

# 20-ZONE-0102

## Woodland Warehouse



**Planning Commission**

**Joel Dock, AICP, Planner II**

**March 4, 2021**

# Requests

- **Change-in-Zoning** from R-4, OR-2 & C-2 to EZ-1
- **Revised Detailed District Development Plan**

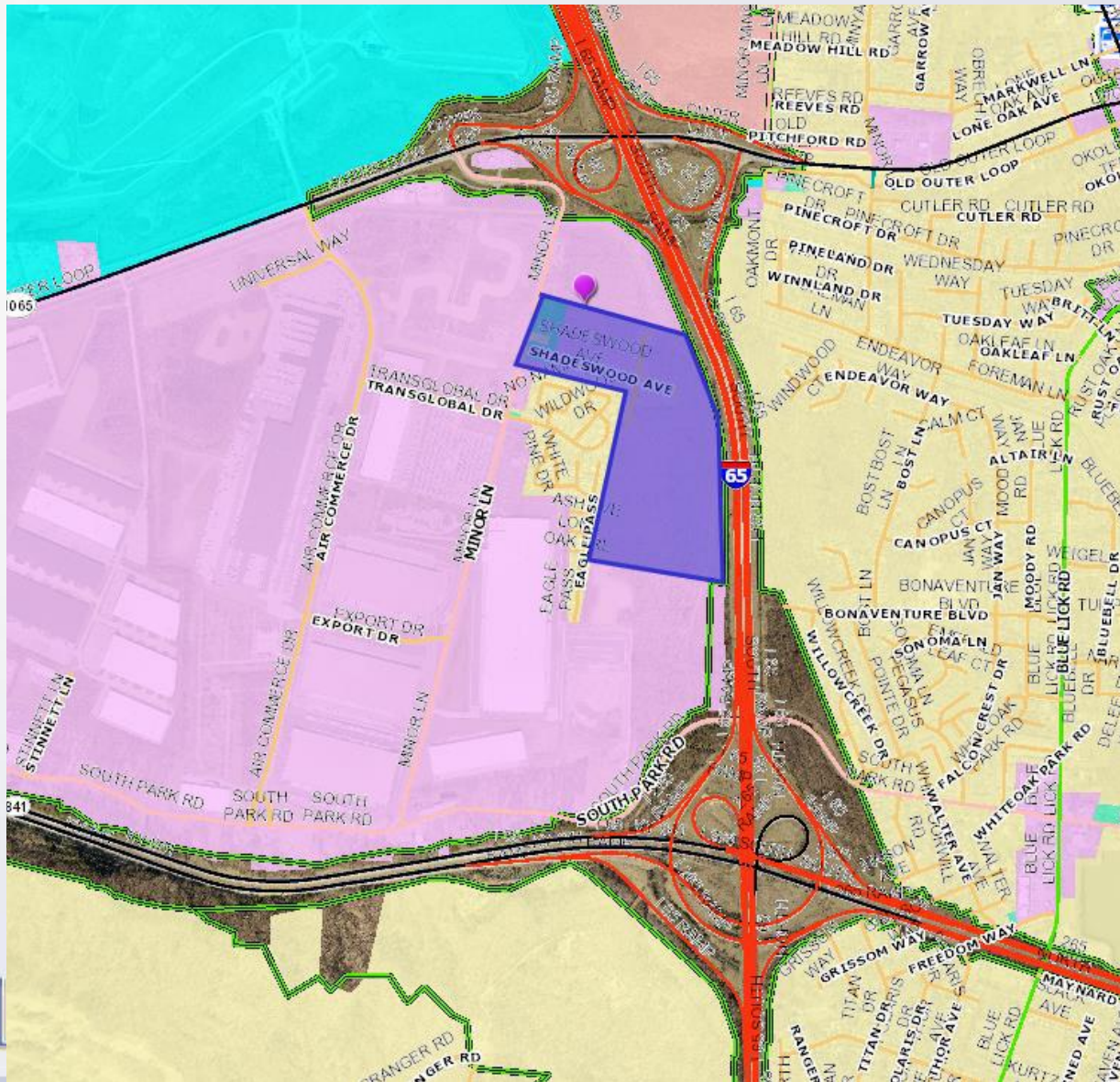
# Site Context



# Case Summary

- 3 warehouse structures of greater than 400,000 square feet with parking, loading areas, amenity, and floodplain compensation and detention areas.
- Minor Lane will provide primary access to the subject site.
- A mobile home community is present on the site. Residents will be relocated in advance of development activity and prior to requesting permits

# Zoning and Form



# Site Aerial





# Current Plan

- Other local, state and federal ordinances.
- Sanitary sewer service is provided by lateral extension and subject to applicable laws. A Downstream Facilities Capacity request was approved by MSD by letter dated July 16, 2020.
- A portion of the site is within the 100 year flood plain per FRM Map No. 211110000-01 dated December 5, 2008.
- Drainage pattern depicted by arrows (====) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Increased run-off volume X 1.5 will be compensated below the floodplain in lieu of on-site detention.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1, approximately 142,000 cu yd of fill approved in flood plain.
- An MSD Floodplain Permit is required prior to construction plan approval.
- Coastal finished floor and masonry to be determined prior to MSD construction plan approval.
- Army Corp of Engineers and Kentucky Division of Water approval required prior to MSD construction plan approval.
- FEMA Flood Elevation: Varies between 468 and 481 along Mud Creek. Local Regulatory Flood Elevation: Varies between 467 to 461 along Mud Creek.
- All drainage, EPCO and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD and MSD Design Manual requirements.
- Proposed sanitary sewer alignment shall be evaluated at the construction plan phase - sanitary pipe is a revised alignment out of the floodplain compensation area may be required.

## GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing encroachment of road systems of trees to be preserved. The fencing shall enclose the area beneath the dip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- The compensation of parcels by deed on plot shall be recorded prior to construction plan approval.
- Property Boundary from deeds, topographic information from intro works, all other site information from LOIC mapping or aerial photography and does not constitute a survey.
- Right-of-way dedication required prior to construction plan approval by Metro Public Works.
- The proposed Minor Lane Improvements to extend the center lane shall be coordinated with the property owner at 8203, 8208, 8209, 8209 & 8211 Minor Lane.

## PROPOSED FLOODPLAIN & RUNOFF COMPENSATION AREA CALCULATIONS

$$K = 5 \text{ CMA}^2/2$$

$$AC = 0.75 \text{ to } 3.0 \text{ AC/AS}$$

$$A = 100 \text{ B ACRES}$$

$$N = 2.9 \text{ INCHES}$$

$$R = (0.45 \times 2.9 \times 100 \times 0.75) / 2 = 50.96 \text{ AC-FT.}$$

$$\text{REQUIRED } K = 477.418 \text{ CU.FT.}$$

PROPOSED FLOODPLAIN AND RUNOFF COMPENSATION AREA = 650,000 SQ.FT.

$$\text{TOTAL} = 650,000 \text{ SQ.FT.} \text{ @ APPROX. } 1 \text{ FT. DEPTH}$$

$$= 650,000 \text{ CU.FT.} > 477.418 \text{ CU.FT.}$$

NET SITE AREA	= 100.54 AC (4,377,077 SF)
EXISTING ZONING	= C-2(OB)-2(R)-A
PROPOSED ZONING	= E2-1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= OFFICE/WAREHOUSE
F.A.R. (1.3/5,000 / 4,377,077)	= 0.30 (3.0 MAX. ALLOWED)
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
BUILDING AREA	= 60,000 SF
WAREHOUSE	= 1,245,000 SF
TOTAL BUILDING AREA	= 1,305,000 SF
OUTDOOR AMENITY AREA REQUIRED	= 6,000 SF
LODS OF OFFICE AREA	= 6,000 SF
OUTDOOR AMENITY AREA PROVIDED	= 6,000 SF

PARKING REQUIRED	MIN.	MAX.
OFFICE		
60,000 SF / 100 SF MIN.	= 171 SP	
60,000 SF / 300 SF MAX.		= 300 SP
WAREHOUSE		
1 SP/1 EMPLOYEE (1000 EMPLOYEES)	= 667 SP	1000 SP
1 SP/1 EMPLOYEE (1000 EMPLOYEES)	= 638 SP	1300 SP
TOTAL PARKING REQUIRED		
	= 1,262 SPACES	
TOTAL PARKING PROVIDED	(30 AC @ 5 SP/AC)	= 1,500 SPACES
BIKE PARKING REQ'D & PROVIDED		= 2 LONG-TERM SPACES INSIDE BUILDING

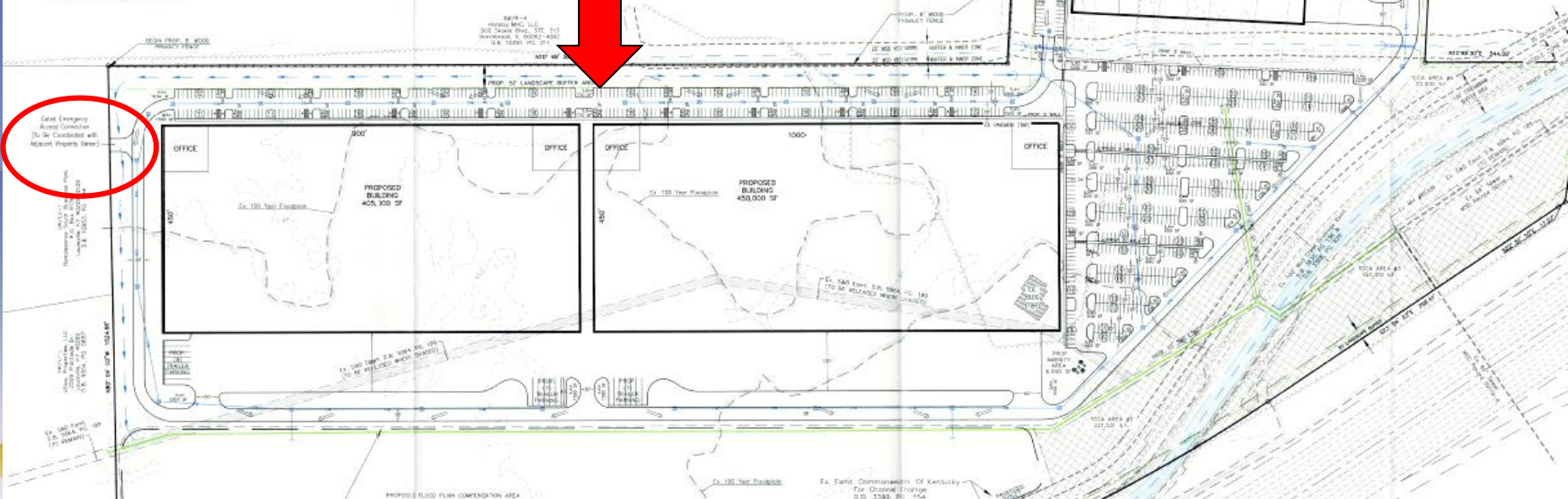
LOADING/UNLOADING AREAS	
VEHICULAR USE AREA	= 505,000 SF (DOES INCLUDE LOADING AREAS)
INTERIOR LANDSCAPE AREA PROVIDED (1/5%)	= 41,685 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 56,215 SF
EXISTING IMPERVIOUS	= 289,107 SF
PROPOSED IMPERVIOUS	= 1,883,937 SF (EPA INCREASE)

## TREE CANOPY CALCULATIONS

NET SITE AREA	= 4,377,077 SF (NET SITE AREA)
EXISTING TREE CANOPY AREA	= 3,266,920 SF (74%)
EXISTING TREE CANOPY TO BE PRESERVED	= 462,255 SF (11%)
TOTAL TREE CANOPY AREA REQUIRED	= 3,313,123 SF (75%)
NEW TREE CANOPY TO BE PROVIDED	= 830,868 SF (19%)
TOTAL TREE CANOPY TO BE PROVIDED	= 1,313,123 SF (30%)

## FLOODPLAIN COMPENSATION REQUIRED

REQUIRED A = APPROXIMATE 2,500,000 SF @ 1' DEPTH	= 2,500,000 CU.FT. @ 3.1 VOLUME = 3,750,000 CU.FT.
PROVIDED = 450,000 @ 6 FT. AVERAGE DEPTH	= 3,800,000 CU.FT. > 3,750,000 CU.FT.





# Mobile Home Community Relocation

- Plan 2040, Housing Goal 3, policy, 2: As neighborhoods evolve, dis-courage displacement of existing residents from their community.
- Notice of the public hearing was sent to residents
- 80 dwellings (37 renter-occupied; 43 owner-occupied)
- No federal funding requested for development
- Binding Elements # 6 and 7

# Mobile Home Community Relocation: Binding Element #6 – staff report

*Prior to requesting a permit to carry out development as shown on the approved plan for any area within the residential community at 8201 Minor Lane (Shadeswood Avenue), including but not limited to building, parking lot, change of use, clearing/grading, site disturbance, alteration permit, or demolition permit:*

- a. The developer(s) and/or property owner(s) shall host a meeting with all residents of the property. Notice of this meeting shall be given to all residents 14 days in advance of the meeting. A copy of this notice shall also be provided to Planning and Design Services and placed in the case file of record. At this meeting, the developer and/or owner shall state the intent to close the park, identify the earliest date at which closure will begin, and provide contact information for themselves and other persons involved in the closure and relocation.*
- b. A “housing counselor(s)” or other individual(s) with similar experience in local housing services shall be retained to evaluate, document, and provide resources to each occupant (and their families) to assist with relocation. Upon conclusion of this outreach, the counselor shall provide documentation to Planning and Design Services and placed in the case file of record which states the time period of the outreach effort, summarizes services and resources provided, and indicates how many, if any, declined counseling.*
- c. A direct line to an on-site manager shall also be provided to each occupant(s) and Planning and Design Services. The on-site manager shall be responsible for ensuring the property is maintained in good condition during relocation and assist the housing counselor(s). The on-site manager, if experienced in local housing services, may serve as the housing counselor.*
- d. Local fire and police districts having jurisdiction shall be notified of the closure prior to the first meeting with residents. A contact with each should be established.*
- e. Units and their associated structures or improvements shall be removed promptly after the occupant(s) vacates the premises. No unoccupied unit shall sit abandoned for more than 6 weeks.*
- f. In addition to the elements cited above, all other requirements of applicable local, state, and federal law shall be met.*

# Mobile Home Community Relocation: Binding Element #6 – revisions by applicant

6. ~~Prior to requesting a permit to carry out for any portion of the development as shown on the approved plan~~ for any area within the residential community at 8201 Minor Lane, as shown on the approved plan, including but not limited to building, parking lot, change of use, clearing/grading, site disturbance, alteration permit, or demolition permit:
- a. The developer and/or property owner shall host a meeting with all residents of the property. Notice of this meeting shall be given to owners and/or occupants of each unit 14 days in advance of the meeting. A copy of this notice shall also be provided to Planning and Design Services. At this meeting, the developer and/or owner shall state the intent to close the park, identify the earliest date at which closure will begin, and provide contact information for themselves or other persons involved in the closure and relocation.
  - b. A "housing counselor(s)" or other individual(s) with similar experience in local housing services shall be employed or retained to evaluate, document, and provide resources to each occupant (and their families) to assist with relocation. The two existing on-site managers may act in the capacity of housing counselors provided they meet the qualification standards. Upon conclusion of this outreach, ~~the counselor/counselors~~ shall provide documentation for the case record which states the time period of the outreach effort, summarizes services and resources provided, and indicates how many, if any, declined counseling.
  - c. A direct line to an on-site manager shall also be provided to each occupant(s) and Planning and Design Services staff. The on-site manager shall be responsible for ensuring the property is maintained in good condition during relocation and assist the housing counselor(s). The on-site manager, if experienced in local housing services, may serve as the housing counselor.
  - d. Local fire and police districts having jurisdiction shall be notified of the closure prior to the first meeting with residents. A Developer shall attempt to establish a contact person with each should be established both the local fire and police.
  - e. Units and their associated structures or improvements shall be removed promptly after the occupant(s) vacates the premises. No unoccupied unit shall be abandoned for more than 6 weeks. All unoccupied units owned by the developer and unoccupied units where ownership is relinquished in writing shall be removed within 6 weeks of the end of occupancy. The developer shall commence the judicial abandonment process for all resident owned abandoned units within 1 week of the end of occupancy and proceed expeditiously through the process and removal of the unit. Any units where disposal is delayed shall have windows and doors boarded.
  - f. The on-site maintenance employee shall be available during the closure process to work with the residents to coordinate the utility disconnections to allow the resident to move the unit. Any combustible or dangerous chemicals/items shall be removed upon departure of residents.
  - g. In addition to the elements cited above, all other requirements of applicable local, state, and federal law shall be met.

# Mobile Home Community Relocation: Housing Counselor

- Housing Counselor – an individual providing resources and counseling on topics such as financing, budgeting, lending; rental and home ownership assistance and pre-purchase counseling, as well as homelessness counseling
- A counselor may be HUD sponsored which requires certification and association with a housing counseling agency (HCA) such as Louisville Urban League, Housing Partnership, Inc., catholic charities, or legal aid society
- Non-certified individuals such as community health workers, realtors, housing advocates, or social workers may also satisfy the role of a housing counselor.
- A housing counselor shall have knowledge of the following\*:
  - (1) Financial management;
  - (2) property maintenance;
  - (3) responsibilities of homeownership and tenancy;
  - (4) fair housing laws and requirements;
  - (5) housing affordability; and
  - (6) avoidance of, and responses to, rental and mortgage delinquency and avoidance of eviction and mortgage default.

\*based on HUD certification exam

# Mobile Home Community Relocation: Discussion and Binding Elements #7

- Qualifications may need to be defined within the Binding Elements
- If using a non-HUD sponsored individual or agency, who determines qualification?
- Police and Fire contact and safety protocols
- Earliest date at which closure may begin following the formal meeting to state intent to close community
- Binding Element #7:
  - Closure and relocation as provided for in Binding Element # 6 shall not occur during a State of Emergency (COVID-19).

# Staff Finding

- A plan for the closure of the residential community within the area of development must be approved. Binding element #6 serves to provide a general plan for closure and provides deliverables for enforcement. This plan must satisfy Housing Goal 3, Policy 2 as determined by Planning Commission.
- With a satisfactory plan in place for closure, the proposal conforms to the land use and development policies of Plan 2040:
  - The proposed district is in the Suburban Workplace form district in a growing industrial area south of the regional airport.
  - The Suburban Workplace is a form characterized by predominately industrial and office uses.
  - The proposal is situated to take advantage of a concentration of industrial uses in the workplace form and does not create an isolated industrial site.

# Required Actions

- **RECOMMEND** to the Louisville Metro Council that the Change-in-Zoning from R-4, OR-2 & C-2 to EZ-1 on property described in the attached legal description be **APPROVED** or **DENIED**
- **APPROVE** or **DENY** the Revised Detailed District Development Plan