

Development Review Committee

Staff Report

January 19, 2022



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| Case No: | 21-CAT3-0018 |
| Project Name: | Johnson Development |
| Location: | 6560 Geil Ln and 4052 Tower Rd |
| Owner(s): | Tower Dev LLC |
| Applicant: | Johnson Development |
| Jurisdiction: | Louisville Metro |
| Council District: | 2 – Barbara Shanklin |
| Case Manager: | Jay Lockett, AICP, Planner I |

REQUEST(S)

- **Category 3 Development Plan**
- **Review of Outdoor Amenity Area Design standards**

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a 273,000 SF warehouse facility on approximately 26.1 acres. The site is located in south central Louisville Metro and is zoned EZ-1 in the Suburban Workplace form district. Development will be accessed via Geil Ln, a private roadway that connects to Fern Valley Rd. No access is proposed for the development from Tower Rd.

STAFF FINDING

The design of outdoor amenity areas appears to be adequate. Final planting requirements and seating locations for the amenity areas will be shown on the approved Landscape Plans for the development.

The Category 3 Development Plan is in order and meets the requirements of the Land Development Code.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

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

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Outdoor Amenity Area design**
- **APPROVE** or **DENY** the **Category 3 Development Plan**

NOTIFICATION

| Date | Purpose of Notice | Recipients |
|--------|--------------------|--|
| 1-5-22 | Hearing before DRC | 1 st tier adjoining property owners Registered Neighborhood Groups in Council District 2 |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

