



# District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 15DEURAW/1043 Intake Staff: KMC

Date: 3/23/15 Fee: 298.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

### Project Information:

Application Type:  Detailed District Development Plan  Revised District Development Plan  General District Development Plan

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Project Description (e.g., retail center and office development, etc.): Steel fabrication

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Project Name: Misa Metal Fabricating, Inc. Expansion

Primary Project Address: 7101 International Drive Pleasure Ridge Park, KY 40258

Additional Address(es): \_\_\_\_\_

Primary Parcel ID: 2306070B0000

Additional Parcel ID(s): \_\_\_\_\_

# of Residential Units: NA Commercial Square Footage: 125,888

Proposed Use: Steel fabrication Existing Use: Steel Fabrication

Existing Zoning District: EZ1 Existing Form District: SW

Deed Book(s) / Page Numbers<sup>2</sup>: 8949 x 0520

The subject property contains 10.6 acres. Number of Adjoining Property Owners: 3

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*<sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: 09-016-86 Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

**Contact Information:**

Owner:  Check if primary contact

Applicant:  Check if primary contact

Name: Mike Tals

Name: \_\_\_\_\_

Company: Misa Metal Fabricating, Inc.

Company: Misa Metal Fabricating, Inc.

Address: 7101 International Drive

Address: 7101 International Drive

City: Louisville State: KY Zip: 40258

City: Louisville State: KY Zip: 40258

Primary Phone: 502 933 5555

Primary Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Owner Signature (required): Mike Tals

Attorney:  Check if primary contact

Plan prepared by:  Check if primary contact

Name: \_\_\_\_\_

Name: Bryce Fuller

Company: \_\_\_\_\_

Company: Qk4

Address: \_\_\_\_\_

Address: 1046 E. Chestnut St.

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40204

Primary Phone: \_\_\_\_\_

Primary Phone: 502-585-2222

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: bfuller@qk4.com

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**Certification Statement:** A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Mike Tals, in my capacity as President, hereby representative/authorized agent/other

certify that MISA Metal Fabricating, Inc. is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Mike Tals Date: 02/18/15

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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**District Development Plan Justification:**

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

Existing trees planted with original development will be preserved.

2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes, all vehicular and pedestrian circulation were addressed in initial project stage and are not being modified with this proposal.

3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes, sufficient scenic and recreational space will be maintained with this proposal.

4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Existing and proposed drainage improvements will adequately serve this proposal without causing any on-site or off-site drainage problems.

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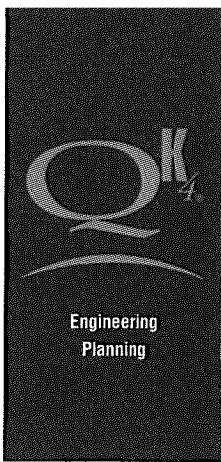
5. **Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes, this proposal is an expansion of an existing industrial facility located within Riverport.

6. **Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

Yes, no known wavier or variances required.

EDWARDS/043



1046 East Chestnut Street  
Louisville, Kentucky 40204  
Ph. 502-585-2222  
F. 502-581-0406  
www.qk4.com

March 23, 2015

Planning & Design Services  
Louisville / Jefferson County Metro Government  
444 South 5<sup>th</sup> Street  
Suite 300  
Louisville, Kentucky 40202

**Development Plan**  
**Misa Metal Fabricating Expansion**  
**7101 International Drive**

To Whom It May Concern,

Pursuant to development guidelines, we are providing this written description for the proposed development of the subject property. Misa Metal Fabricating, Inc. proposes to expand its current steel fabrication facility. An addition of approximately 42,000 square feet is being proposed. Existing parking is being expanded to better suit the needs of the factory and to accommodate the additional 17 employees expected to be hired with this expansion. The parking spaces will remain between the minimum and maximum allowable. In addition, a new loading zone is being added to the north end of the property as well as the northeast end of the newly proposed expansion building. We have also added an access corridor along the east side of the property to alleviate congestion for commercial deliveries and to provide a one way condition for truck traffic. We feel the development plan meets the requirements of the Land Development Code (for the Suburban Workplace Form District) and its implementation will not adversely affect the neighboring properties.

Please call should you have any questions regarding this matter.

Sincerely,

Bryce Fuller, PE, LEED AP BD+C

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# Land Development Report

March 23, 2015 2:49 PM

About LDC

## Location

Parcel ID: 2306070B0000  
Parcel LRSN: 8106585  
Address: MULTIPLE ADDRESSES

## Zoning

Zoning: EZ1  
Form District: SUBURBAN WORKPLACE  
Plan Certain #: 09-016-86  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: RIVERPORT  
Plat Book - Page: 36-024  
Related Cases: NONE

## Special Review Districts

Overlay District: NO  
Historic Preservation District: NONE  
National Register District: NONE  
Urban Renewal: NO  
Enterprise Zone: YES  
System Development District: NO  
Historic Site: NO

## Environmental Constraints

Flood Prone Area  
FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Floodplain Ordinance Review Zone: NO  
Conveyance Zone Review Zone: NO  
FEMA FIRM Panel: 21111C0070E

Protected Waterways  
Potential Wetland (Hydric Soil): NO  
Streams (Approximate): NO  
Surface Water (Approximate): NO

Slopes & Soils  
Potential Steep Slope: NO  
Unstable Soil: NO

Geology  
Karst Terrain: NO

## Sewer & Drainage

MSD Property Service Connection: YES  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: MS4 (outside of incentive area)

## Services

Municipality: LOUISVILLE  
Council District: 1  
Fire Protection District: PLEASURE RIDGE PARK  
Urban Service District: NO

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