

15ZONE1029

New Cut Center



Louisville Metro Planning Commission Public Hearing

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Request(s)

- Change in form district from Regional Center to Suburban Workplace
- Change in zoning from R-4, C-2, and M-2 to CM and R-4 to C-2
- Waivers:
 1. Waiver from Chapter 5.8.1 to not provide a sidewalk along Outer Loop and a portion of New Cut Road as indicated on the Development Plan.
 2. Waiver from 5.12.2 to reduce the square footage of outdoor amenity area to 10% of the office space instead of 10% of the building footprint.
 3. Waiver from 10.2.10 to not provide a VUA LBA between the parking lot and the private access easement on Lot 2.
- General/Detailed District Development plan

Case Summary / Background

- Industrial development
- Vacant golf course
- Man-made pond
- Bee Lick Creek and South Ditch
- 450,000 square foot building on Lot 2
- 330,000 square foot building on Lot 3

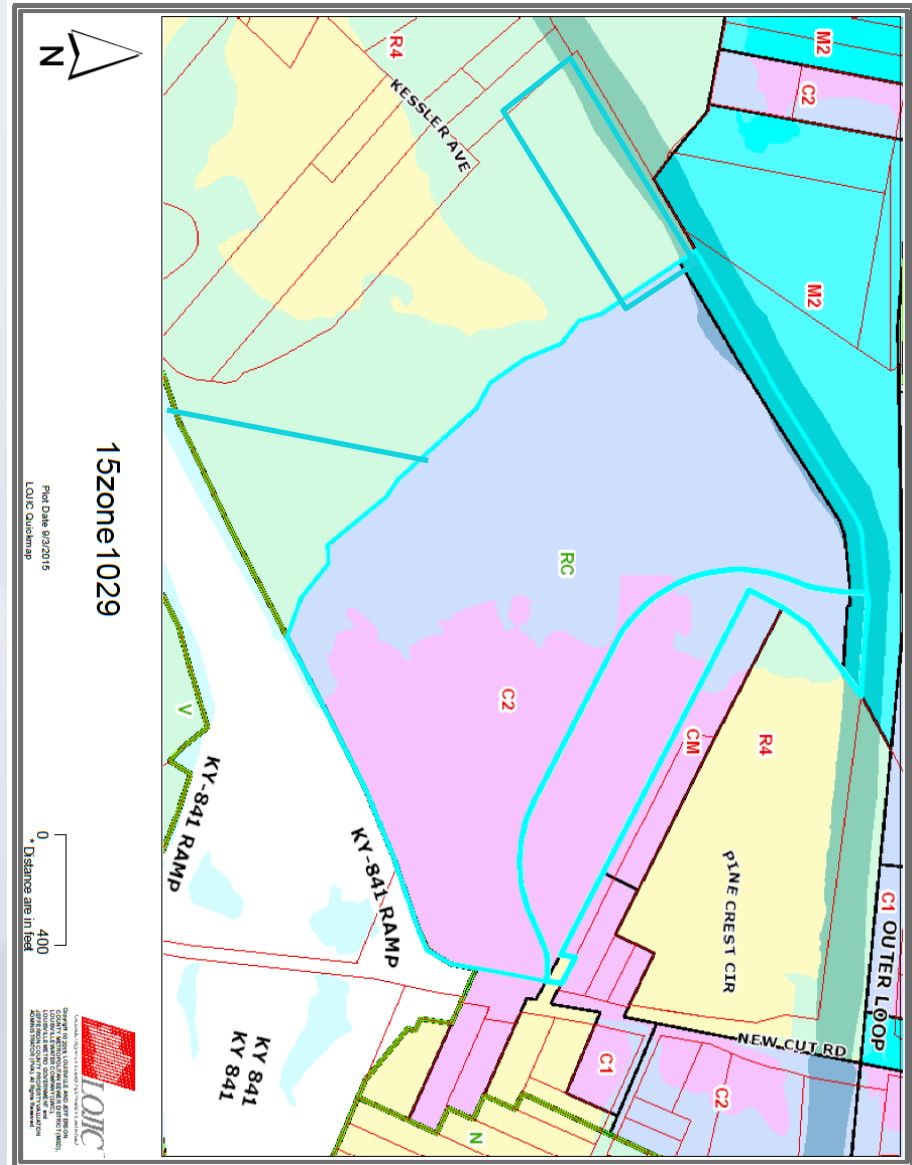
Zoning/Form Districts

- **Subject Property:**

- Existing: R-4, C-2, and M-2/RC
- Proposed: CM, C-2/SW

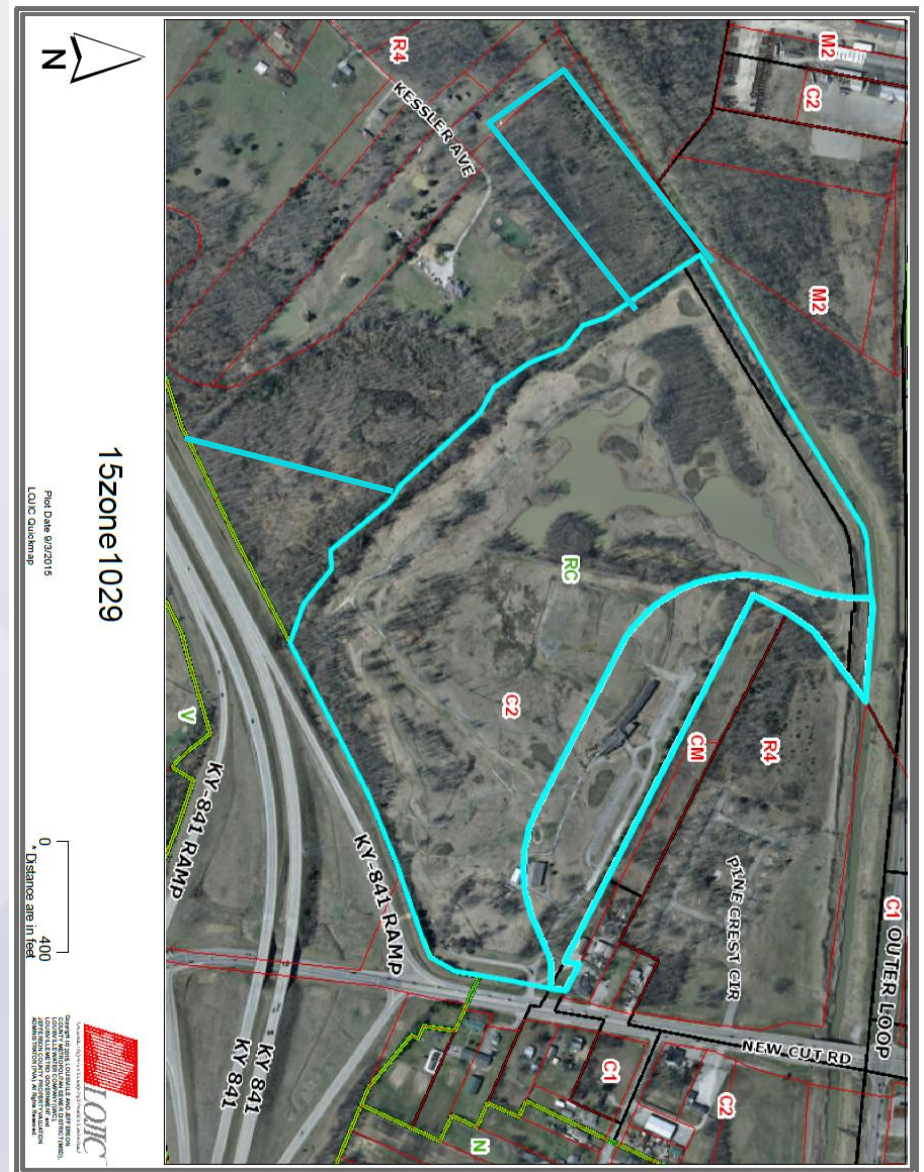
- **Adjacent Properties:**

- North: M-2/RC
- South: ROW
- East: R-4, CM, & C-1/RC
- West: R-4/RC



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant
 - Proposed: Warehouse/Commercial
- **Adjacent Properties:**
 - North: Vacant
 - South: ROW
 - East: Residential/Commercial
 - West: Residential



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Site Photos-Subject Property



Site Photos-Surrounding Areas



Waiver #3 Exhibit



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Agency review comments have been addressed

Staff Analysis and Conclusions

- No evidence proposal in landscaped setting
- CM zoning permits a mix of uses
- All types of transportation provided
- Does not fit context of regional center
- Suburban workplace more suitable
- Applicant should utilize the entire “island” area as amenity area

Required Actions

- Form District from RC to SW: Recommend to Louisville Metro Council for approval/denial
- Zoning from R-4, C-2, & M-2 to CM and R-4 to C-2: Recommend to Louisville Metro Council for approval/denial
- Waivers: Approve/Deny
 1. Waiver from Chapter 5.8.1 to not provide a sidewalk along Outer Loop and a portion of New Cut Road as indicated on the Development Plan.
 2. Waiver from 5.12.2 to reduce the square footage of outdoor amenity area to 10% of the office space instead of 10% of the building footprint.
 3. Waiver from 10.2.10 to not provide a VUA LBA between the parking lot and the private access easement on Lot 2.
- General/Detailed District Development Plan with binding elements: Approve/Deny