

# Development Review Committee

## Staff Report

May 6, 2015



|                          |   |
|--------------------------|---|
| <b>Case No:</b>          | <b>15DEVPLAN1043</b>  |
| <b>Request:</b>          | <b>Revised Detailed District Development Plan and Amended Binding Elements.</b> |
| <b>Project Name:</b>     | <b>Misa Metal Fabricating, Inc. Expansion</b>                                   |
| <b>Location:</b>         | <b>7101 International Drive</b>   |
| <b>Owner:</b>            | <b>Misa Metal Fabricating, Inc.</b>   |
| <b>Applicant:</b>        | <b>Misa Metal Fabricating, Inc.</b>   |
| <b>Representative:</b>   | <b>Qk4</b>  |
| <b>Jurisdiction:</b>     | <b>Louisville Metro</b>   |
| <b>Council District:</b> | <b>1 – Jessica Green</b>  |
| <b>Case Manager:</b>     | <b>Matthew Doyle, Planner I</b>   |

### REQUEST

- Revised Detailed District Development Plan

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: EZ-1  
 Existing Form District: Suburban Workplace  
 Existing/Proposed Use: Industrial  
 Plan Certain Docket #: 9-16-86/10-5-86 and 9-72-75

The applicant is proposing to add a 42,725 square foot addition to an existing 81,470 square foot building that is used as a metal fabrication facility. There is also an existing 42,191 square foot storage building on site. The applicant is also proposing to replace some existing gravel parking with paved parking and drive areas on the north end of the site. The use of these building will not change, as this is a proposed expansion of the existing metal fabrication operation.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

|                                      | Land Use   | Zoning | Form District |
|--------------------------------------|------------|--------|---------------|
| <b><i>Subject Property</i></b>       |            |        |               |
| <b>Existing</b>                      | Industrial | EZ-1   | SW            |
| <b>Proposed</b>                      | Industrial | EZ-1   | SW            |
| <b><i>Surrounding Properties</i></b> |            |        |               |
| <b>North</b>                         | Industrial | EZ-1   | SW            |
| <b>South</b>                         | Industrial | EZ-1   | SW            |
| <b>East</b>                          | Industrial | EZ-1   | SW            |
| <b>West</b>                          | Industrial | M-3    | SW            |

### PREVIOUS CASES ON SITE

9-16-86/10-5-86: The storage building at the northern end of the property was previously on a separate tract that was a portion of Docket Number 9-16-86. This building was approved by LD&T on April 14, 1994. The most recent action on this portion of the site appears to have been from September 12, 1998 when there was a small addition to the office area of the building.

9-72-75: The front building was a portion of 9-72-75 and was originally approved for construction on April 27, 1989. The most recent approval by LD&T was for an office addition on April 25, 1996.

### INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

### APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There does not appear to be any environmental constraints or historic resources on the subject site.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular transportation within and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: There are no open space requirements with the current proposal.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

**TECHNICAL REVIEW**

- No outstanding technical review issues need to be addressed.

**STAFF CONCLUSIONS**

- The proposed RDDDP appear to be adequately justified based on staff analysis in the staff report. The scale and design of the proposed addition is in keeping with the character of surrounding properties.

The standard of review has been met for the requested revised detailed district development plan. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for approving the Revised Detailed District Development Plan and amended binding elements.

**REQUIRED ACTIONS**

- **APPROVE** or **DENY** the RDDDP.

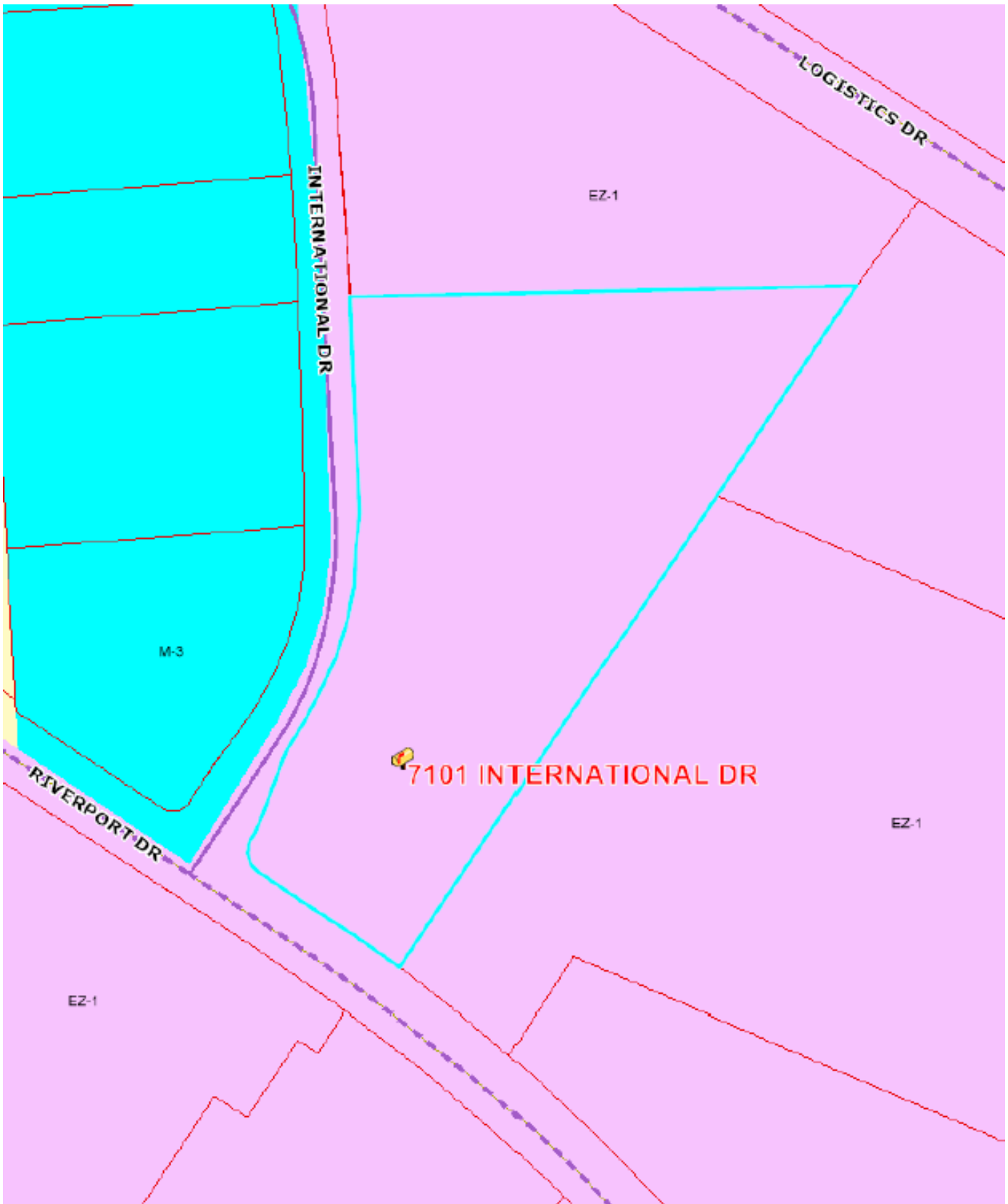
**NOTIFICATION**

| Date    | Purpose of Notice  | Recipients   |
|---------|--------------------|--|
| 4/24/15 | Hearing before DRC | 1 <sup>st</sup> tier adjoining property owners<br>Subscribers of Council District 12 Notification of Development Proposals |

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements
4. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



### 3. Existing Binding Elements

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission, except for land uses permitted in the established zoning district.
2. The development shall not exceed 56,245 square feet of gross floor area.
3. The only permitted freestanding signs shall be located as shown on the sign plan attached to the approved district development plan. The sizes and heights shall not exceed the dimensions shown on the plan.
4. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site.
6. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
  - a. The development plan must receive full construction approval from Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
  - b. A fence and/or wall at the propane storage site shall not exceed 4 feet in height or a revised minor plat shall be obtained to allow the location of propane storage as shown on the development plan.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
8. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
9. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their subcontractors whose duties relate to the binding elements. The property owners/developer shall ensure their compliance with the binding elements.

### 4. Proposed Binding Elements

2. The development shall not exceed ~~56,245~~ **166,695** square feet of gross floor area.
6. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
  - a. ~~The development plan must receive full construction approval from Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).~~
  - b. ~~A fence and/or wall at the propane storage site shall not exceed 4 feet in height or a revised minor plat shall be obtained to allow the location of propane storage as shown on the development plan.~~

~~c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit.~~

**a. The development plan must receive full construction approval from Louisville Metro Develop Louisville Construction Review and Transportation Planning Review and the Metropolitan Sewer District.**

**b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.**

**10. Outdoor lighting shall be directed down and away from surrounding properties and rights of way. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off site.**

**11. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system permitted on the site.**