

Development Review Committee
Staff Report
March 17, 2021



Case No:	21-CAT3-0001
Project Name:	Air Commerce Drive Office Warehouse
Location:	8501 Air Commerce Drive
Owner(s):	Ashby Properties II LLC
Applicant:	Kathy Linares, Mindel Scott
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
Case Manager:	Molly Clark, Planner I

REQUESTS:

1. **Category 3 Development Plan**

CASE SUMMARY/BACKGROUND

The subject site is zoned R7 multi-family in the Neighborhood form district. The site is approximately 2.61 acres and is currently vacant. There is an existing single family subdivision surround the site as well as existing multi-family across the street.

The applicant is proposing to construct 2 multi-family buildings with a total 52,032 square feet. Each building will be three stories with 48 total dwelling units. The applicant is also proposing to build a mulch walking trail in order to provide recreational open space.

STAFF FINDINGS

The Category 3 Development Plan is in order and complies with all applicable Land Development Code requirements.

TECHNICAL REVIEW

Public Works and MSD have provided preliminary approval. There are no outstanding technical issues associated with this review.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Category 3 Development Plan**

NOTIFICATION

Date	Purpose of Notice	Recipients
3/3/21	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

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2. **Aerial Photograph**