

Development Review Committee

Staff Report

August 2, 2017



Case No:	17DEVPLAN1113
Project Name:	UPS Supply Chain Solutions Building 8 (Tract 2)
Location:	8100 Air Commerce Drive
Owner(s):	BT-OH, LLC.
Applicant:	Rob D'Ambrosio – UPS Supply Chain Solutions
Representative(s):	Matt Gullo – Kovert Hawkins Architects
Project Area/Size:	48.21 acres of 175.459 acres
Jurisdiction:	Louisville Metro
Council District:	13 – Vicki Aubrey Welch
Case Manager:	Ross Allen – Planner I

REQUEST(S)

Approval of a Category 3 Development Plan for a proposed 2 story (height of 40 feet) 828,000 sf. (20,000 sf. of Office space and 808,000 sf. Warehouse) building located within an EZ-1 zoning district in a Suburban Workplace Form District with a 384,862 sf. VUA containing 789 small vehicle parking spaces with 128 tractor trailer loading berths, including 16 ADA spaces.

Waiver #1: from LDC Section 5.5.2.A.1 to not provide entrances and glazing, display windows or windows affording views into the business which face the abutting street serving the development.

Waiver #2: from LDC Section 5.6.1.B.1.a to not provide animating features as required for 60% of the horizontal length of the building as found along Air Commerce Drive.

CASE SUMMARY/BACKGROUND

The subject site is located on a 48.21 acres (2,100,028 sf.) and being a portion of a larger 175.459 acres tract located south of the Louisville International Airport and bounded by Air Commerce Drive on the east and an EZ-1 zoned parcel to the North known as the UPS Centennial Hub, and to the west by an EZ-1 zoned parcel with warehouses, and an EZ-1 zoned parcel to the south with a warehouse. The tract where the proposal resides is located South of Outer Loop, North of South Park Road, West of Air Commerce Drive, and northeast of Stinnett Lane. The general vicinity consists of warehousing/distribution buildings located in and along Air Commerce Drive. The proposed building is located on the southern portion of the tract approximately 404 feet north of South Park Road, known as tract 2.

The applicant is proposing to construct a 828,000 sf. (20,000 sf. of Office and 808,000 sf. Warehouse) building located within an EZ-1 zoning district in a Suburban Workplace Form District with a 384,862 sf. VUA containing 789 small vehicle parking spaces, including 16 ADA spaces with 128 tractor trailer loading berths. The building as imagined is a large rectangle with four corners; two corners on the western side of the structure have 10,000 sf. office areas with the remaining area of the structure consumed by warehouse space. Small vehicular parking is found on the northern, southern, and western sides of the building with temporary tractor trailer loading berths found immediately on the eastern, 56 loading berths, and western, 72 loading berths, sides of the structure. The subject site will have a 28 foot wide emergency egress along the southern side and a 36 foot wide Main Entry with a three lane ingress/egress leading from Air Commerce Drive and connecting to Entrance One to the western adjacent property. Two 28 foot wide vehicular/truck access drives are found on the western side connecting to the adjacent property.

Interior to the site the applicant is proposing sidewalks along Air Commerce Drive and along the northern Main Entry to the interior of the parking area found in the northwestern corner of the proposal area. Additionally, 5 foot wide sidewalks are shown on the northern and southern ends of the structure leading from the office areas on the western side of the building to the eastern side where both amenity areas reside. The proposed VUA is 384,862 sf. and contains 52,144 sf. (15.2%) of interior landscape area, exceeding the required 7.5% as required by the LDC. The structure and VUA will be bounded by a 8 foot tall chain link fence.

The subject site will have a 70,456 square foot (approximate) temporary sediment and detention basin (Water Quality Management Area) and has a Tree Canopy Protection Area along the western property line. The applicant has indicated on the development plan that any removal of TCPA for both drainage ditches crossing to the adjacent property and VUA encroachment into the required 10 foot minimum distance to a TCPA will be compensated for with other plantings, with 409,070 sf. of tree canopy to be provided (including 72,830 sf. of preserved tree canopy). Last, the applicant has indicated that they will request a waiver of 14 long term bicycle parking spaces for the warehouse square footage and a waiver of 2 long term bicycle spaces for the office square footage. Last, the applicant will need to submit both a tree preservation plan and landscape plan for the subject site.

Previous Cases:

16DEVPLAN1103: Category 3 Development Plan for a 1,176,800 sf. expansion for UPS Centennial Hub on 128.1 acres in the Renaissance South Business Park. Approved 6/23/2016, north of tract 2.

16STREETS1006: Street Closure for Donna Blvd. and Sunwood Circle. Defunct subdivision.

STAFF FINDING / RECOMMENDATION

The proposed category 3 development plan and associated waivers from LDC Section 5.5.2.A.1 to not provide entrances and glazing, display windows or windows affording views into the business which face the abutting street serving the development and from LDC Section 5.6.B.1.a to not provide the required 60% of the horizontal length of the building as found along Air Commerce Drive appear to be adequately justified based on staff analysis as discussed in the staff report. Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established as defined in LDC Sections 5.5 through 5.10 for the Category 3 development plan and both waivers for the property as found on Tract 2 of Parcel ID: 3898-0001-0000 and addressed at 8100 Air Commerce Drive.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Vacant	EZ-1	Suburban Workplace Form District
Proposed	Industrial	EZ-1	Suburban Workplace Form District
<i>Surrounding Properties</i>			
North	Industrial	EZ-1	Suburban Workplace Form District
South	Industrial	EZ-1	Suburban Workplace Form District
East	Industrial	EZ-1	Suburban Workplace Form District
West	Industrial	EZ-1	Suburban Workplace Form District

TECHNICAL REVIEW

The Okolona Fire Dept. has reviewed the proposal and has approved of the proposed warehouse/office building.

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Land Development Code (May – 2017)

Comprehensive Plan (Cornerstone 2020)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER#1: from LDC Section 5.5.2.A.1 to not provide entrances and glazing, display windows or windows affording views into the business which face the abutting street serving the development.

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

STAFF: Other warehouses in the area have street frontages that do not have display windows, building entrances or other focal points. The primary use of these building for this industrial park is warehouse storage space and do not have typical customers. The proposed building will have an office for employees only, which will face the other UPS business park, as it is the closest distance to their main office. The frontage of this building will replicate the office entrance but not have a doorway.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: No, the comprehensive plan allows for warehouse buildings to be developed in this zoning district. The Louisville Renaissance Zone Corp. has been set up under the comprehensive plan and allow for warehouse building of this nature to be incorporated at this location.

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

STAFF: Yes, because this is an extension of the UPS Supply Chain Solution main campus, located directly west of the proposed site, the owner would like to locate the office portion of this building closest to their main office. This would provide shorter walking distances between the proposed building and the main campus. The proposed office is very small in comparison to the rest of the building and will be used by employees only.

- (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 owner plans to develop a building with similar looks, design features and characteristics as those in the industrial park. The building will replicate the same design features at the office portion of the building on the street side of Air Commerce Drive. The only difference is there will not be a door on this side of the building. All dock stations will be screened by vegetation along Air Commerce Drive.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER#2: from LDC Section 5.6.1.B.1.a to not provide animating features as required for 60% of the horizontal length of the building as found along Air Commerce Drive.

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

STAFF: No, the adjacent properties are all warehouses which have blank walls facing the roadway along Air Commerce Drive or adjoining side streets.

(b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: No, the comprehensive plan allows for warehouse buildings to be developed in this zoning district. The Louisville Renaissance Zone Corp. has been set up under the comprehensive plan and allow for warehouse building of this nature to be incorporated at this location.

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

STAFF: Yes, in order to develop a viable warehouse with loading on both sides, similar to those around, the developer does not have the ability to locate the amount of fenestration as described per code. The nature of the building is a warehouse and does not have typical customers, therefore should not need the amount of windows and doors a commercial operation would need.

(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 owner plans to develop a building with similar looks, design features, and characteristics as those in the industrial park.

REQUIRED ACTIONS

APPROVE/DENY Approval of a Category 3 Development Plan for a proposed 2 story (height of 40 feet) 828,000 sf. (20,000 sf. of Office space and 808,000 sf. Warehouse) building located within an EZ-1 zoning district in a Suburban Workplace Form District with a 384,862 sf. VUA containing 789 small vehicle parking spaces with 128 tractor trailer loading berths, including 16 ADA spaces.

APPROVE/DENY Waiver #1: from LDC Section 5.5.2.A.1 to not provide entrances and glazing, display windows or windows affording views into the business which face the abutting street serving the development.

APPROVE/DENY Waiver #2: from LDC Section 5.6.1.B.1.a to not provide the required 60% of the horizontal length of the building as found along Air Commerce Drive.

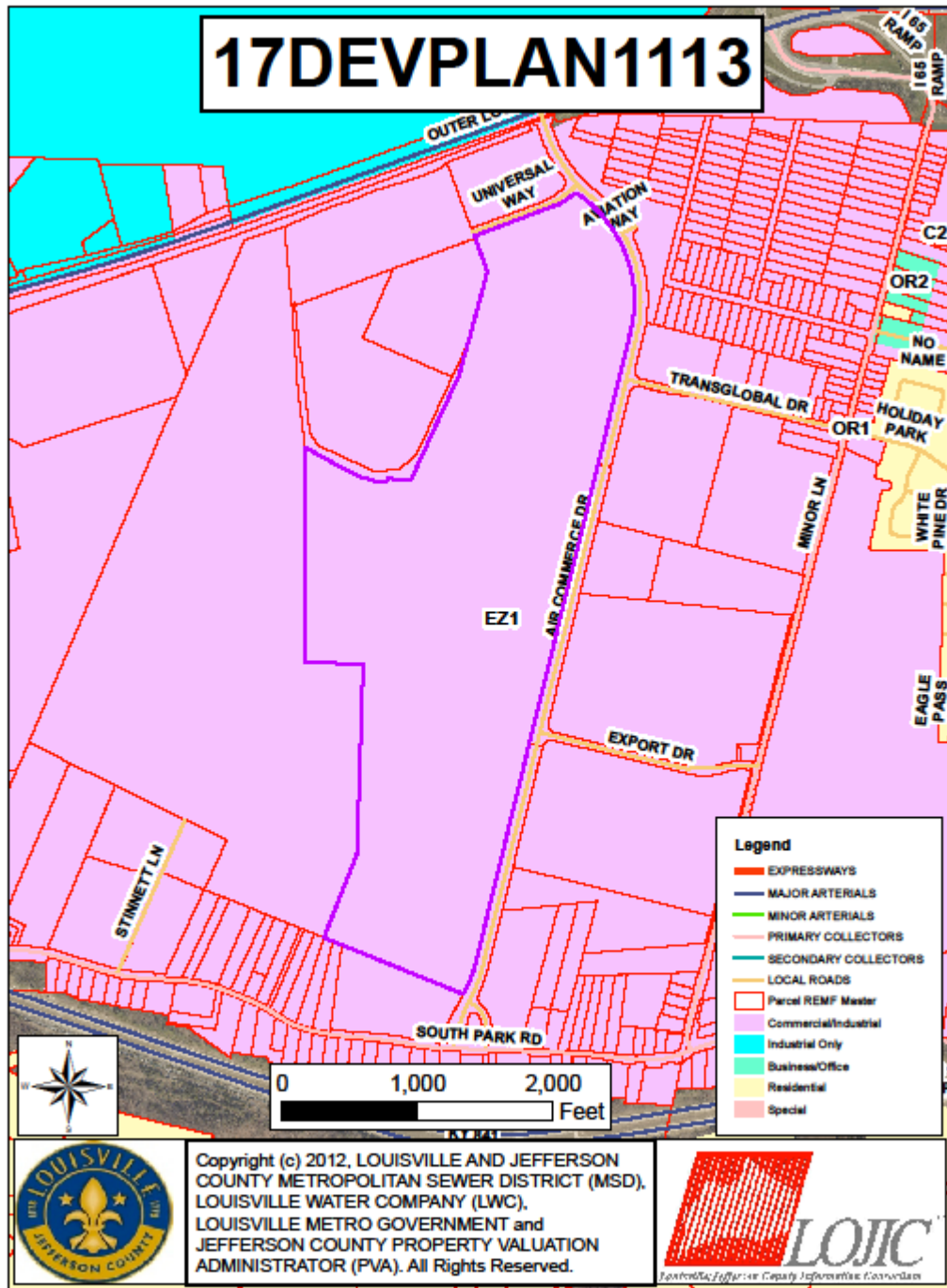
NOTIFICATION

Date	Purpose of Notice	Recipients
August 2, 2017	Public Hearing	1 st tier adjoining property owners
July 20, 2017	Notification of Development Proposals	Subscribers of Council District 13

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

