



Amendment to Binding Element Application

Louisville Metro Planning & Design Services

Case No.: 15MDDP1004 Intake Staff: KMC
Date: 3/24/15 Fee: 10550

Once complete, please bring the application and supporting documentation to Planning and Design Services, 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Note: This application is not required in conjunction with an application for a District Development Plan.

Project Information:

Project Description (e.g., retail center and office development, etc.): Industrial-located in Riverport-We want to be allowed exterior storage.

Project Name: 9001 Cane Run Road

Primary Project Address: 9001 Cane Run Road

Additional Address(es):

Primary Parcel ID: 289501550000

Additional Parcel ID(s):

of Residential Units: Commercial Square Footage: 212,500

Proposed Use: Delete Bind Element # 5 Existing Use: No Exterior Storage

Existing Zoning District: EZ-1 Existing Form District:

Deed Book(s) / Page Numbers²: 6939 x 0044

The subject property contains 13.8654 acres. Number of Adjoining Property Owners: One

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 #: 10-5-94 Docket/Case #:

Docket/Case #: Docket/Case #:



District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: FDPLAN/045

Intake Staff: KMC

Date: 3/24/15

Fee: 299.50

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 Type: ☐ Detailed District Development Plan ☒ Revised District Development Plan ☐ General District Development Plan

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Contact Information:**Owner:** ☒ *Check if primary contact***Applicant:** ☐ *Check if primary contact*Name: Scott McKibben

Name: _____

Company: BT 1 Louisville LLC-Brennan Invest.

Company: _____

Address: 9450 W. Bryn Mawr Ave.

Address: _____

City: Rosemont State: IL Zip: 60018

City: _____ State: _____ Zip: _____

Primary Phone: 847-257-8801

Primary Phone: _____

Alternate Phone: 312-865-2000

Alternate Phone: _____

Email: smckibben@brennanllc.com

Email: _____

Owner Signature (required): _____**Attorney:** ☐ *Check if primary contact***Plan prepared by:** ☐ *Check if primary contact*

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

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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, Scott McKibben, in my capacity as Managing Principal, hereby
representative/authorized agent/other

certify that BT 1 Louisville LLC 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: 3/9/15

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.

15mop/w4

Binding Element Amendment Justification:

In order to justify approval of any amendments to binding elements, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

There are a handful of trees in the front of the building.

2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes

3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes

4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Yes

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5. **Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes

6. **Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

Yes, to our knowledge

15mcd/UA



Land Development Report

March 17, 2015 3:52 PM

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

Location

Parcel ID: 289501550000
Parcel LRSN: 1018404
Address: 9001 CANE RUN RD

Zoning

Zoning: EZ1
Form District: SUBURBAN WORKPLACE
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: RIVERPORT SECTION 6 CORRECTIVE PLAT
Plat Book - Page: 42-047
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

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: 21111C0087E, 21111C0104E

Protected Waterways

Potential Wetland (Hydric Soil): YES
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: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
Council District: 12
Fire Protection District: PLEASURE RIDGE PARK
Urban Service District: NO

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15MOD1004

March 18, 2015

Mr. Stephen Lutz
Louisville Metro Planning & Design Services
444 S. 5th Street, Third Floor
Louisville, KY 40202

Re: Letter of Explanation for Change to Land Development Report at 9001 Cane Run Road

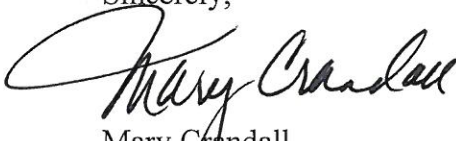
Dear Mr. Lutz,

As required on page 4 of the District Development Plan Application, the following is an explanation for our requested change to allow outdoor storage.

Our prospective tenant PODS is seeking a 5+ year lease with BT1 Louisville LLC located at 9001 Cane Run Road, Louisville. PODS requires outdoor storage for their storage containers (see photo of containers and available various measurements of containers). Currently outdoor storage is not allowed. We are seeking to allow outdoor storage of these PODS containers upon the concrete truck court highlighted on the site map attached. The maximum storage area will be 60' deep by 200' in length and no greater than 24' high. There will be no exterior use beyond the concrete truck court area.

Please feel free to contact me with any additional questions.

Sincerely,


Mary Crandall
Asset Manager

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