

16VARIANCE1035 10611 Freeport Drive



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Laura Mattingly, Planner I
September 12, 2016**

Request(s)

- Variance from the Land Development Code 4.8.6 to allow vehicle use area in the required 100' streamside buffer.

Location	Requirement	Request	Variance
Eastern side- Length of Stream	100 ft.	Maximum 54.5 ft.	Maximum 45.5 ft.

Case Summary / Background

- Detailed District Development Plan for proposed 210,000 square foot warehouse.
- Black Pond Creek runs along eastern property line
- Vehicle Maneuvering Area encroaches into the required 100 foot streamside buffer.

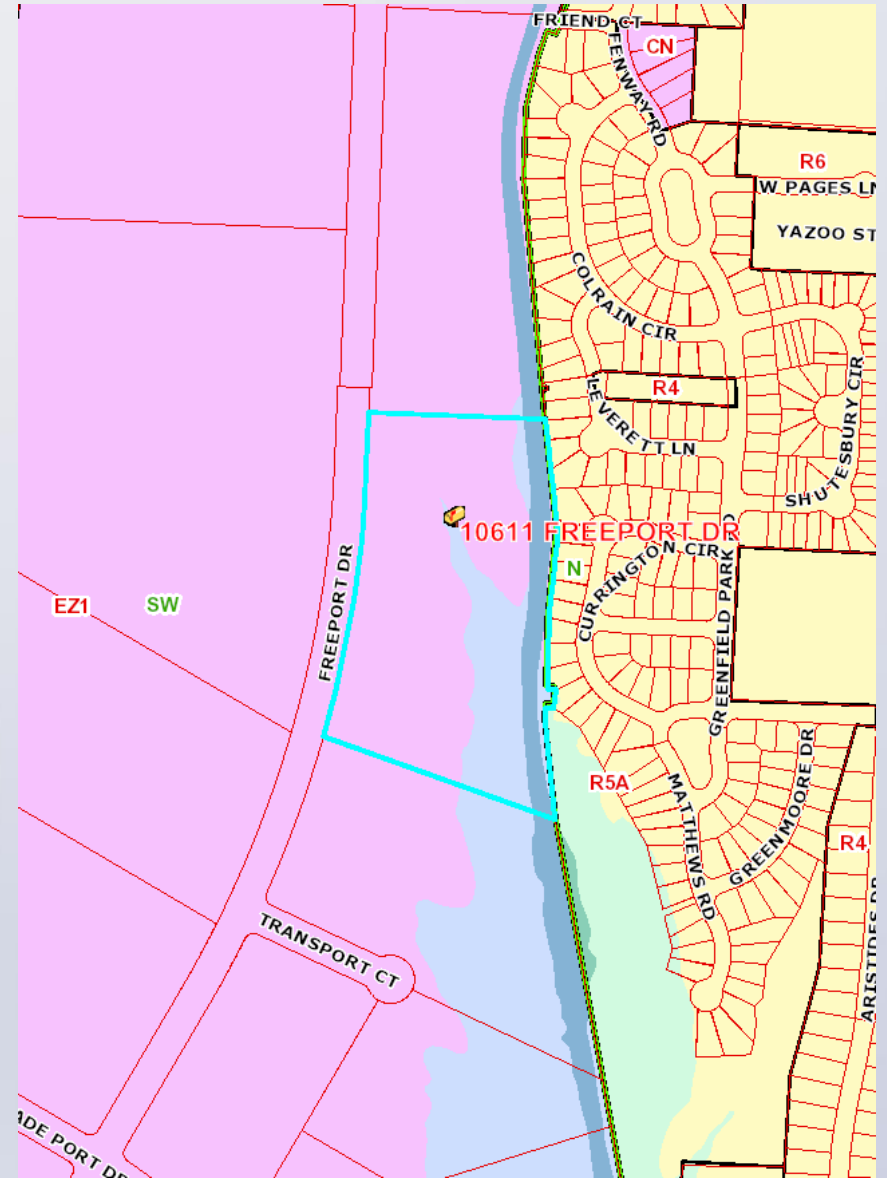
Zoning/Form Districts

Subject Property:

- Existing: EZ-1 / Suburban Workplace
- Proposed: EZ-1 / Suburban Workplace

Adjacent Properties:

- North: EZ-1 / Suburban Workplace
- South: EZ-1 / Suburban Workplace
- East: R5A / Neighborhood
- West: EZ-1 / Suburban Workplace



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Warehouse

Adjacent Properties:

- North: Vacant
- South: Warehouse
- East: Single Family Residential
- West: Warehouse



Site Photos-Subject Property



Site from Freeport Drive looking southeast

Site Photos-Subject Property



From eastern side looking west

Site Photos-Subject Property

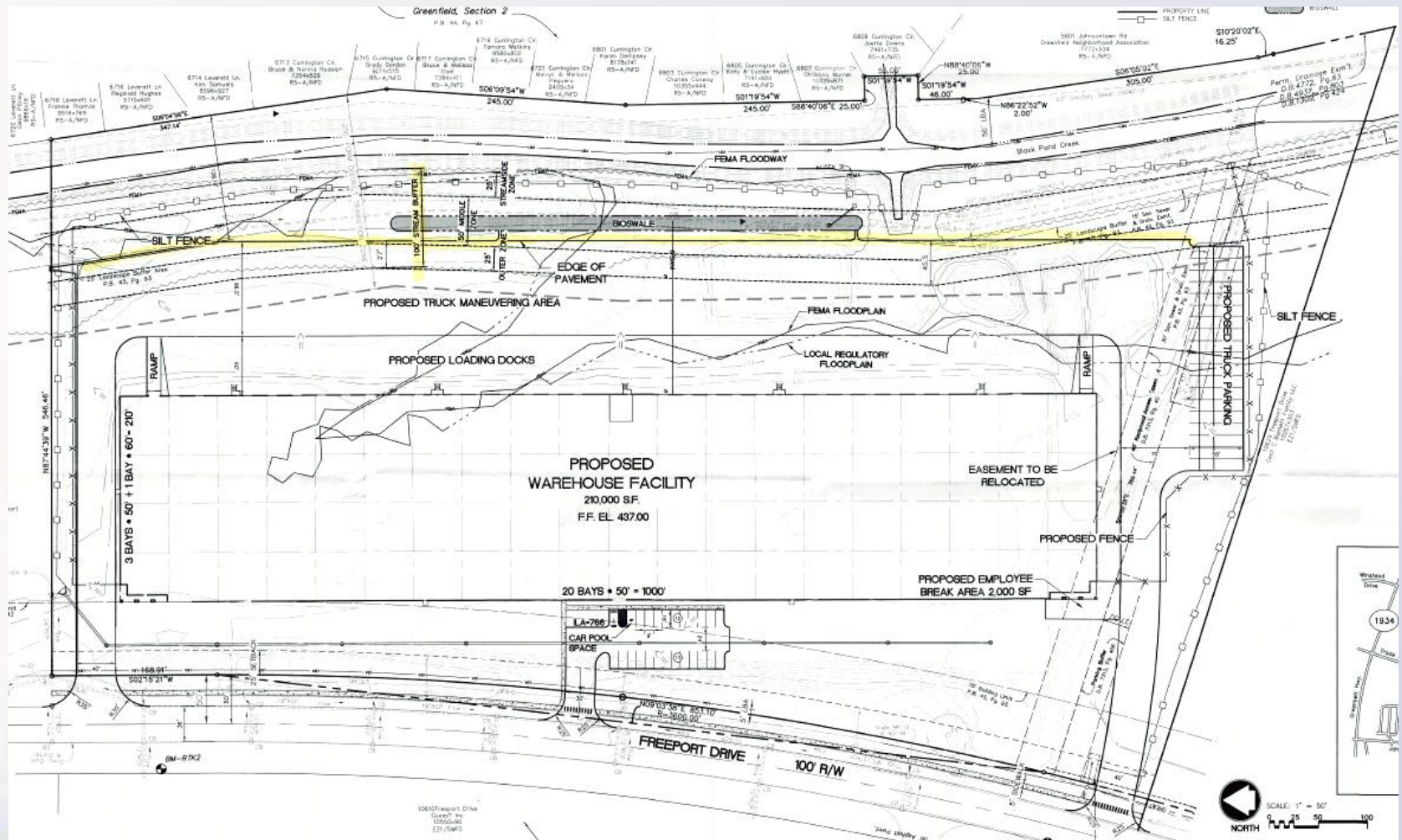


From south looking north (Stream on right)

Site Photos-Subject Property



Site Plan



Technical Review

- The proposed development plan, 16DEVPLAN1110, was approved at Development Review Committee on August 31st, 2016.

Staff Analysis and Conclusions

- The applicant has agreed to mitigate with a bioswale as well as additional plantings within the stream buffer at the landscape approval stage, therefore the variance appears to be adequately justified and meets the standard of review.
- Staff recommends an **APPROVAL ON CONDITION** that the applicant, in addition to the required LBA plantings along the eastern property line, provides a mix of deciduous and evergreen trees along the western side of the stream in the areas of sparse vegetation for a total of two times the amount of LBA trees required.

Required Actions

- **APPROVE or DENY**
 - Variance from the Land Development Code 4.8.6 to allow vehicle use area in the required 100' streamside buffer.

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