

Development Review Committee
Staff Report
June 30th, 2021



Case No:	21-CAT3-0005
Project Name:	Proposed Warehouse
Location:	8201 National Turnpike
Owner(s):	Big Box National Turnpike, LLC
Applicant:	Gregg Bennet, Kleingers Group
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 EZ-1 in the Suburban Workplace form district. The site is approximately 20 acres and currently has an old warehouse building that is proposed to be demolished. The applicant is proposing to build a new 340,306 SF warehouse with a 12,000 SF office. The applicant is also providing a 1,200 SF amenity area as required by the Land Development Code.

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.

A crossover access agreement needs to be recorded.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

REQUIRED ACTIONS:

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

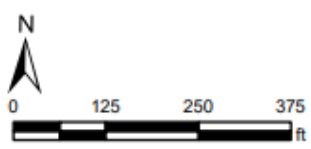
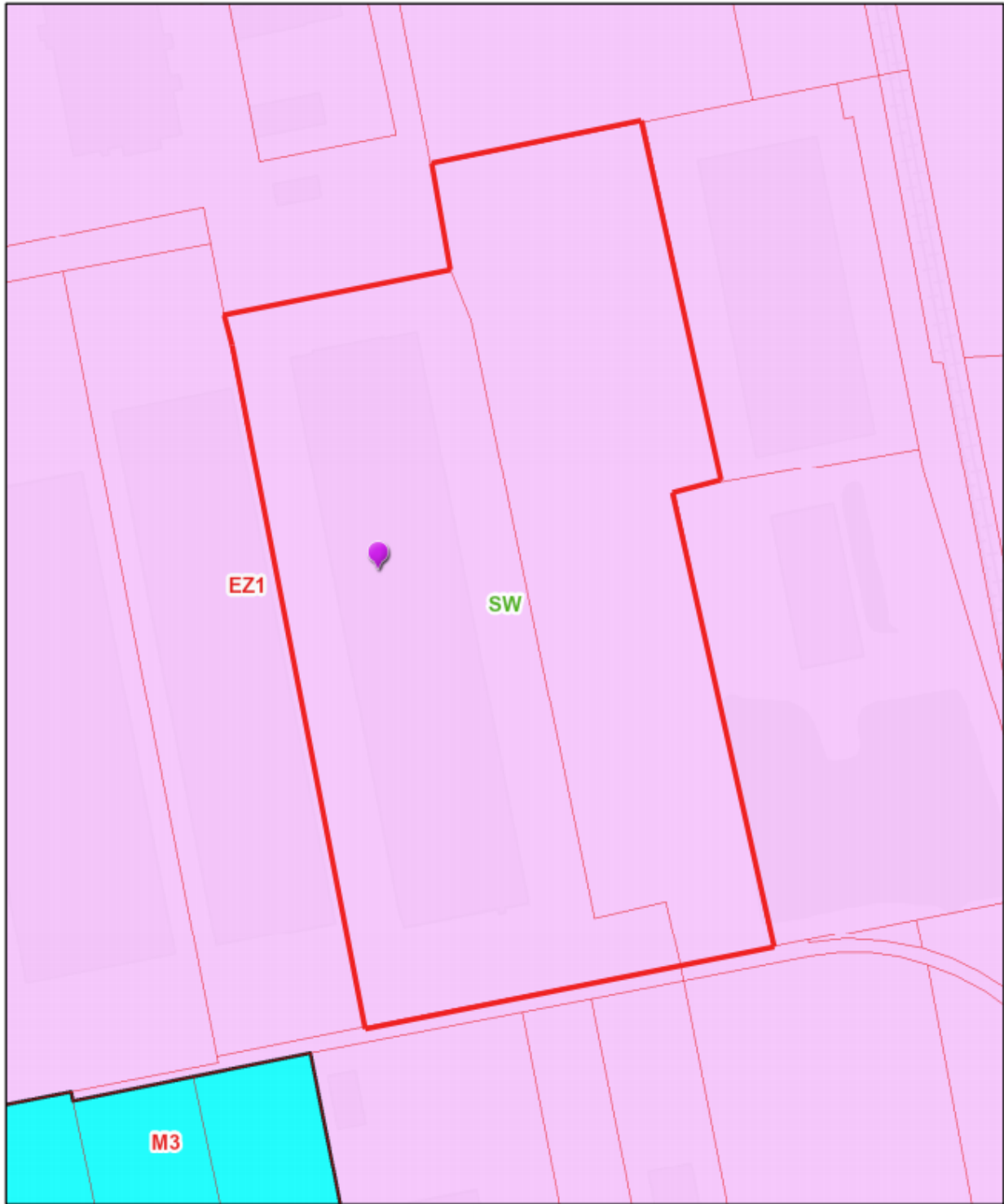
NOTIFICATION

Date	Purpose of Notice	Recipients
6/17/21	Hearing before DRC 6/30/21	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



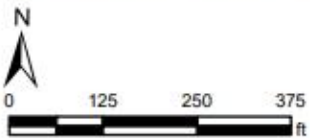
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2. Aerial Photograph



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