

Development Review Committee

Staff Report

April 5, 2017



Case No:	17DEVPLAN1009
Request:	Approval of a Category 3 Development Plan
Project Name:	DCL Logistics
Location:	6819 Enterprise Drive
Area:	12.98 acres
Zoning:	EZ-1
Form District:	Suburban Workplace
Owner:	Jim Johnson – Johnson Holdings LLC.
Applicant:	DCL Logistics
Representative:	Marv Blomquist – Blomquist Design Group LLC.
Jurisdiction:	Louisville Mero
Council District:	13 – Vicki Aubrey Welch
Case Manager:	Ross Allen – Planner I

REQUEST

- Approval of a Category 3 Development Plan for a proposed Office/Warehouse (147,500 sf. of Warehouse and 15,000 sf. of Office space) with three conditions of approval.

CASE SUMMARY/SITE CONTEXT

The applicant is proposing to construct a 162,500 sf. office/warehouse (50 foot in height) on three vacant EZ-1 zoned parcels within the Suburban Workplace Form District along the southwestern side of Enterprise Drive. The subject site is located in southern Louisville Metro southwest of the Louisville International Airport and north of the Gene Synder Freeway. The site is currently three vacant parcels with gravel used for Semi-trailer parking. The site will be used by Fremont, California based DCL Logistics, a logistics and supply chain Solutions Company that specializes in e-commerce and retail fulfillment.

The proposed site will have a 41,234 sf. vehicular use area (VUA) located to the front of the proposed building and interior to Enterprise Drive having two 30 foot wide ingresses/egresses and containing 127 parking spaces, of which 6 are ADA spaces. The rear of the warehouse will have 22, 9 foot wide by 10 foot high truck dock doors facing the Northern Ditch, a USGS BlueLine/Perennial Stream, which the development plan as well as the limit of disturbance is shown (approximately 62 feet west) outside of the 100 foot streamside buffer zone.

The applicant will provide 4,243 sf. (10.3%) of interior landscape area (ILA) and will place a 17,000 sf. outdoor amenity area with patio and seating. Existing tree canopy is non-existent on site and the applicant is willing to provide the required 20% or 113,115 sf. as shown on their development plan but does not have sufficient space on site requiring the applicant to propose other alternative sites per LDC Section 10.1.3.3 and/or 10.1.3.4. The applicant will need to consolidate properties, 6819, 6825, and 6901 Enterprise Drive, and design requirements for the façade will need to meet LDC Section 5.6.1.B, photos provided do not allow for staff to determine if design criteria's have been met, before the approved development plan is transmitted by Planning and Design Staff.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant	EZ-1	Suburban Workplace
Proposed	Office/Warehouse	EZ-1	Suburban Workplace
Surrounding Properties			
North	Industrial	EZ-1	Suburban Workplace
South	Industrial/Commercial	EZ-1	Suburban Workplace
East	Commercial	EZ-1	Suburban Workplace
West	Industrial/Vacant	M-3	Suburban Workplace

PREVIOUS CASES ON SITE

- No previous cases are associated with the subject site.

INTERESTED PARTY COMMENTS

- No interested party comments have been received by staff to date.

APPLICABLE PLANS AND POLICIES

- Cornerstone 2020
- Land Development Code

TECHNICAL REVIEW

- Elevations/Renderings have not been received by staff for compliance with LDC Section 5.6.1.B
- Deed of Consolidation for the three parcels, stated on the development plan under General Notes #30, will need to be submitted to staff prior to PDS staff approving or transmitting the proposed plan.
- Applicant has not provided a detailed explanation of where the proposed 113,115 square feet of required tree canopy is to be located to comply with Chapter 10 landscaping or LDC Section 10.1.3.3 and 10.1.3.4 for alternative options to tree planting requirements.

STAFF CONCLUSIONS

- The proposed category 3 development plan appears to be adequately justified based on staff analysis in the staff report if the conditions of approval are met. 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 in the LDC Sections 5.5 through 5.12, excluding LDC section 5.6, renderings/elevations of all four sides not submitted to PDS staff.

REQUIRED ACTION

APPROVE or **DENY** the Category 3 Development Plan as located at 6819, 6825, and 6901 Enterprise Drive for a proposed 147,500 sf. warehouse with 15,000 sf. of office space and associated parking/maneuvering area with the three following conditions: that the required plantings of 113,115 sf. are met per LDC section 10.1.3.3 and 10.1.3.4, renderings/elevations comply with LDC Section 5.6.1.B, and consolidation of the three parcels where the development is proposed, 6819, 6825, and 6901 Enterprise Drive, are consolidated.

Condition of Approval: the applicant will need to provide PDS Staff the planting locations for the required plantings, 113,115 sf., if not provided on the subject site then meeting the requirements per LDC Section 10.1.3.3 and 10.1.3.4 prior to any Landscape plan approval.

Condition of Approval: Applicant will need to provide renderings to staff to assess LDC Section 5.6.1.B prior to issuance of construction permits.

Condition of Approval: Applicant will need to consolidate the three parcels, 6819, 6825, and 6901 Enterprise Drive, prior to development plan approval from Planning and Design Staff and transmitting to construction review. (Shown as note #30 on Development Plan under “General Notes”).

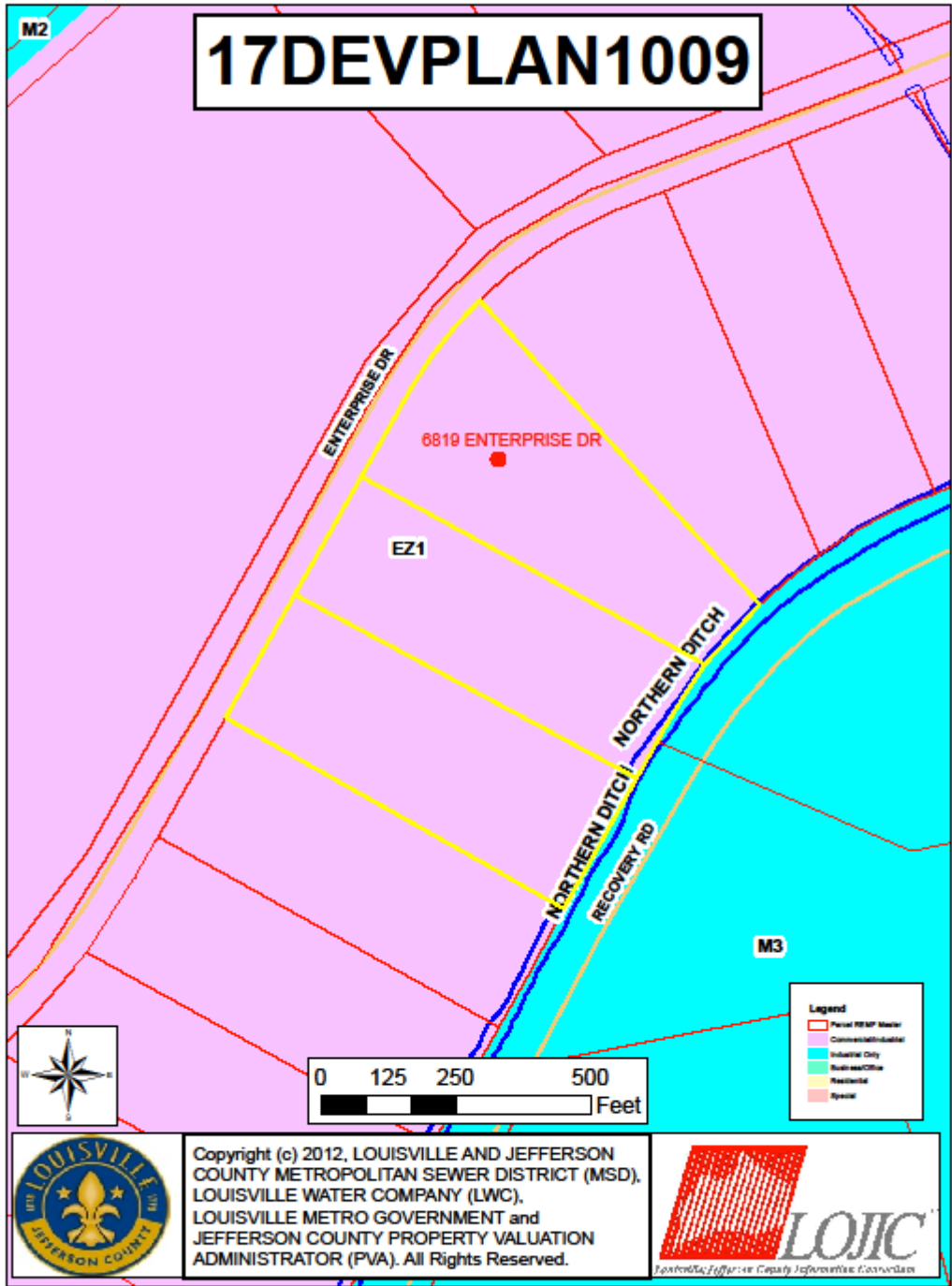
NOTIFICATION

Date	Purpose of Notice	Recipients
March 23, 2017	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 13 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

