

Development Review Committee

Staff Report

January 22nd, 2020



Case No:	19-WAIVER-0111
Project Name:	LG&E Engineering Center
Location:	4664 Jennings Lane
Owner(s):	Zachary Conley – LG&E-KU
Applicant:	Emily Estes – Lockett & Farley
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mullvihill
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Waivers**

1. Waiver of Land Development Code section 5.9.2.A.1.b.i to not provide pedestrian access from the building entrance to Knopp Ave.

CASE SUMMARY/BACKGROUND

The applicant is proposing an office facility for the engineers employed at LG&E. There is one waiver requested associated with the Category 2-B development plan being reviewed under docket 19-CAT2-0030. This is a secured site not open to the public and also being used for equipment storage. The site is zoned M-2 and M-3 in the Suburban Workplace form district. It is located in an area with heavy industrial and storage uses.

STAFF FINDING

The requests are adequately justified and meet the standards of review.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

There are no interested party comments associated with this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER 2

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners, as most sites in this area are industrial uses with fenced perimeters for security.

- (b) The waiver will not violate specific guidelines of the Comprehensive Plan; and

STAFF: The waiver will not violate the guidelines of the Comprehensive Plan. Mobility Goal 3, Policy 5 states that we should evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality. This development is not open to the public, so it should not affect general foot traffic on Jennings Lane. Mobility Goal 3, Policy 5 states that we should ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary by development. This development is for a facility that brings electricity and gas to the city of Louisville. They are a part of the city's infrastructure. Mobility Goal 3, Policy 10 states that we should ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel. The proposal is unlikely to generate any pedestrian traffic, as the site is to be used exclusively for the engineers of LG&E and the storage of trucks and equipment. The proposed use of an engineering office and is not open to the public would prevent the creation of the required pedestrian connection.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver is the minimum necessary to afford relief to the applicant. This is a secured site and is not open to the public. Having a pedestrian connection to a public sidewalk would be unnecessary for this development.

- (d) Either:

(i) The applicant has 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

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land, as the proposed use has exceptional security needs that necessitate a fenced perimeter and will not generate any pedestrian traffic.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver**

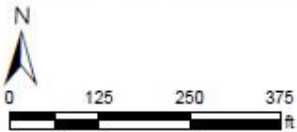
NOTIFICATION

Date	Purpose of Notice	Recipients
1-10-20	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



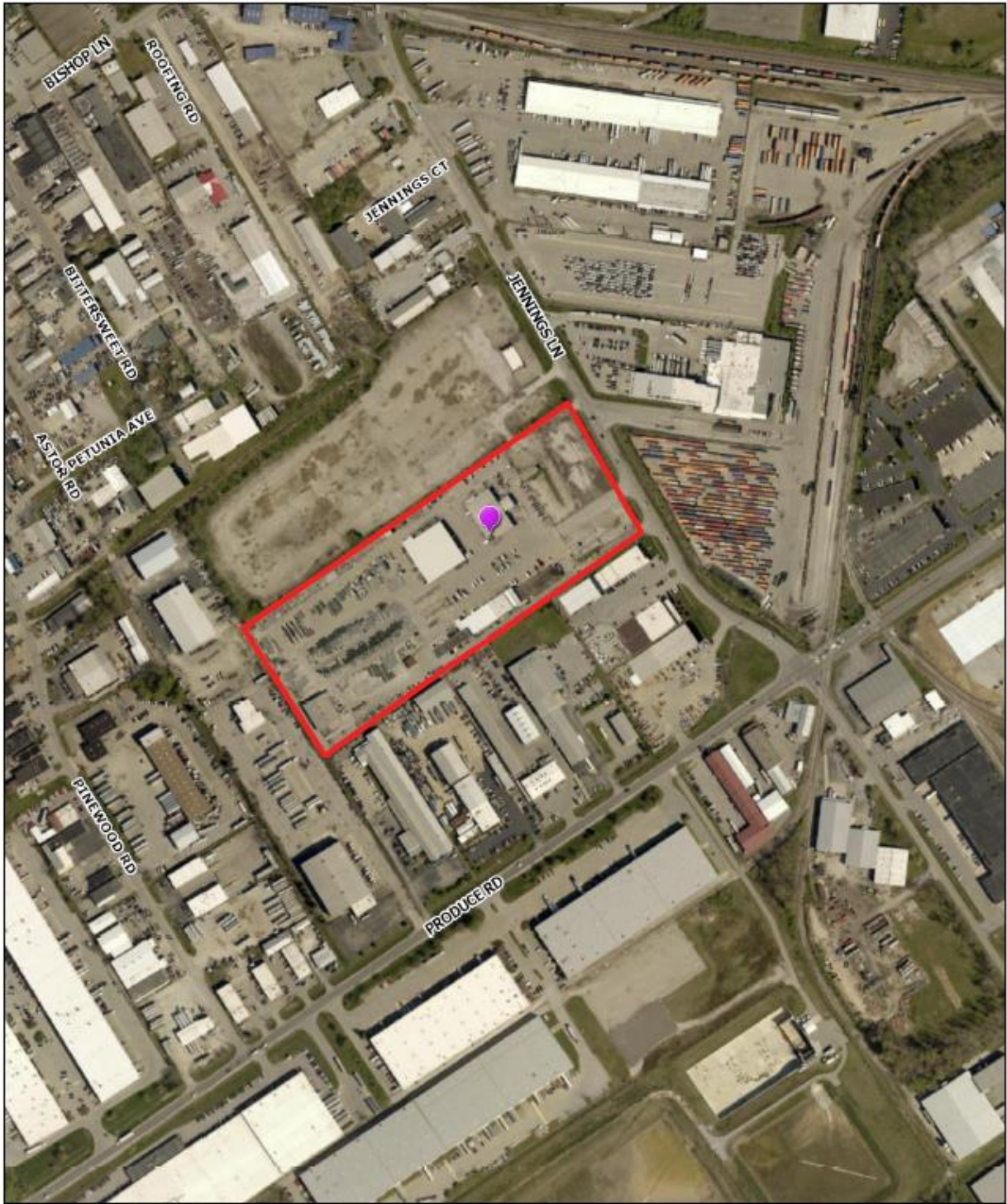
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2. Aerial Photograph



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