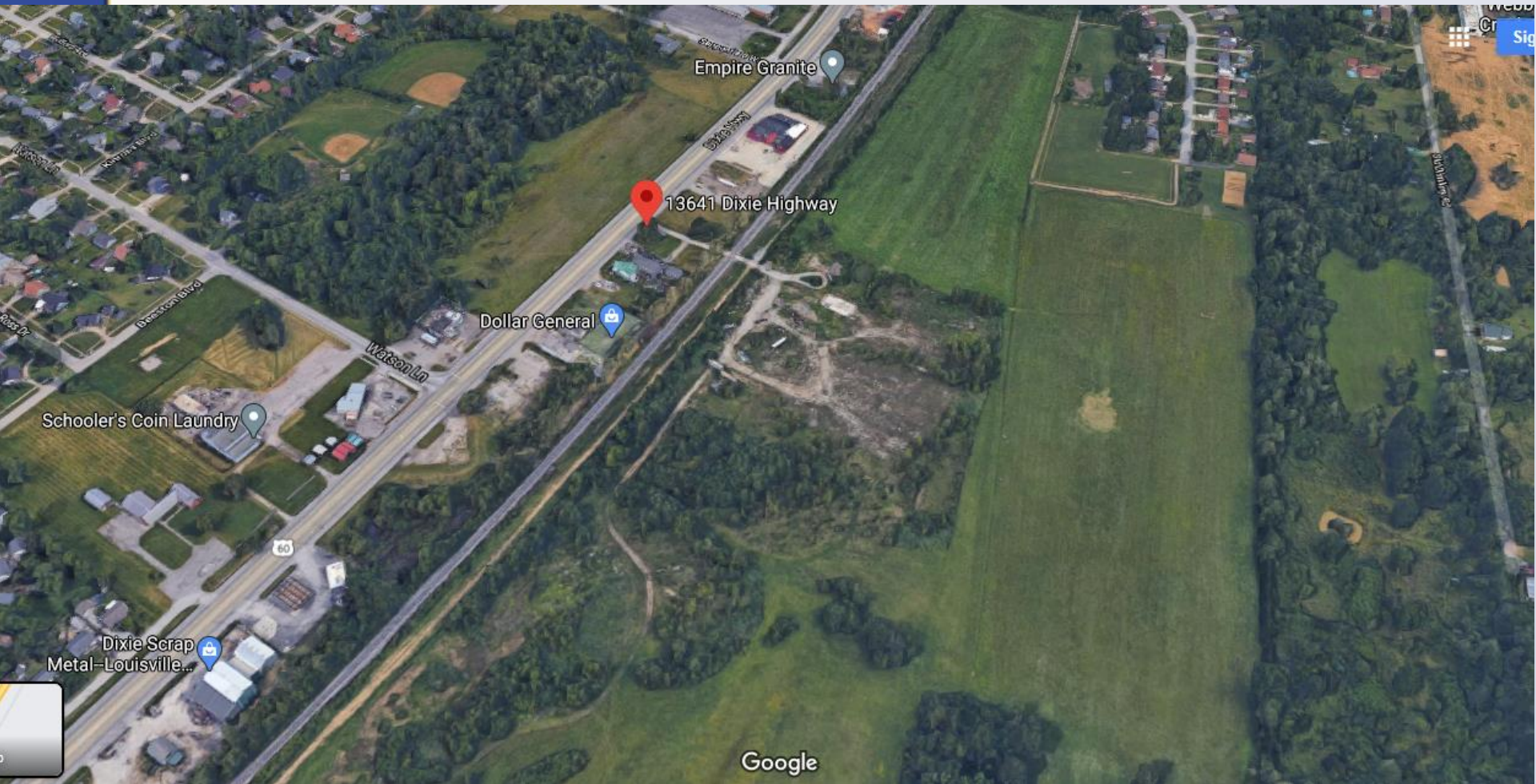
Lacey Gabbard, AICP, Planner I

October 28, 2020

Requests

- **Waiver of Land Development Code 5.6.1.B to not provide animating features along public streets (20-WAIVER-0092)**
- **Revised Detailed District Development Plan with Amenity Area**

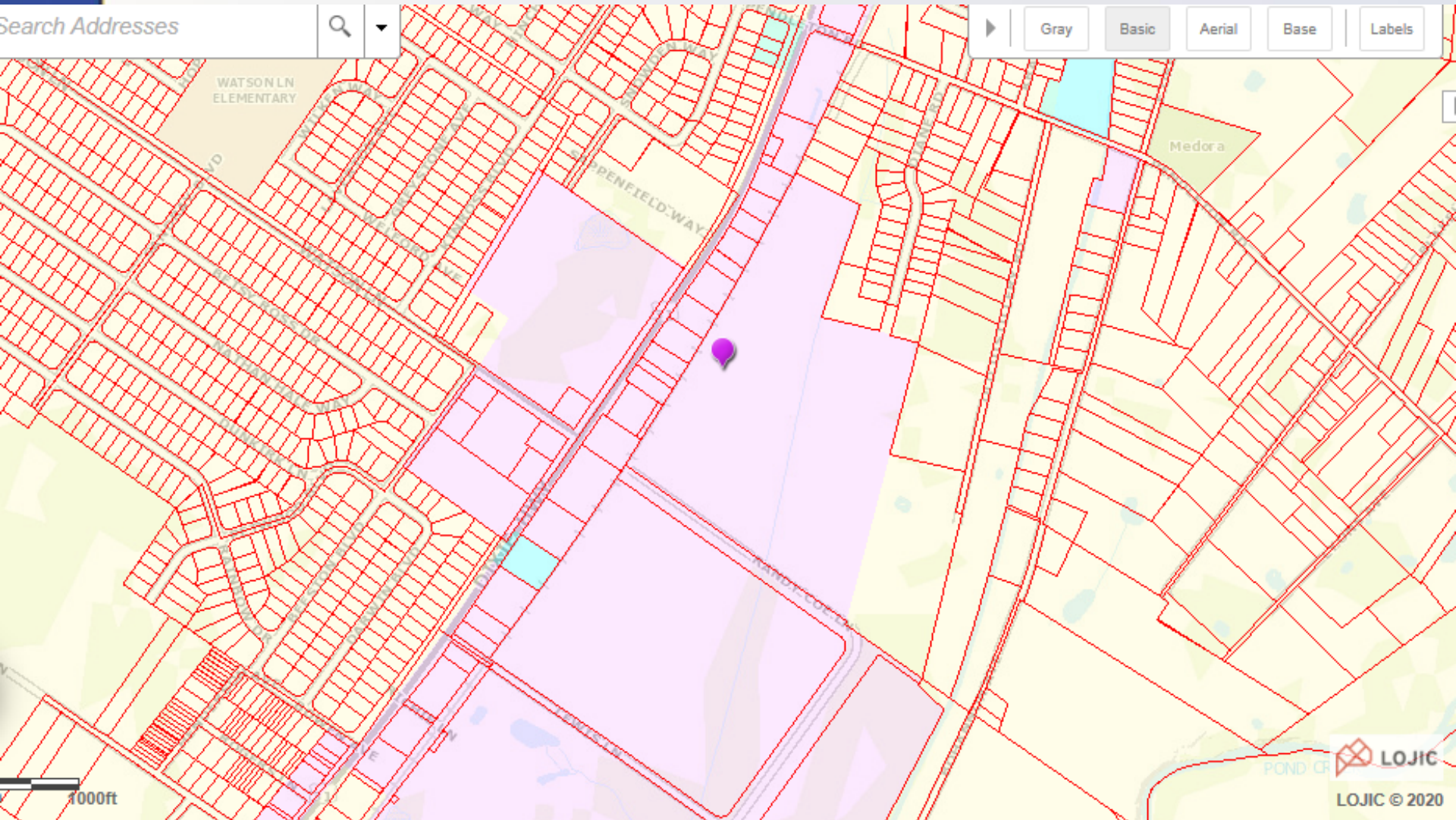
Site Context



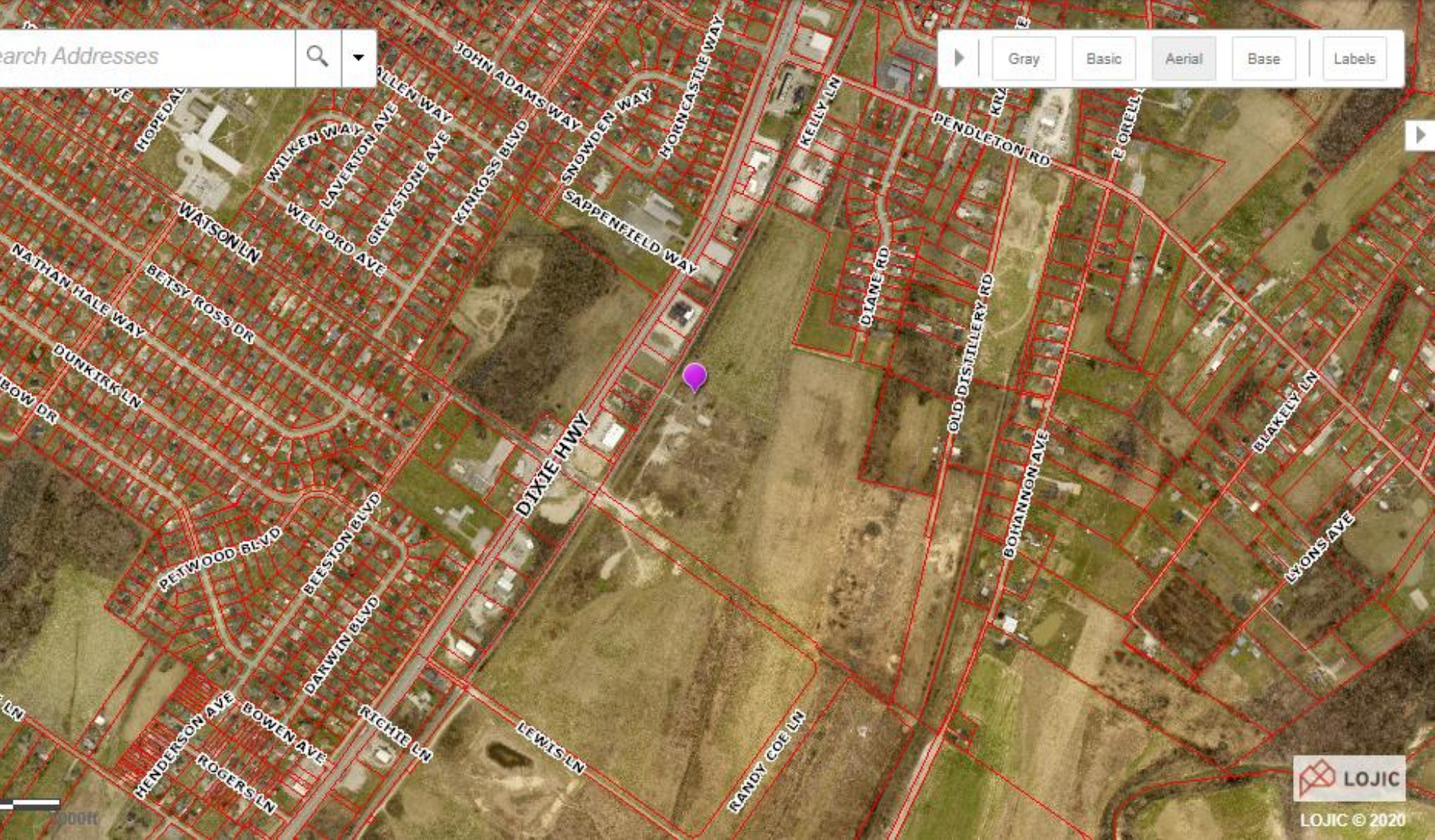
Case Summary

- Zoned EZ-1 Enterprise Zone in the Suburban Workplace form district.
- Located east of Dixie Highway and the CSX Railroad line and south of Pendleton Road, in the Riverport Phase 5 Industrial park.
- Currently undeveloped.
- The applicant is proposing a warehouse building to include 10,711sf of office space and 253,959sf of warehouse space, totaling 264,671sf.

Zoning/Form Districts



Aerial Photo



Louisville

Applicant's Proposed Plan

DEVELOPMENT NOTES

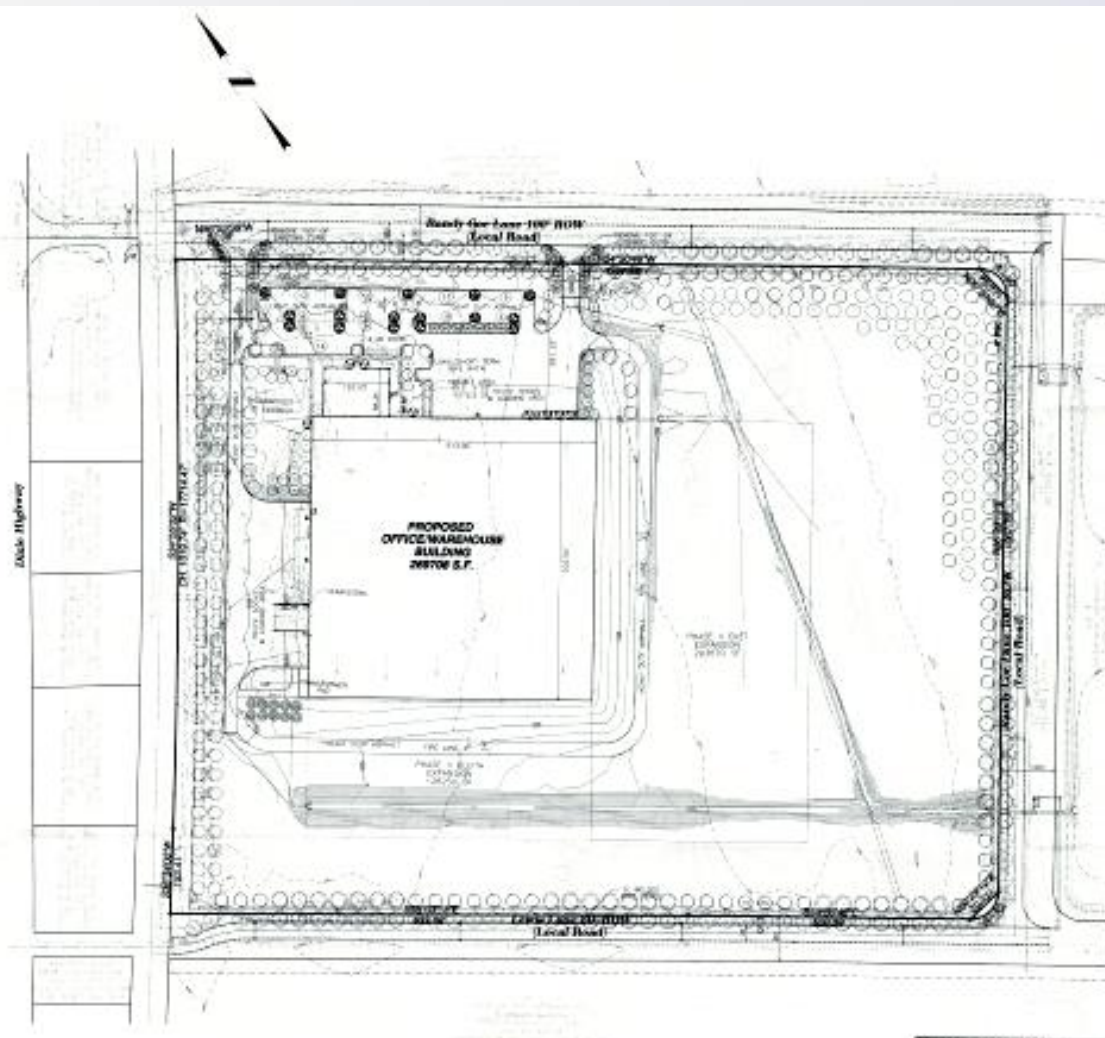
1. EXISTING LOT AND ADJACENT INFORMATION SHALL BE REFERRED TO AS "EXISTING" FOR THE PURPOSES OF THIS PLAN. ALL INFORMATION SHALL BE VERIFIED BY THE APPLICANT PRIOR TO THE SUBMITTAL OF THIS PLAN.
2. EXISTING ADJACENT TO THE NORTH SHALL BE THE CITY OF LITTLE ROCK.
3. EXISTING ADJACENT TO THE EAST SHALL BE THE CITY OF LITTLE ROCK.
4. EXISTING ADJACENT TO THE SOUTH SHALL BE THE CITY OF LITTLE ROCK.
5. EXISTING ADJACENT TO THE WEST SHALL BE THE CITY OF LITTLE ROCK.
6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE UNLESS OTHERWISE NOTED ON THIS PLAN. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE UNLESS OTHERWISE NOTED ON THIS PLAN.
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PUBLIC WORKS NOTES

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MSD NOTES

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VICINITY MAP

Site Development Data

Location	2001 NORTH STATE ST. / 1001 WEST 10TH ST.
Map Ref. Code	1001 WEST 10TH ST.
Area	1001 WEST 10TH ST.
County	1001 WEST 10TH ST.
City/County	1001 WEST 10TH ST.
Address	1001 WEST 10TH ST.
Phone	1001 WEST 10TH ST.

Building Summary

Office	12,714 S.F.
Warehouse	178,592 S.F.
Total Building Area	191,306 S.F.
Lot Area	217,700 S.F.
Building Height	41'
Planned 1-2001	1001 WEST 10TH ST.
Planned 2-2001	1001 WEST 10TH ST.

Dimensional Standards

Building Setback	By Ordinance
Front	10'
Side	5'
Rear	10'
Street	10'
Max. Height of Building	41'

Parking Summary

Office	12,714 S.F.	1001 WEST 10TH ST.
Warehouse	178,592 S.F.	1001 WEST 10TH ST.
Total Building Area	191,306 S.F.	1001 WEST 10TH ST.
Max. Speed	41'	1001 WEST 10TH ST.
Speed	10'	1001 WEST 10TH ST.
Height	41'	1001 WEST 10TH ST.
Width	10'	1001 WEST 10TH ST.
Depth	10'	1001 WEST 10TH ST.

I L A Requirements

Lot Area	217,700 S.F.
Lot Width	100'
Lot Depth	100'
Lot Area	217,700 S.F.
Lot Width	100'
Lot Depth	100'

Impervious Areas

Lot Area	217,700 S.F.
Impervious Area	100,000 S.F.
Impervious Ratio	46%
Impervious Area	100,000 S.F.
Impervious Ratio	46%

AMENITY AREA

Lot Area	217,700 S.F.
Amenity Area	100,000 S.F.
Amenity Ratio	46%
Amenity Area	100,000 S.F.
Amenity Ratio	46%

Tree Canopy

Lot Area	217,700 S.F.
Tree Canopy	100,000 S.F.
Tree Canopy Ratio	46%
Tree Canopy	100,000 S.F.
Tree Canopy Ratio	46%



TYPICAL PARKING LAYOUT

LEGEND

Proposed Driveway	Proposed Driveway
Existing Driveway	Existing Driveway
Proposed Building	Proposed Building
Existing Building	Existing Building
Proposed Parking	Proposed Parking
Existing Parking	Existing Parking
Proposed Fence	Proposed Fence
Existing Fence	Existing Fence
Proposed Storm Line	Proposed Storm Line
Existing Storm Line	Existing Storm Line
Proposed Storm Line	Proposed Storm Line
Existing Storm Line	Existing Storm Line

PROJECT REFERENCES

Planning & Zoning Ordinance	1001 WEST 10TH ST.
Code of Ordinances	1001 WEST 10TH ST.
Map Ref. Code	1001 WEST 10TH ST.
Area	1001 WEST 10TH ST.
City/County	1001 WEST 10TH ST.
Address	1001 WEST 10TH ST.
Phone	1001 WEST 10TH ST.
Project Location	1001 WEST 10TH ST.
Project Name	1001 WEST 10TH ST.



Staff Finding

- The Revised Detailed District Development Plan, Amenity Area and waiver are adequately justified and meet the standard of review.

Required Actions

- **APPROVE** or **DENY** the Waiver
- **APPROVE** or **DENY** the Revised Detailed District Development Plan and Amenity Area