



Category 3 Plan Application

Louisville Metro Planning & Design Services

Case No.: 1502220001/04 Intake Staff: RMC

Date: 6/29/15 Fee: 300.00

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Project Description (e.g., retail center and office development, etc.): Manufacturing/distribution facility

Project Name: Desert Properties LLC

Primary Project Address: 4301 Produce Road

Additional Address(es): _____

Primary Parcel ID: 061601190008

Additional Parcel ID(s): _____

of Residential Units: _____ Commercial Square Footage: 300,000

Proposed Use: manufacturing Existing Use: manufacturing

Existing Zoning District: M-3 Existing Form District: SWFD

Deed Book(s) / Page Numbers²: 9050 0038

The subject property contains 17.7 acres. Number of Adjoining Property Owners: 11

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Fiona McDonald, Project Manager

Name: Andy Hennessey, Member

Company: SAPA HE TUBING Inc.

Company: Desert Properties, LLC

Address: 4301 Produce Road

Address: 3900 Produce Road

City: Louisville State: KY Zip: 40218

City: Louisville State: KY Zip: 40218

Primary Phone: (321) 501-4760

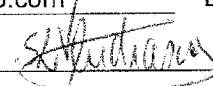
Primary Phone: (502) 815-4209

Alternate Phone: _____

Alternate Phone: _____

Email: Fiona.mcdnald@sapagroup.com

Email: ahennessey@prempack.com

Owner Signature (required): 

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JUN 29 2015

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

MINDEL SCOTT & ASSOCIATES
DESIGN SERVICES

Name: Andrew D. Stosberg

Name: Kathy M Linares

Company: Lloyd & McDaniel, PLC

Company: Mindel Scott & Associates, Inc.

Address: 11405 Park Rd, Suite 200

Address: 5151 Jefferson Blvd, Suite 101

City: Louisville State: KY Zip: 40223

City: Louisville State: KY Zip: 40219

Primary Phone: (502) 736-4500

Primary Phone: (502) 485-1508

Alternate Phone: (502) 585-3054

Alternate Phone: (502) 485-1606

Email: astosberg@lloydmc.com

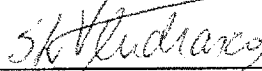
Email: klinares@mindelscott.com

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Segio Vendrasco, in my capacity as Vice President, hereby representative/authorized agent/other

certify that SAPA HE TUBING Inc. is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 6-24-2015

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



Mindel, Scott & Associates, Inc.

Planning • Engineering • Surveying • Landscape Architecture
Utility Consulting • Property Management

June 29, 2015

Louisville Metro Planning & Design
444 S. 5th Street, Suite 300
Louisville, KY 40202

Re: Desert Properties LLC – Category 3 Review
4301 Produce Road


Dear Case Manager:

By this request a Category 3 Development Plan for a manufacturing/distribution facility is proposed requiring the removal of the existing building and the construction of a 300,000 SF warehouse building. Customer/employee parking is proposed along the properties Produce Road frontage and in the four corners of the building. Loading docks are shown on either side of the building. Two entrances on Produce Road, spaced some 575' apart, will provide good circulation for this use.

This use is appropriately located in the Suburban Workplace Form District, surrounded by other M-2 industrial uses, with a railroad tract just to the north and spur tracks curving around it to the west. The nearest single family residential development is approximately 1000' to the south. The site fronts on Produce Road, a minor arterial, and is strategically located to support existing manufacturing in the vicinity.

Please contact me if you have any questions or concerns regarding this submittal. As always we appreciate your assistance in processing this request.

Respectfully,


Kathy M. Linares, RLA

cc: Charlie Marsh
Jeff Robinson

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5151 Jefferson Blvd., Suite 101, Louisville, KY 40219
Phone: (502) 485-1508 • Fax: (502) 485-1606

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General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 15 Devplan 1104 Intake Staff: DSG
Date: 12/28/15 Fee: \$215.00

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.12.2.A.1

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: Request to reduce the size of the required amenity area from 10% of the building area to 10% of the office area.

Primary Project Address: 4301 Produce Road, Louisville KY 40218

Additional Address(es): _____

Primary Parcel ID: Tax Block 616 Lot 119

Additional Parcel ID(s): _____

Proposed Use: manufacturing Existing Use: manufacturing

Existing Zoning District: M-3 Existing Form District: SWFD

Deed Book(s) / Page Numbers²: 9050 0038

The subject property contains 17.7 acres. Number of Adjoining Property Owners: 11

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 15DEVPLAN1104 Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Fiona McDonald, Project Manager

Name: Charles P Marsh

Company: SAPA HE Tubing Inc.

Company: Gault Development

Address: 4301 Produce Road

Address: 4011 Gardiner Pint Dr., Suite 200

City: Louisville State: KY Zip: 40218

City: Louisville State: KY Zip: 40213

Primary Phone: (321) 501-4760

Primary Phone: (502) 451-1122

Alternate Phone: _____

Alternate Phone: (502) 451-0722

Email: Fiona.mcdonald@sapagroup.com

Email: cmars@scgault.com

Owner Signature (required): (see signature below)

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: Andrew D. Stosberg

Name: Kathy M Linares

Company: Lloyd & McDaniel, PLC

Company: Mindel Scott & Associates, Inc.

Address: 11405 Park Road Suite 200

Address: 5151 Jefferson Blvd, Ste 101

City: Louisville State: KY Zip: 40223

City: Louisville State: KY Zip: 40219

Primary Phone: (502) 736-4500

Primary Phone: 502 485-1508

Alternate Phone: _____

Alternate Phone: 502 485-1606

Email: astosberg@lloydmc.com

Email: klinares@mindelscott.com

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Peter P. Vander Velde, in my capacity as Vice President, hereby representative/authorized agent/other

certify that SAPA HE TUBING Inc. is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: [Signature] Date: 18 December 2015

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

15 Dec plan 1104

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

This request will not adversely affect the adjacent property owners because the amenity area is intended to only serve the development/user of the site on which it is located and with this request an amenity area will still be provided to serve this use.

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2. Will the waiver violate the Comprehensive Plan?

The request will not violate the Comprehensive plan because an amenity area will still be provided for use by the employees of this building, just at a reduced size that is more appropriate for the number of employees as opposed to the overall size of the building.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The waiver of the regulation is the minimum necessary to afford relief to the applicant since as written the amenity area would be over sized just as a warehouse is typically much larger in scale than other buildings with the same number of employees. In addition, the size of the amenity area impacts the number of seats that need to be provided since it is based on the size of the amenity area. Therefore basing the size of the amenity area on the size of the office makes its size more consistent with what is required for other uses.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant with the requirement for a much larger amenity area than would otherwise be required if the size of the area was related to the number of employees. (A much smaller building or one with multiple stories, but with the same number of employees would provide a smaller amenity area since the size is currently determined based on the building footprint.)

15 Dec 11 04



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December 28, 2015

Attn: Brian Davis
Louisville Metro Planning & Design
444 S. 5th Street, Suite 300
Louisville, KY 40202

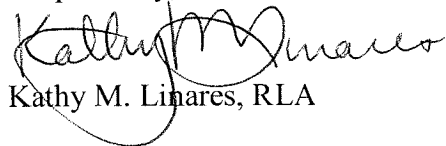
Re: Desert Properties LLC #15devplan1104
4301 Produce Road - Category 3 Review

Dear Mr. Davis:

With the submittal of these plans and the waiver request to reduce the size of the amenity area we believe this request is now in order and ready to be docketed for action. The plans have been revised to show an amenity area just outside the northeast corner of the building and to add a waiver request to reduce the size of the amenity area.

Please contact me if you have any questions or concerns regarding this submittal. As always we appreciate your assistance in processing this request.

Respectfully,


Kathy M. Linares, RLA

cc: Charlie Marsh
Jeff Robinson

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15 Dev plan 1104

5151 Jefferson Blvd., Suite 101, Louisville, KY 40219
Phone: (502) 485-1508 • Fax: (502) 485-1606

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Land Development Report

June 9, 2015 1:33 PM

[About](#) [LDC](#)

Location

Parcel ID: 061601190008
Parcel LRSN: 8102024
 Address: 4301 PRODUCE RD

Zoning

Zoning: M3
Form District: SUBURBAN WORKPLACE
Plan Certain #: NONE
Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
 Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
 National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
 System Development District: NO
 Historic Site: NO

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Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0060E, 21111C0077E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: WATTERSON PARK
 Council District: 10
 Fire Protection District: CAMP TAYLOR
 Urban Service District: NO