

# Case No. 16DEVPLAN1048

## West Louisville Food Port



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

**Laura Mattingly-Humphrey, Planner I  
April 18th, 2016**

# Requests

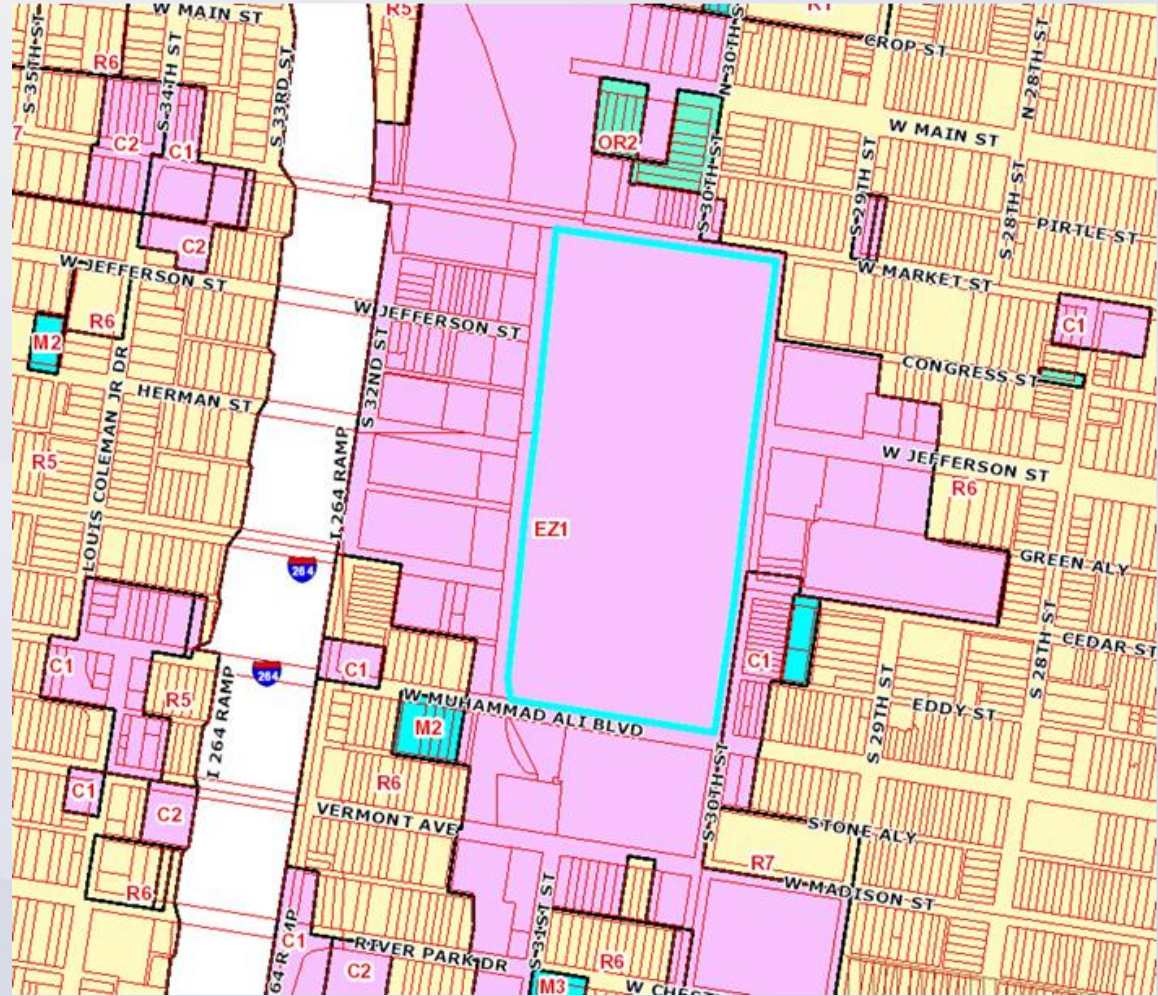
- Variance #1: Variance from Chapter 5.5.1.A.2 of the Land Development Code to allow the proposed building to not be built at the corner of South 30<sup>th</sup> Street and West Muhammad Ali Blvd AND to allow the proposed building to not be built at the corner of South 30th Street and West Market Street
- Variance #2: Variance from Chapter 5.2.5.C.4.a of the Land Development Code to allow the buildings to exceed the maximum front setback of 25’.
- Waiver #1: Waiver from Chapter 5.5.1.A.1.a of the Land Development Code to allow the proposed building to not be parallel to the street.
- Category 3 Development Plan

# Case Summary / Background

- Currently site is a 23.6 acre vacant brownfield.
- Proposing to construct a 199,100 square foot series of buildings that will contain a mix of office, retail, warehouse, agriculture and trade school uses.
- Outdoor space with a variety of uses and spaces that complement the building.
- Corner at West Muhammad Ali Blvd will contain an orchard.
- Corner at West Market Street and South 30th Street will contain a proposed market plaza.
- Demonstration Farm and large plaza space along S 30<sup>th</sup> Street frontage.
- Building will be a unique diagonal design with orientation toward South 30th Street.

# Zoning/Form Districts

- **Subject Property:**
  - Existing: EZ-1/TW
  - Proposed: EZ-1/TW
- **Adjacent Properties:**
  - North: EZ-1, C-2, R-6/  
TW, TN
  - South: EZ-1/TW
  - East: R-6, EZ-1, C-1/  
TN, TW
  - West: EZ-1/TW





# Site Photos-Subject Property



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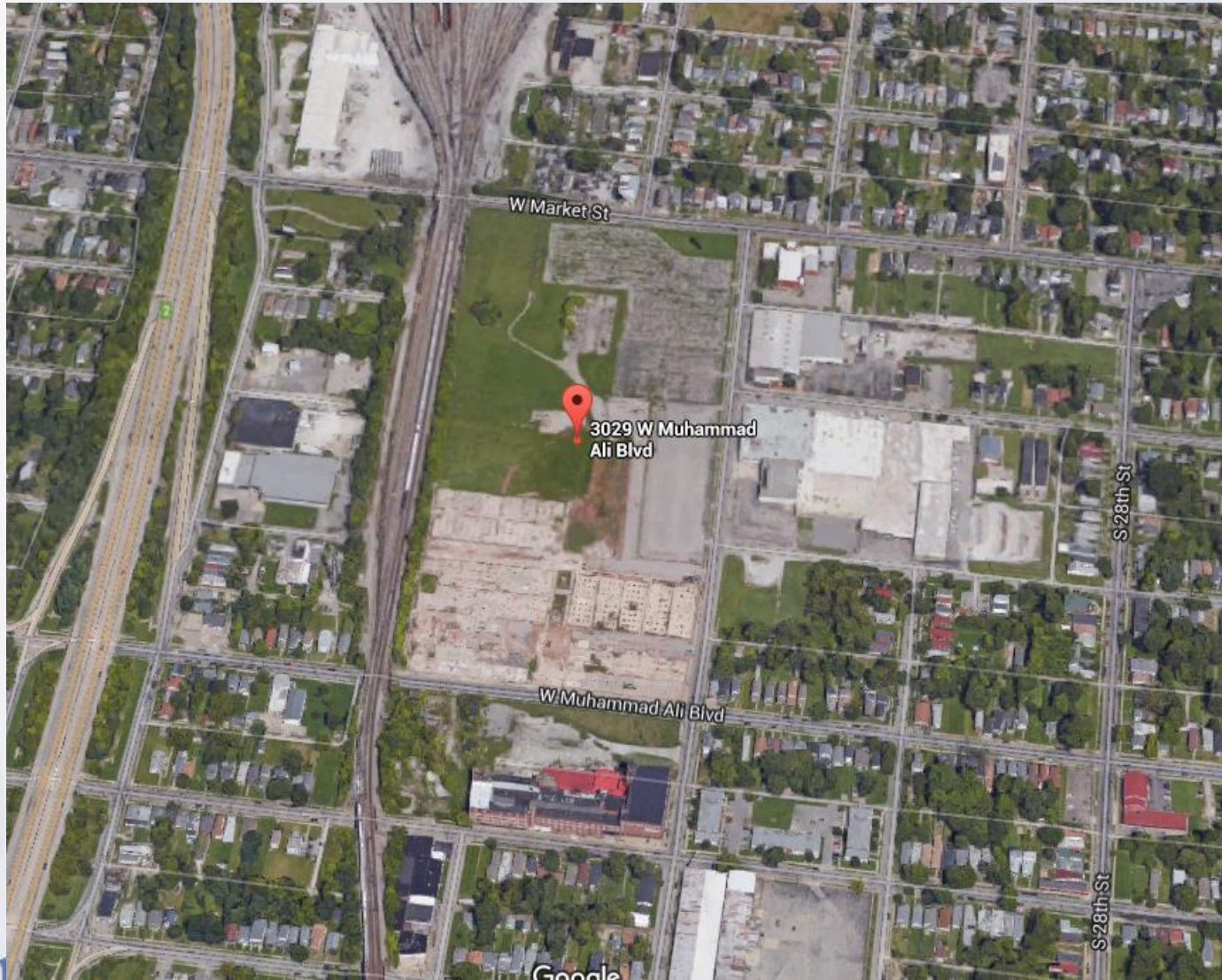


# Site Photos-Subject Property





# Surrounding Aerial





# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

# Staff Analysis and Conclusions

- Standard of review has been met for the requested variances and waiver
- Design of the site and building have incorporated elements that mitigate for the requested relief from the Land Development Code
- All other Land Development Code requirements beyond the variances and waiver have been followed with the Category 3 development plan

# Required Actions

- **Variations: Approve or Deny**
  - Variance #1: Variance from Chapter 5.5.1.A.2 of the Land Development Code to allow the proposed building to not be built at the corner of South 30th Street & West Muhammad Ali Blvd AND to allow the building to not be built to the corner of South 30<sup>th</sup> Street & West Market Street.
  - Variance #2: Variance from Chapter 5.2.5.C.4.a of the Land Development Code to allow the buildings to exceed the maximum front setback of 25'.
- **Waiver: Approve or Deny**
  - Waiver #1: Waiver from Chapter 5.5.1.A.1.a of the Land Development Code to allow the proposed building to not be parallel to the street
- **Category 3 Development Plan**