

Land Development and Transportation Committee

Staff Report

July 28th, 2016



Case No:	16MINORPLAT1073
Project Name:	7005 Trade Port
Location:	7005 Trade Port Drive
Owners/Applicants:	Stanley Rader, LMK Investments, LLC
Representative:	James L. Griffin, Evans/Griffin Inc
Project Area/Size:	3.951 acres
Existing Zoning District:	EZ-1, Enterprise Zone
Existing Form District:	Suburban Workplace
Jurisdiction:	Louisville Metro
Council District:	12 – Rick Blackwell
Case Manager:	Laura Mattingly, Planner I

REQUEST

- Amendment to Record Plat

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create two lots from one in the Riverport, Phase III industrial subdivision. This section of the subdivision was recorded in 1997 in association with a re-zoning to EZ-1 from R-1 to allow a mix of industrial and commercial uses. The lot is located in southwest Louisville, north of the intersection of Johnsontown Road and Trade Port Drive. Both the existing and new lots will be accessed from Trade Port Drive.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Warehouse	EZ-1	Suburban Workplace
Proposed	Warehouse/Vacant	EZ-1	Suburban Workplace
<i>Surrounding Properties</i>			
North	Warehouse/Vacant	EZ-1	Suburban Workplace
South	Vacant	EZ-1	Suburban Workplace
East	Vacant	EZ-1	Suburban Workplace
West	Warehouse	EZ-1	Suburban Workplace

PREVIOUS CASES ON SITE

- 9-58-96: Re-zoning from R-1 to EZ-1 to allow proposed warehouse and commercial uses.
- 10-20-96: Preliminary Subdivision Plan for Riverport, Phase III,
- Plat Book 43 Page 93: Riverport, Phase III recorded in 1997.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (LDC)

TECHNICAL REVIEW

Per section 7.1.91 of the LDC, the Planning Commission shall have the power to amend any recorded plat, if reasonable notice and an opportunity to express objections or concerns have been given to all persons affected by the record plat amendment.

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, and the Pleasure Ridge Park Fire Department.

The request complies with all zoning and subdivision regulations, as there are no minimum lot size or width requirements for the Suburban Workplace Form District.

STAFF CONCLUSIONS

Record Plat Amendment

- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.
- The request complies with all zoning and subdivision regulations.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established in the LDC for amending the recorded plat and for granting the requested waiver.

Required Actions

- **APPROVE** or **DENY** the record plat amendment.

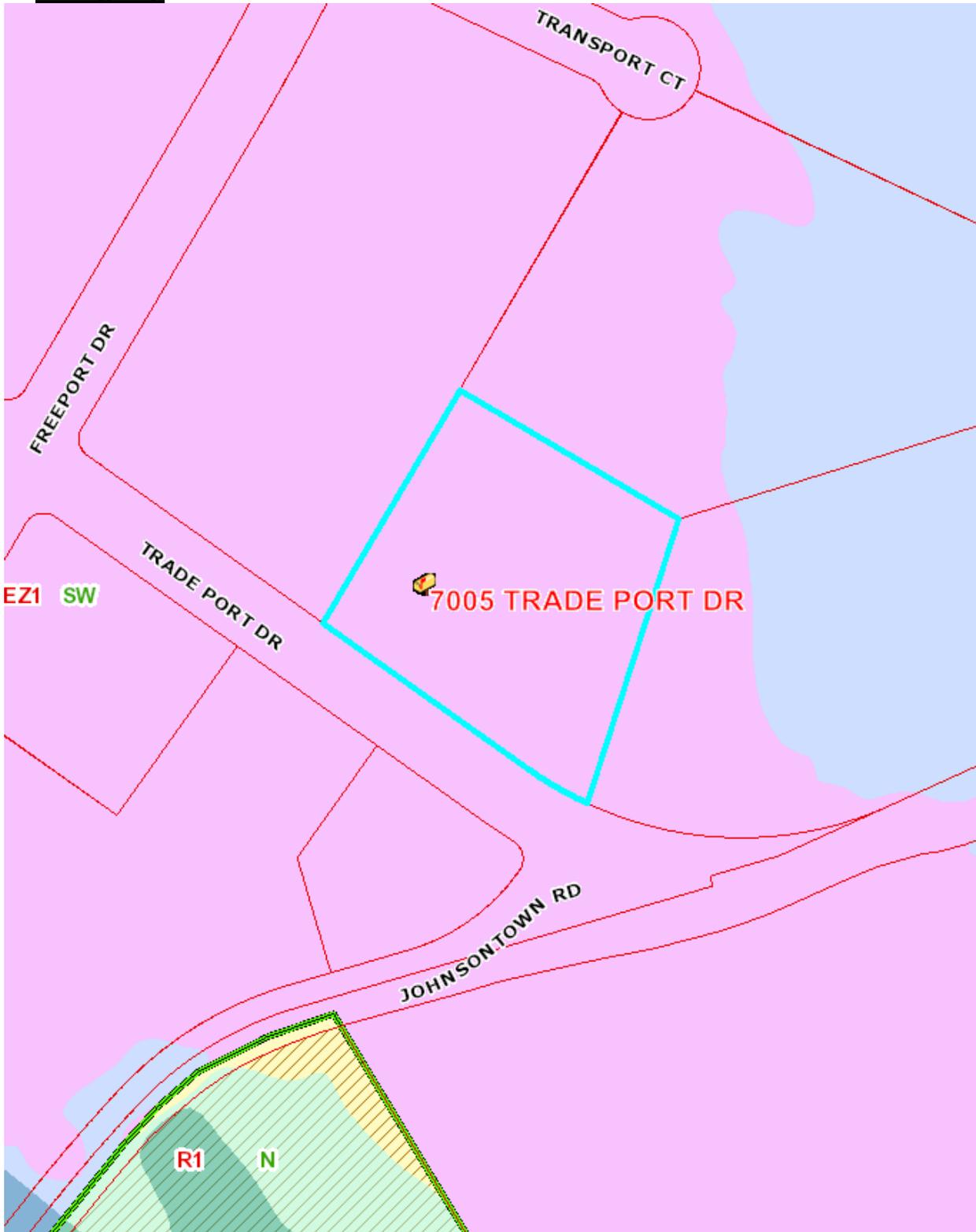
NOTIFICATION

Date	Purpose of Notice	Recipients
July 13 th , 2016	Hearing before LD&T	Registered neighborhood groups
July 18 th , 2016	Hearing before LD&T	1 st tier adjoining property owners

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

