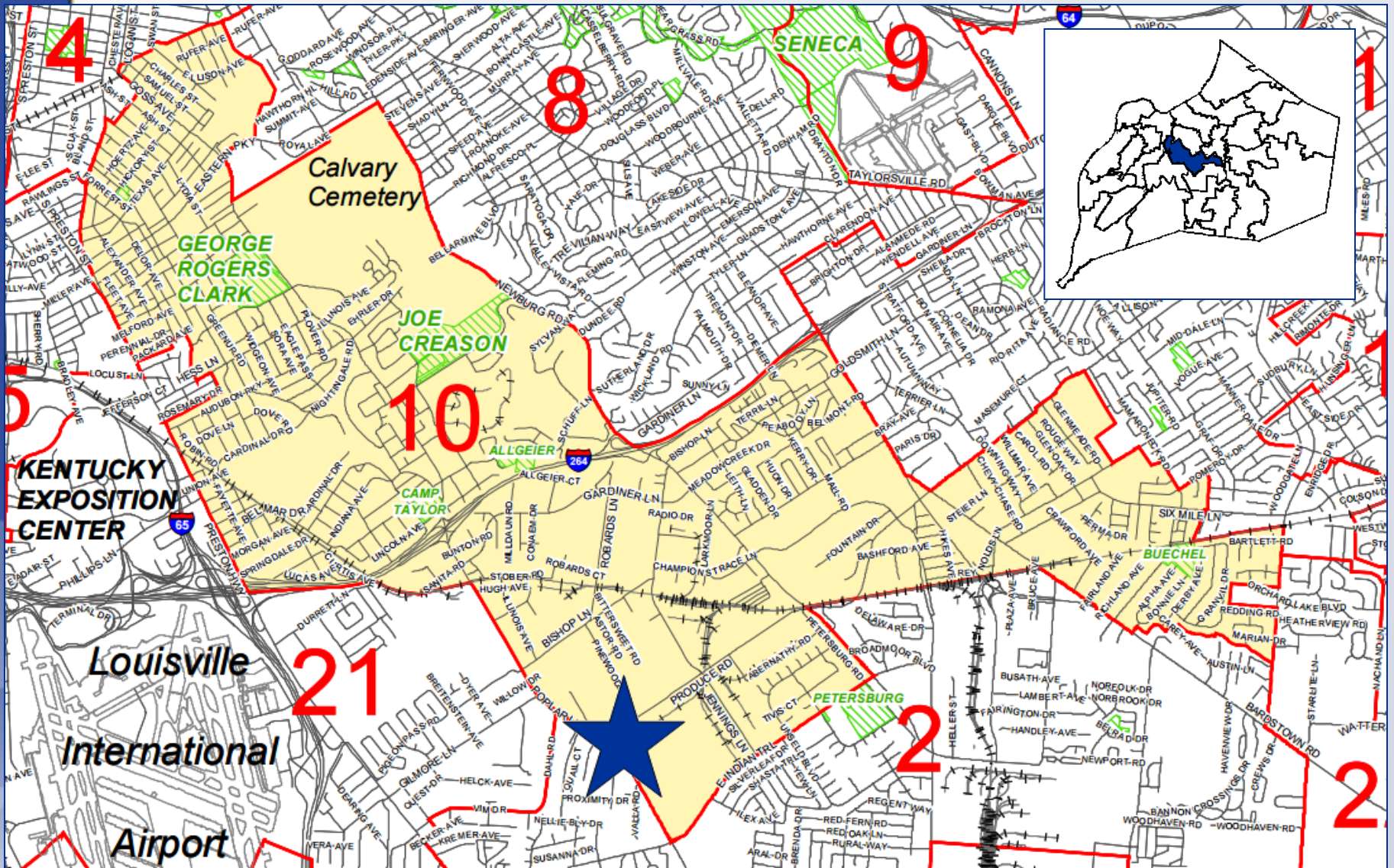


14ZONE1046

Premier Packaging



Planning/Zoning, Land Design & Development
June 2, 2015



3900 Produce Road
10 - Steve Magre

Requests

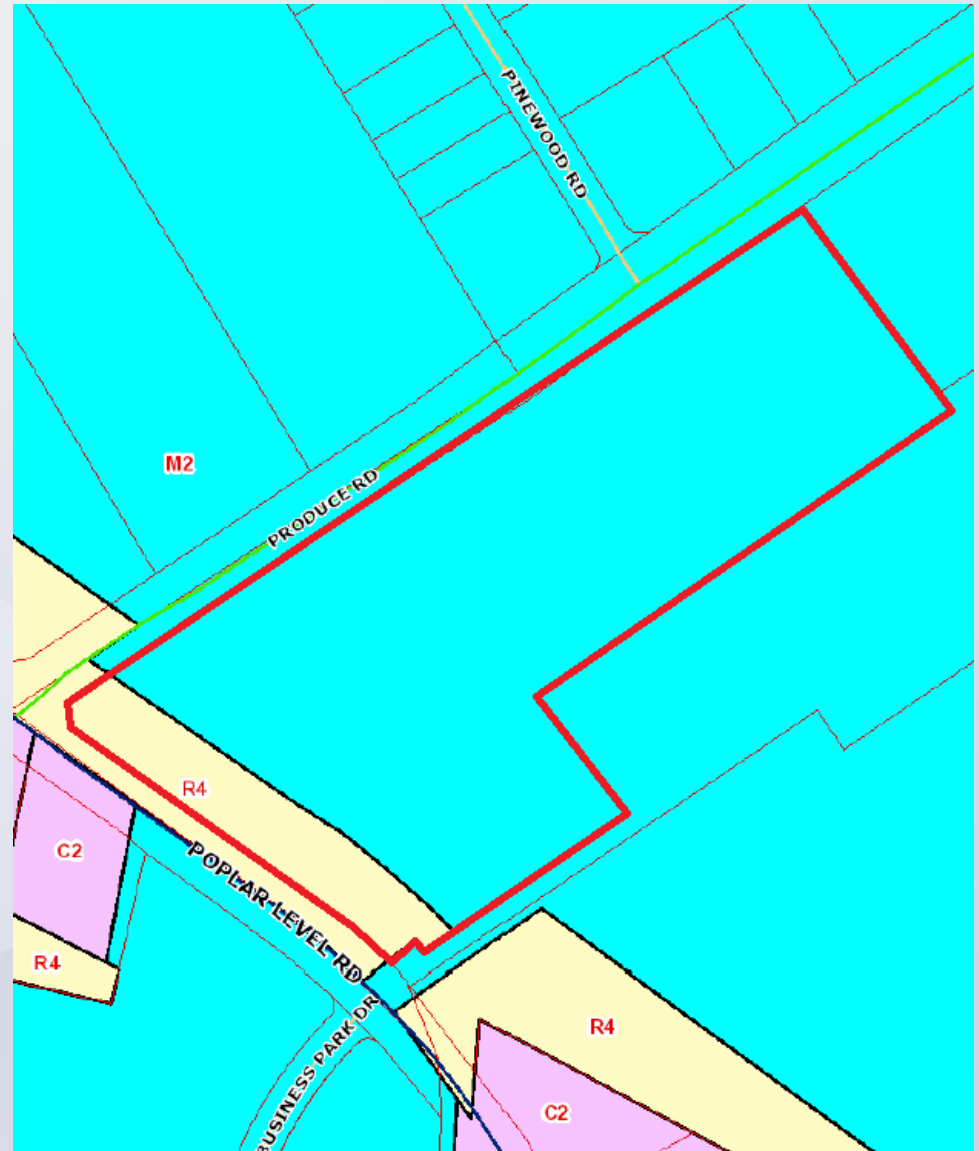
- Change in zoning from R-4 to M-2
- District Development Plan
- Waiver from 10.2.12 to provide more than 120' between ILA's

Case Summary / Background

- Expansion of an existing business
- Residential swath of land along frontage
- Surrounded by other M-2
- Across Poplar Level Road is a mix of commercial and industrial

Zoning/Form Districts

- Subject Property:
 - Existing: R-4 & M-2/SW
 - Proposed: M-2/SW
- Adjacent Properties:
 - North: M-2/SW
 - South: R-4 & M-2/SW
 - East: M-2/SW
 - West: C-1, C-2 & M-2/
N & SW



Aerial Photo/Land Use

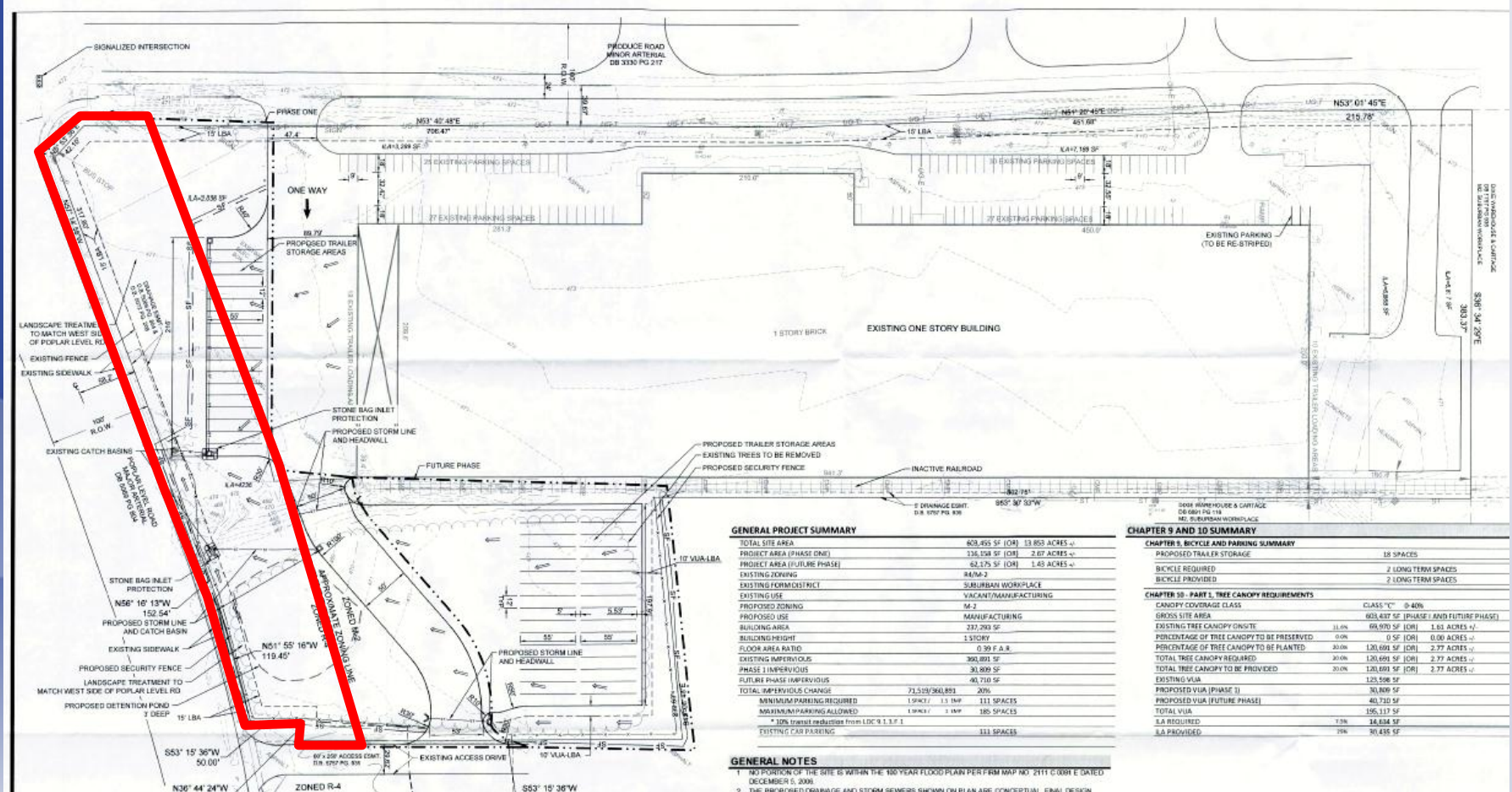
- Subject Property:
 - Existing: Industrial/Vacant
 - Proposed: Industrial (Trailer Storage)
- Adjacent Properties:
 - North: Industrial
 - South: Industrial
 - East: Industrial
 - West: Commercial/Industrial



Site Photos-Subject Property



Applicant's Development Plan



GENERAL PROJECT SUMMARY

TOTAL SITE AREA	608,495 SF (OR) 13.853 ACRES ±
PROJECT AREA (PHASE ONE)	136,158 SF (OR) 2.87 ACRES ±
PROJECT AREA (FUTURE PHASE)	62,175 SF (OR) 1.43 ACRES ±
EXISTING ZONING	RA/MA-2
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING USE	VACANT/MANUFACTURING
PROPOSED ZONING	R-2
PROPOSED USE	MANUFACTURING
BUILDING AREA	237,293 SF
BUILDING HEIGHT	1 STORY
FLOOR AREA RATIO	0.39 F.A.R.
EXISTING IMPERVIOUS	300,891 SF
PHASE 1 IMPERVIOUS	30,809 SF
FUTURE PHASE IMPERVIOUS	40,710 SF
TOTAL IMPERVIOUS CHANGE	71,519/30,809 20%
MINIMUM PARKING REQUIRED	1.24K/1 111 SPACES
MAXIMUM PARKING ALLOWED	1.04K/1 100 SPACES
* 10% travel reduction from LDC 9.1.3.F.1	
EXISTING CAR PARKING	111 SPACES

GENERAL NOTES

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C.001F E DATED DECEMBER 5, 2009.
2. THE PROPOSED DRAINAGE AND STORM REMOVAL SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN

CHAPTER 9 AND 10 SUMMARY

CHAPTER 9, BICYCLE AND PARKING SUMMARY	
PROPOSED TRAILER STORAGE	18 SPACES
BICYCLE REQUIRED	2 LONG TERM SPACES
BICYCLE PROVIDED	2 LONG TERM SPACES
CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS	
CANOPY COVERAGE CLASS	CLASS "C" @ 40%
GROSS SITE AREA	603,437 SF (PHASE 1 AND FUTURE PHASE)
EXISTING TREE CANOPY ON-SITE	11.0% 69,970 SF (OR) 1.61 ACRES ±
PERCENTAGE OF TREE CANOPY TO BE PRESERVED	0 SF (OR) 0.00 ACRES ±
PERCENTAGE OF TREE CANOPY TO BE PLANTED	30.0% 120,691 SF (OR) 2.77 ACRES ±
TOTAL TREE CANOPY REQUIRED	30.0% 120,691 SF (OR) 2.77 ACRES ±
TOTAL TREE CANOPY TO BE PROVIDED	30.0% 120,691 SF (OR) 2.77 ACRES ±
EXISTING VIA	125,596 SF
PROPOSED VIA (PHASE 1)	30,809 SF
PROPOSED VIA (FUTURE PHASE)	40,710 SF
TOTAL VIA	196,115 SF
LA REQUIRED	1.9%
LA PROVIDED	2%

PC Recommendation

- Public Hearing was held on 5/7/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from R-4 to M-2 to Louisville Metro Council (7 members voted)