

Development Review Committee

Staff Report

August 5, 2015



Case No:	15DEVPLAN1087
Project Name:	Challenger Lifts
Location:	2311 South Park Road
Owners:	Louisville Renaissance Zone Corp.
Applicant:	Gray Construction
Representative:	Luckett & Farley
Project Area/Size:	10.16 ac.
Existing Zoning District:	EZ-1, Enterprise Zone
Existing Form District:	SW, Suburban Workplace
Jurisdiction:	Louisville Metro
Council District:	13 – Vicki Aubrey Welch
Case Manager:	Matthew R. Doyle, Planner II

REQUEST

- Sidewalk waiver
- Category 3 Plan for a large industrial building

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The subject site is located in the Louisville Renaissance Zone. The lot fronts on South Park Road about a third of a mile west of Minor Lane.

The applicant proposes to develop a 137,500 sq. ft. manufacturing facility on vacant land. Approximately, 15,000 sq. ft. will be devoted to office space. The site would have a total of 132 parking spaces accessible from South Park Road for visitors and employees of the site. Loading docks and a storage yard are in the rear of the building and will be accessible when Air Commerce Drive is extended.

The applicant requests a waiver to not provide a sidewalk along South Park Road.

The preliminary subdivision plan for Louisville Renaissance Industrial Park, section 3 is currently under review and will create the parcel as shown on the development plan.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant land	EZ-1	SW
Proposed	Manufacturing/ office	EZ-1	SW
Surrounding Properties			
North	Vacant land	EZ-1	SW
South	Vacant land	EZ-1	SW
East	Vacant land	EZ-1	SW
West	Vacant land	EZ-1	SW

PREVIOUS CASES ON SITE

N/A

INTERESTED PARTY COMMENTS

N/A

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR A WAIVER of section 5.8.1.B. to not provide a sidewalk along South Park Road:

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

STAFF: The waiver will not adversely affect adjacent property owners since the future use of the area is an industrial park where the character, size and density of the planned developments are such that pedestrian demand is expected to be limited.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide, where appropriate, for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. The waiver would not violate specific guidelines of Cornerstone 2020 since the proposed development is within an area that will mostly consist of industrial uses where the character, size and density of the planned developments are such that pedestrian demand is expected to be limited.

- (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 since the proposed development meets or exceeds all other applicable regulations of the Land Development Code.

- (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 of the provisions of the regulation would deprive the applicant of the reasonable use of land or create an unnecessary hardship since the proposed development meets or exceeds all other applicable regulations of the Land Development Code.

TECHNICAL REVIEW

N/A

STAFF CONCLUSIONS

- The sidewalk waiver appears adequately justified based on staff analysis in the standard of review.
- The proposed development meets or exceeds all other applicable regulations of the Land Development Code.

REQUIRED ACTION

- **APPROVE** or **DENY** the sidewalk waiver.
- **APPROVE** or **DENY** the Category 3 Plan.

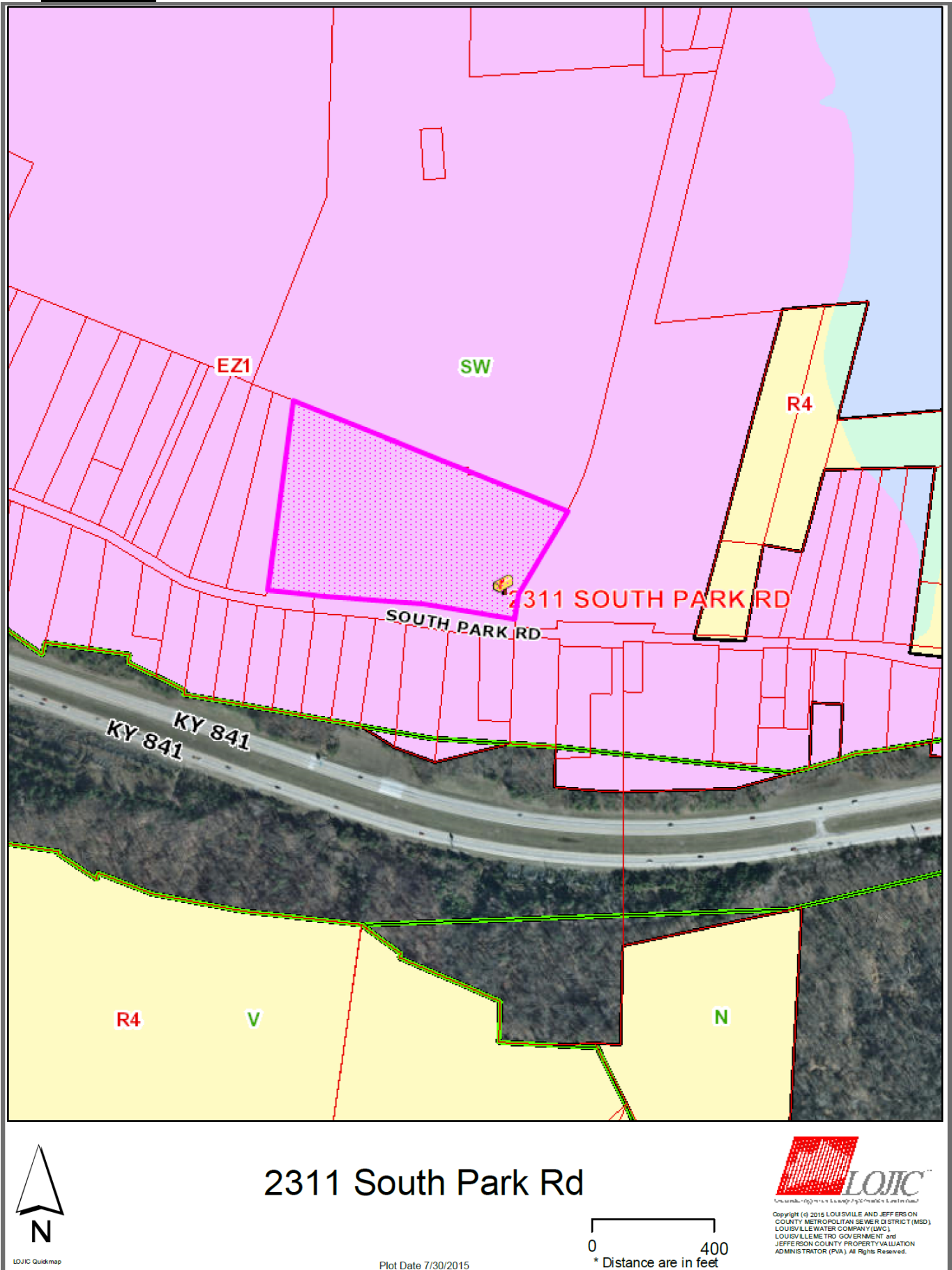
NOTIFICATION

Date	Purpose of Notice	Recipients
7/22/2015	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial

1. **Zoning Map**



2. Aerial



LOJIC Quickmap

2311 South Park Rd

Plot Date 7/30/2015

0 400
* Distance are in feet



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