

# Development Review Committee

## Staff Report

October 4, 2023



|                          |  |
|--------------------------|--|
| <b>Case No:</b>          | 22-CAT3-0016                           |
| <b>Project Name:</b>     | Goodwill Opportunity Campus            |
| <b>Location:</b>         | 2820 W Broadway                        |
| <b>Owner(s):</b>         | Goodwill Industries of Kentucky        |
| <b>Applicant:</b>        | Goodwill Industries of Kentucky        |
| <b>Jurisdiction:</b>     | Louisville Metro                       |
| <b>Council District:</b> | 4 – Jecorey Arthur                     |
| <b>Case Manager:</b>     | Jay Lockett, AICP, Planning Supervisor |

### REQUEST(S)

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

### CASE SUMMARY/BACKGROUND

The applicant is proposing to construct 121,299 of office space on 7.25 acres. The subject site is zoned EZ-1 and is within the Town Center and Traditional Workplace form districts. The site is bounded by W Broadway, S 28<sup>th</sup> St and Garland Avenue within Western Louisville Metro and is currently vacant land that historically contained industrial uses. A similar plan was approved under docket 21-CAT3-0020 and 22-CAT3-0016. The plan now proposes underground stormwater detention, with associated parking area changes.

### STAFF FINDING

The outdoor amenity space is compliant with the Land Development Code.

The Category 3 Development Plan is in compliance with 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**

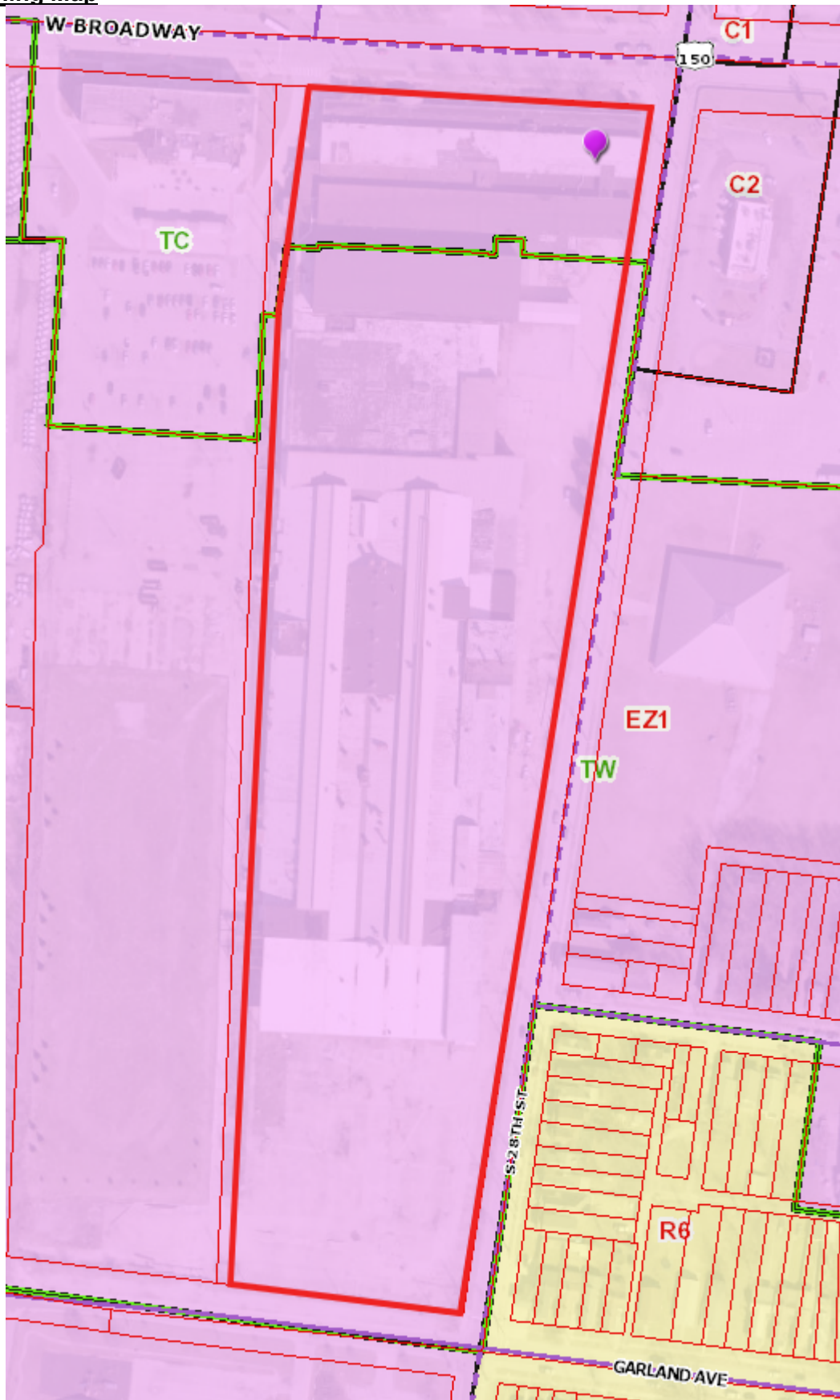
**NOTIFICATION**

| Date    | Purpose of Notice  | Recipients   |
|---------|--------------------|--|
| 9-18-23 | Hearing before DRC | 1 <sup>st</sup> tier adjoining property owners and residents<br>Registered Neighborhood Groups in Council District 4 |

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

