

Case No. 13ZONE1021

Riverport Phase 5



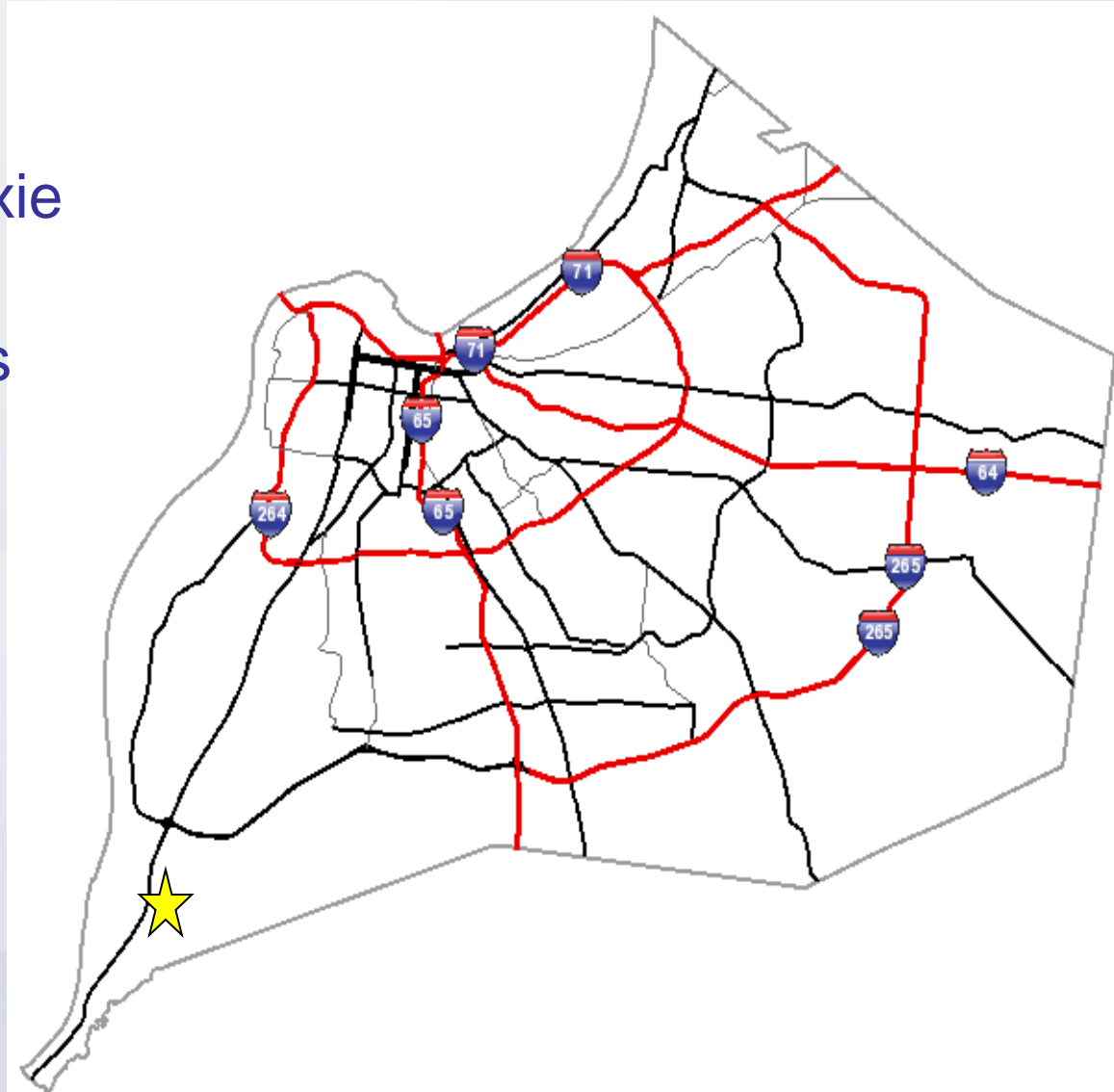
Planning/Zoning, Land Design & Development
July 15, 2014

Case Summary / Background

- Change in form district from Neighborhood to Suburban Workplace
- Change in zoning from R-4, Single Family Residential, and M-2, Industrial, to EZ-1, Enterprise Zone
 - 162.14 acres
 - Proposed 2.5 million SF of warehouse

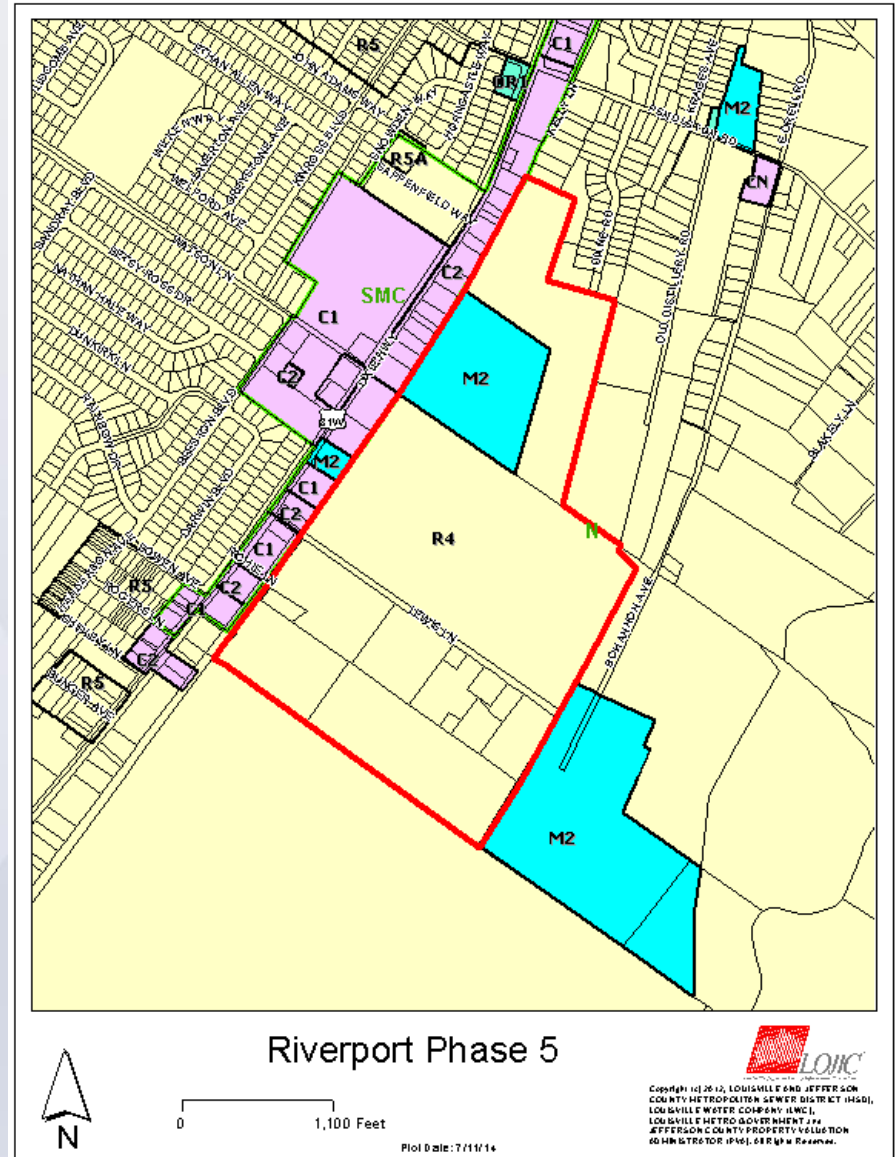
Location

- 13641 & 14045 Dixie Highway
- Multiple Addresses on Lewis Ln
- Council District 14 – Cindi Fowler



Zoning/Form Districts

- **Subject Property:**
 - Existing: R-4, M-2/N
 - Proposed: EZ-1/SW
- **Adjacent Properties:**
 - North: R-4/N
 - South: R-4, M-3/N, SW
 - East: R-4, M-2/N
 - West: R-4, C-1, C-2 & M-2/N, SMC



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant
 - Proposed: Warehouse
- **Adjacent Properties:**
 - North: SFR, Vacant, Ohio Valley Sanitation
 - South: Kosmos Cement Co.
 - East: SFR, Vacant, Tire Recycling
 - West: Vacant, SFR, Liquor Store, Auto Repair, Scrap Metal, Gas Station, Contractor's Shop, Bar



Site Photos-From Diane Road (East) looking into site



Site Photos-Dixie Highway at Watson Lane



Site Photos-Dixie Highway frontage



Site Photos-Dixie Highway at Lewis Lane



Site Photos-Looking N across site from Lewis Ln and RR



Site Photos-Looking S across site from Lewis Ln and RR



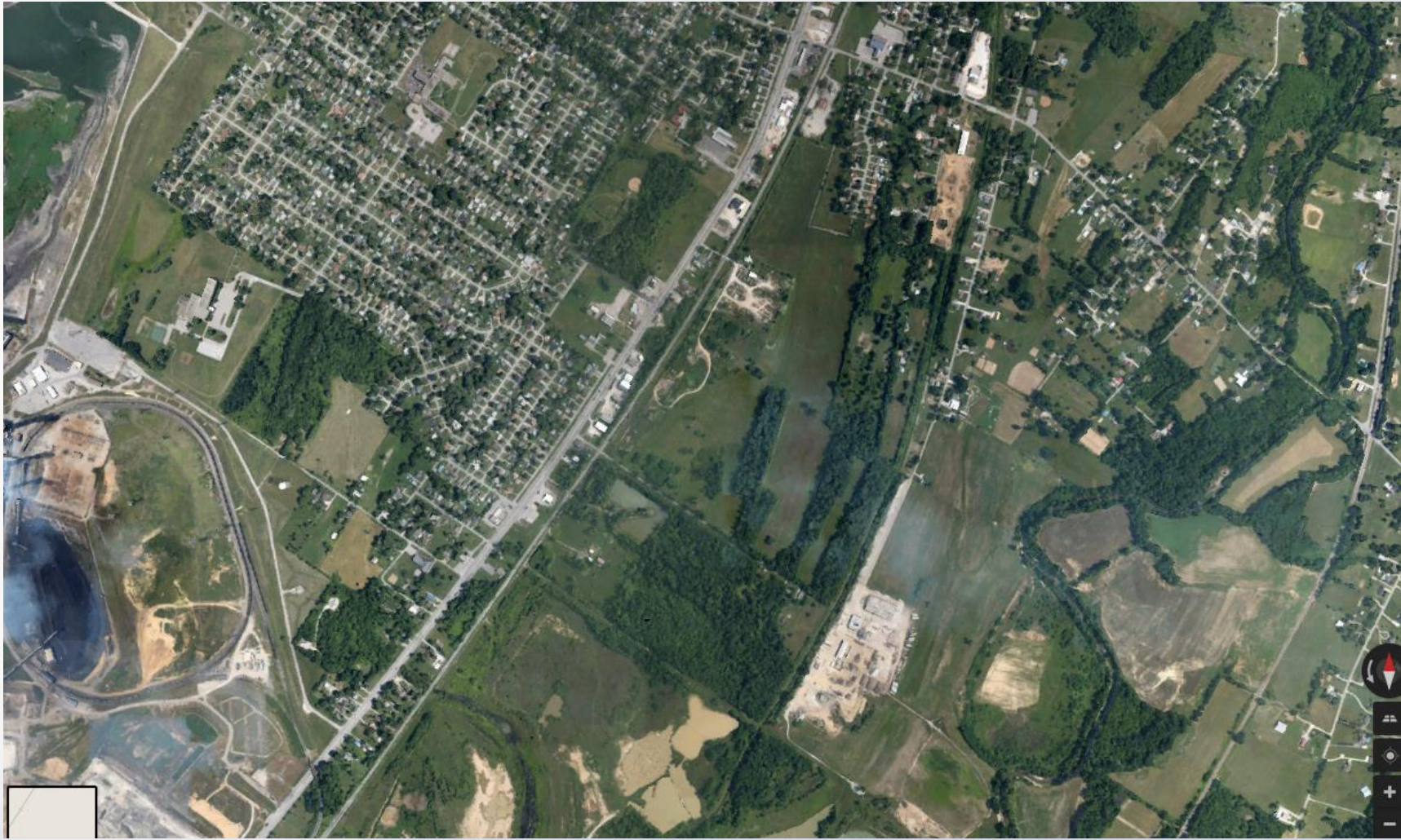
Site Photos-Looking W from Lewis Lane



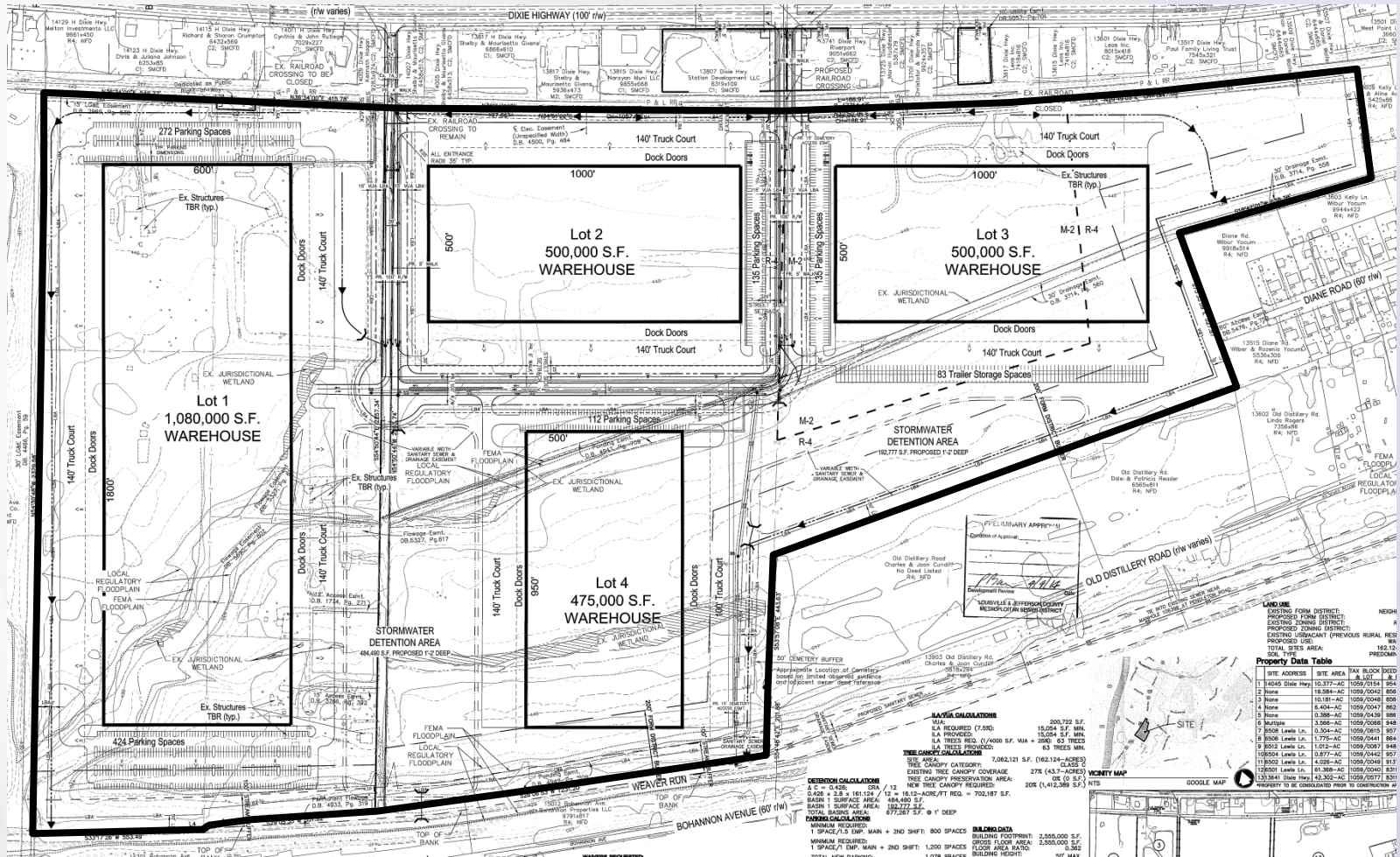
Site Photos-Looking across stream bank from Bohanon



Aerial -Surrounding Areas



Applicant's Development Plan



LAND USE
 EXISTING FORM DISTRICT: R-4
 PROPOSED ZONING DISTRICT: R-4
 EXISTING ZONING DISTRICT: R-4
 PROPOSED ZONING DISTRICT: R-4
 LOCAL: R-4
 STATE: R-4
 FEDERAL: R-4

PROPERTY DATA TABLE

PARCEL	ADDRESS	SITE AREA	TAX BLOCK	NEIGH
1	12424 Dixie Hwy	10,377-AC	1059/0154	904
2	None	18,388-AC	1059/0242	808
3	None	10,181-AC	1059/0048	806
4	None	8,404-AC	1059/0047	802
5	None	3,368-AC	1059/0438	899
6	Muligan	3,506-AC	1059/0088	840
7	8008 Lewis Ln.	1,336-AC	1059/0435	927
8	8508 Lewis Ln.	1,779-AC	1059/0441	864
9	8552 Lewis Ln.	1,025-AC	1059/0437	948
10	10504 Lewis Ln.	0,877-AC	1059/0442	871
11	8522 Lewis Ln.	1,025-AC	1059/0438	948
12	12001 Lewis Ln.	61,368-AC	1059/0040	821
13	133341 Dixie Hwy	42,302-AC	1059/0071	831

LAND USE CALCULATIONS
 VUA: 300,722 S.F.
 VUA REQUIRED (7.5%): 15,036 S.F. MIN.
 LA PROVIDED: 15,036 S.F. MIN.
 LA TREES REQ (1/4000 S.F. VUA + 2500): 43 TREES
 LA TREES PROVIDED: 43 TREES MIN.

TREE CANOPY CALCULATIONS
 SITE AREA: 7,062,123 S.F. (162,124 ACRES)
 EXISTING TREE CANOPY COVERAGE: 27% (43.7 ACRES)
 TREE CANOPY PRESERVATION AREA: 0% (0 S.F.)
 NEW TREE CANOPY REQUIRED: 20% (1,412,366 S.F.)

DETENTION CALCULATIONS
 0.420 + 2.8 + 181,124 / 12 = 16.19 ACRES/FT REQ. = 702,187 S.F.
 1 SPACED/7 DWP, MAN + 2ND SHFT, 1,200 SPACES
 1 SPACED/7 DWP, MAN + 2ND SHFT, 1,200 SPACES
 1 SPACED/7 DWP, MAN + 2ND SHFT, 1,200 SPACES

MINIMUM REQUIREMENTS
 1 SPACED/7 DWP, MAN + 2ND SHFT: 800 SPACES
 MINIMUM REQUIRED: 1,200 SPACES
 1 SPACED/7 DWP, MAN + 2ND SHFT: 1,200 SPACES

BUILDING DATA
 BUILDING FOOTPRINT: 2,558,000 S.F.
 GROSS FLOOR AREA: 2,558,000 S.F.
 FLOOR AREA RATIO: 0.362
 BUILDING HEIGHT: 07' MAX.



Applicant's Development Plan

Plan Rendering



PC Recommendation

- Public Hearing was held on 6/19/2014
- One person spoke in neither for nor against the proposal at the Planning Commission public hearing with concerns about uses noise, odor, lighting and drainage.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (5 members voted)