

Development Review Committee

Staff Report

November 17, 2021



Case No:	21-CAT3-0012/21-WAIVER-0119
Project Name:	Huntington Industrial
Location:	8300 Cane Run Rd
Owner(s):	Louisville and Jefferson County Riverport Authority.
Applicant:	Huntington Industrial Partners
Jurisdiction:	Louisville Metro
Council District:	12 – Rick Blackwell
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Waiver** (21-WAIVER-0119) of Land Development Code section 5.6.1.B.1.a to provide animating features along less than 60 percent of the front façade.
- **Category 3 Development Plan**
- **Review of Outdoor Amenity Area Design standards**

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a 164,280 SF warehouse facility on approximately 12.84 acres. The site is located in southwestern Louisville Metro and is zoned M-3 in the Suburban Workplace form district. The subject site has some areas of trees and an intermittent stream in the rear but is mostly cleared and vacant.

STAFF FINDING

The waiver request is adequately justified and meets the standard of review. The loading docks will be adequately screened, and the building will be in keeping with development in the area.

The design of outdoor amenity areas appears to be adequate. Final planting requirements and seating locations for the amenity areas will be shown on the approved Landscape Plans for the development.

The Category 3 Development Plan is generally in order, subject to Planning Commission determinations on the waiver request.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

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

STAFF: The waiver will not adversely affect adjacent property owners, as the design and use of the building will be similar to other development in the area.

- (b) The waiver will not violate specific guidelines of the Comprehensive Plan; and

STAFF: The waiver will not violate specific guidelines of the Comprehensive Plan. The development will provide screening adjacent to Cane Run Rd for the loading docks. The office portions of the structure meet all Land Development Code design requirements.

- (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 all other site design standards of the Land Development Code will be met on the subject site.

- (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 would create an unnecessary hardship on the applicant, as the lot shape is constrained by an adjacent railroad spur, which makes it difficult to layout loading docks in a different orientation.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Outdoor Amenity Area design**
- **APPROVE** or **DENY** the **Category 3 Development Plan**

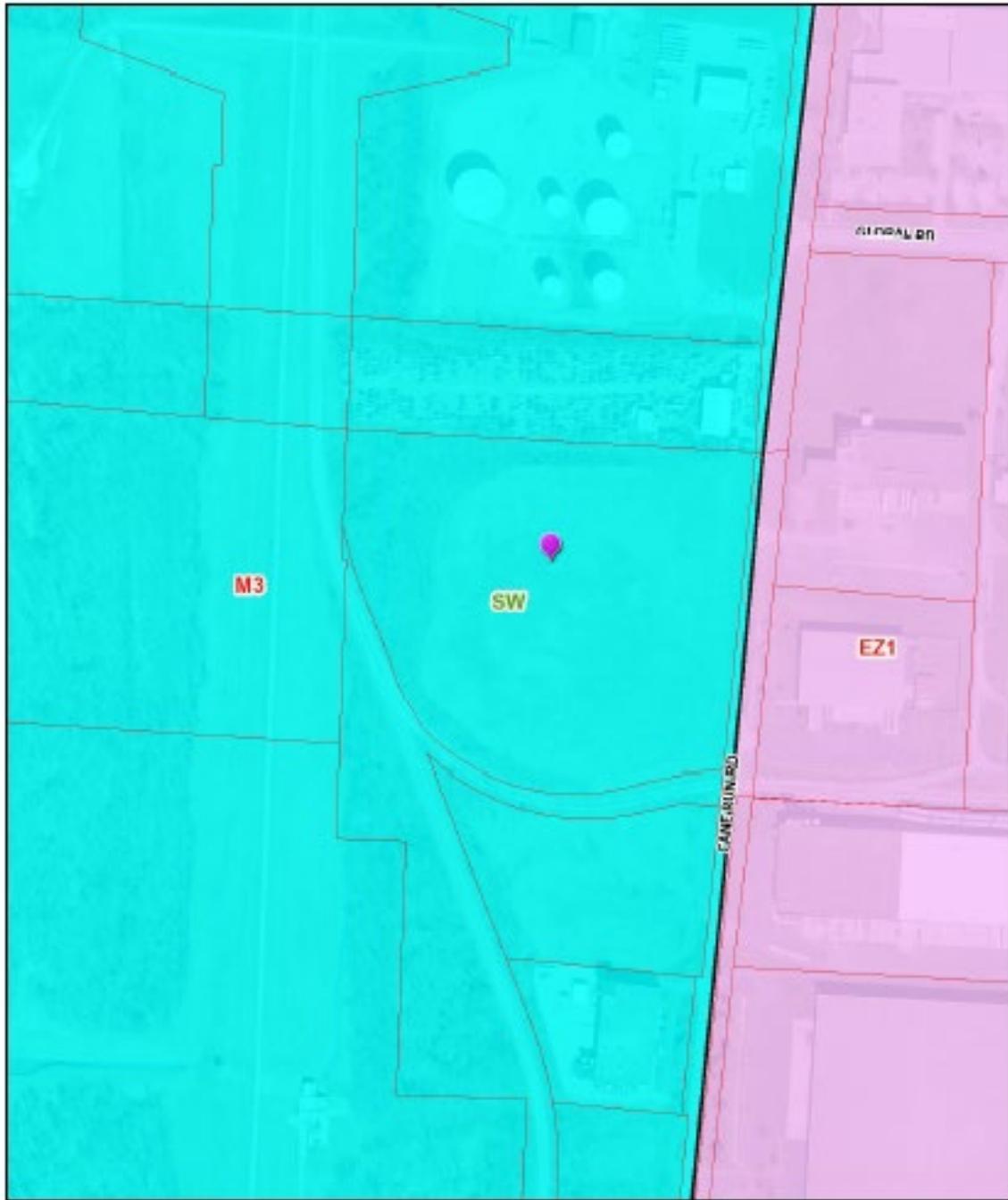
NOTIFICATION

Date	Purpose of Notice	Recipients
11-1-21	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 12

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



21-CAT3-0016

Tuesday, November 9, 2021 | 2:47:21 PM



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2. Aerial Photograph



21-CAT3-0016

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