

22-DDP-0009

Orell Mini Warehouse

11905 Dixie Hwy



Planning Commission

Jay Lockett, AICP, Planner II

April 20, 2022

Requests

- **Revised Detailed District Development plan**

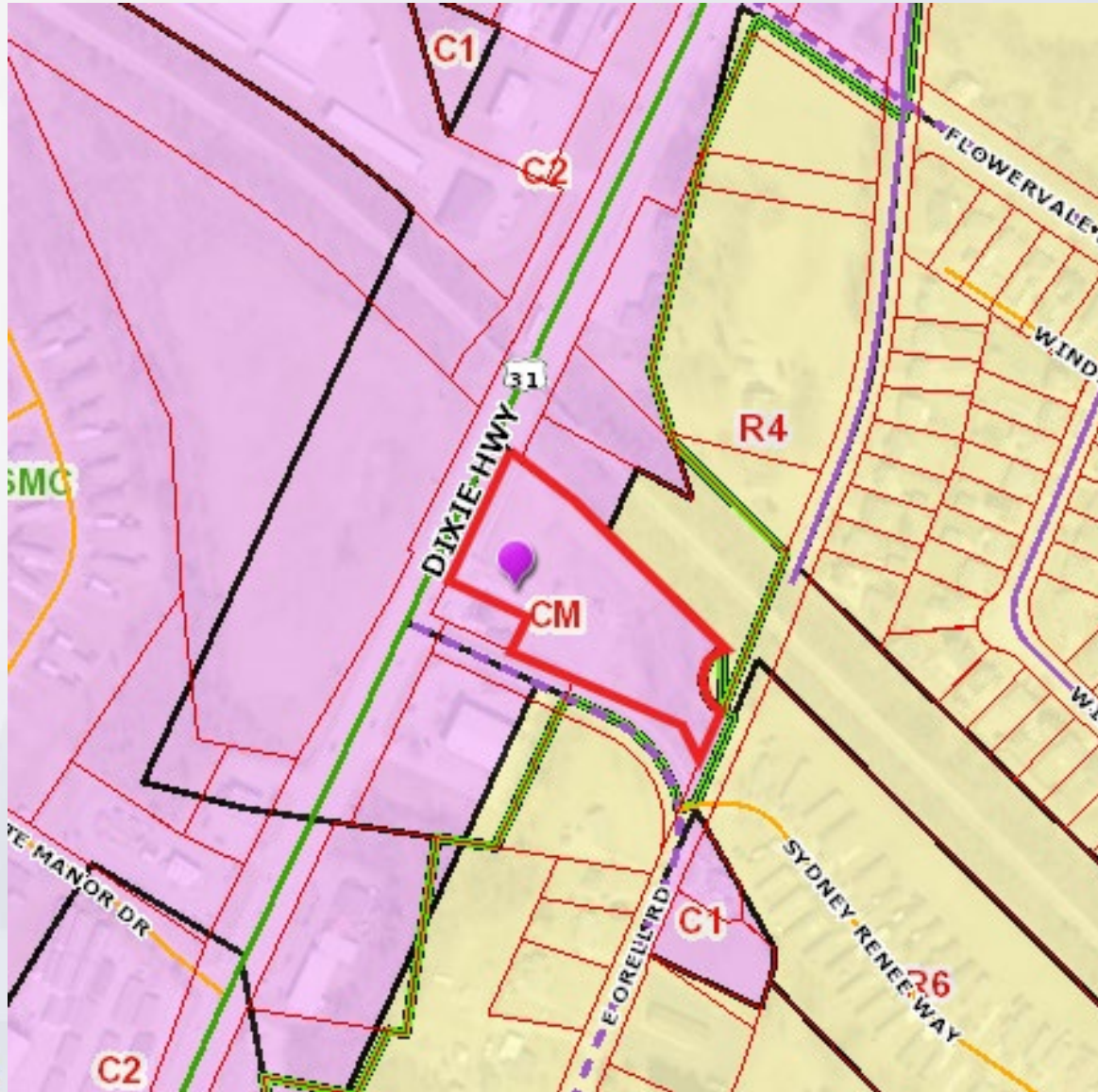
Project Summary

- The applicant is proposing to revise the approved development plan for a mini-warehouse facility currently under construction in southwestern Louisville Metro.
- The site was rezoned to CM with an approved development plan and binding elements under docket 17ZONE1022.
- Subject site is approximately 2.19 acres in the Suburban Marketplace Corridor form district.

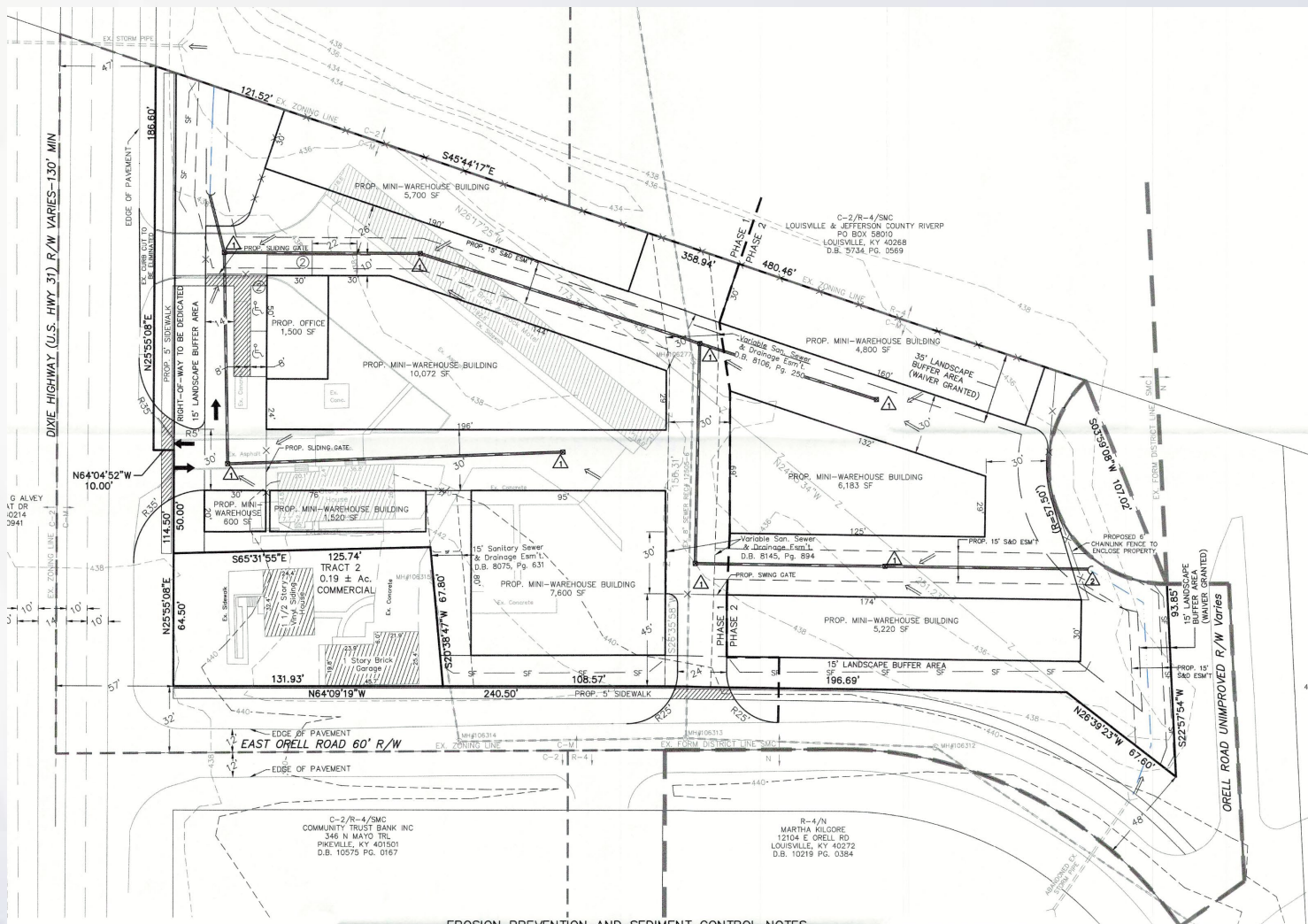
Site Aerial



Site Zoning



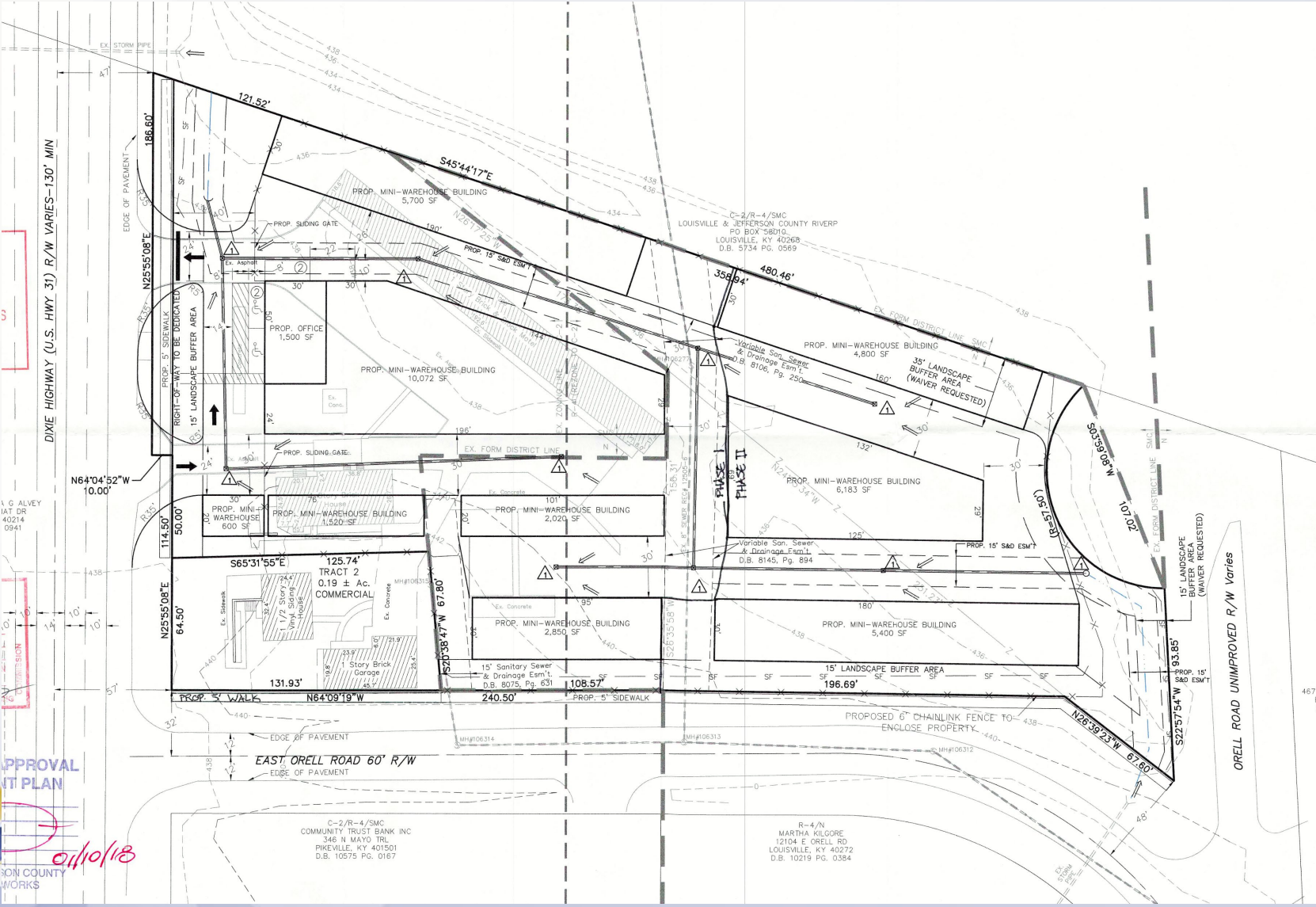
Proposed Plan



EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage area are seeded and stabilized.
4. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.

Previously Approved Plan





APPROVAL
IT PLAN
 01/10/18
 COUNTY WORKS

Structure Built under plan approved in error.



Technical Review

- Planning and Design Services staff approved revisions to the development plan under docket 18DEVPLAN1123. However, Binding Element 13 requires any change to the approved development plan to be reviewed by Louisville Metro Council and this was missed due to staff error.
- The applicant should clarify the proposed use of the structure on the site.

Staff Findings

- The requests are adequately justified and meet the standards of review.
- The proposed density is permitted in the existing zoning, and the site is otherwise being developed according to the previously approved plans.

Required Actions

- **APPROVE** or **DENY** the **Revised Detailed District Development Plan with Revisions to Binding Elements**