

Development Review Committee

Staff Report

October 14, 2015



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|----------------------------------|---------------------------------------|
| Case No: | 15DEVPLAN1131 |
| Project Name: | MISA Metal Processing |
| Location: | 7300 Global Drive |
| Owner: | MISA Metal Processing, Inc. |
| Applicant: | American Engineers, Inc. – Joe Watson |
| Representative: | Butler Snow – C. Palmer Snow |
| Project Area/Size: | 10.98 acres |
| Existing Zoning District: | EZ-1, Enterprise Zone |
| Existing Form District: | SW, Suburban Workplace |
| Jurisdiction: | Louisville Metro |
| Council District: | 12 – Rick Blackwell |
| Case Manager: | Joel P. Dock, Planner I |

REQUEST

- Waiver from the Land Development Code (LDC), section **5.5.2.A.1**, to not provide entrances and glazing, display windows or windows affording views into the business which face the abutting public street serving the development.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The subject site is located on the South side of Global Drive, West of Greenbelt Highway, and within the Riverport Section 4 subdivision (PB 41, PG 65).

The applicant is proposing a 65,000 sq. ft. expansion to a 130,062 sq. ft. industrial facility. The proposed expansion will extend North from the existing front façade towards Global Drive, being at a similar setback to surrounding facilities along this right-of-way. Two additional loading areas are being provided at the Northern most portions of the East and West Facades as shown on the Category 2B plan and associated building elevations. Based on the total number of employees the building expansion is compliant with parking regulations. As this request creates a new façade facing the public street, an entrance and glazing, display windows or windows affording views into the business are required by the Suburban form district design standards.

The subject site has a Category 2B Review pending based on the outcome of this waiver request.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

| | Land Use | Zoning | Form District |
|--------------------------------------|------------|--------|---------------|
| <i>Subject Property</i> | | | |
| Existing | Industrial | EZ-1 | SW |
| Proposed | Industrial | EZ-1 | SW |
| <i>Surrounding Properties</i> | | | |
| North | Industrial | EZ-1 | SW |
| South | Industrial | EZ-1 | SW |
| East | Industrial | EZ-1 | SW |
| West | Industrial | EZ-1 | SW |

PREVIOUS CASES ON SITE

N/A

INTERESTED PARTY COMMENTS

Staff has not received any inquiries or interested party comments to date.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR A WAIVER from LDC section 5.5.2.A.1 to not provide entrances and glazing, display windows or windows affording views into the business which face the abutting public street serving the development.

(a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the proposed expansion and façade facing the public street is located in an industrial area with low pedestrian traffic. Additionally, the façade is similar in character to surrounding industrial facilities.

(b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver would not violate specific guidelines of Cornerstone 2020 as Guideline 3; Policy A.1 & A.2 is to ensure compatibility of all new development and redevelopment with the scale and site design of nearby existing development and with the pattern of development, as well as compatibility with the building materials of the surrounding uses. The proposal satisfies these policies.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the building's design is a function of the internal uses of the structure and providing an entrance and/or windows would serve little purpose to the existing offices and customer entrance along the west façade of the original structure.

(d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of land or create an unnecessary hardship as the site is located in an industrial area of buildings with similar designs. The strict application of the provision of the regulation would also add additional cost and create logistical problems to those internal uses of the structure.

TECHNICAL REVIEW

The category 2B plan associated with this request has unresolved Metropolitan Sewer District comments that must be addressed prior to approval of the plan. These required revisions have no impact on the requested waiver.

STAFF CONCLUSIONS

The proposed waiver appears to be adequately justified. 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 for approving the waivers.

REQUIRED ACTION

- **APPROVE** or **DENY** the waiver of LDC section 5.5.2.A.1 to not provide entrances and glazing, display windows or windows affording views into the business which face the abutting public street serving the development.

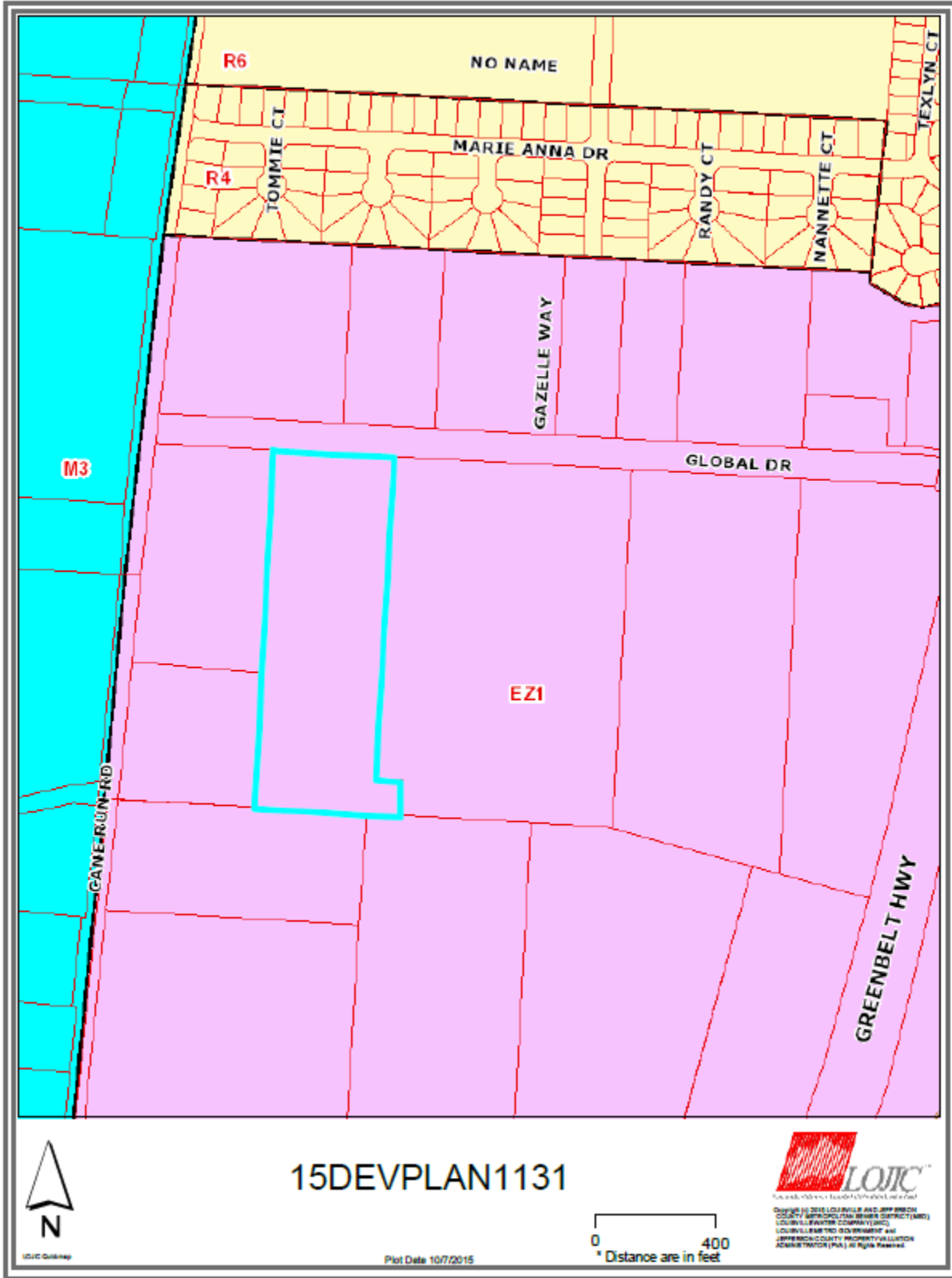
NOTIFICATION

| Date | Purpose of Notice | Recipients |
|---------|--------------------|--|
| 10/2/15 | Hearing before DRC | 1 st tier adjoining property owners Registered neighborhood groups |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

