

20-DDP-0015

PACCAR

13641 Dixie Highway



Louisville Metro Development Review Committee

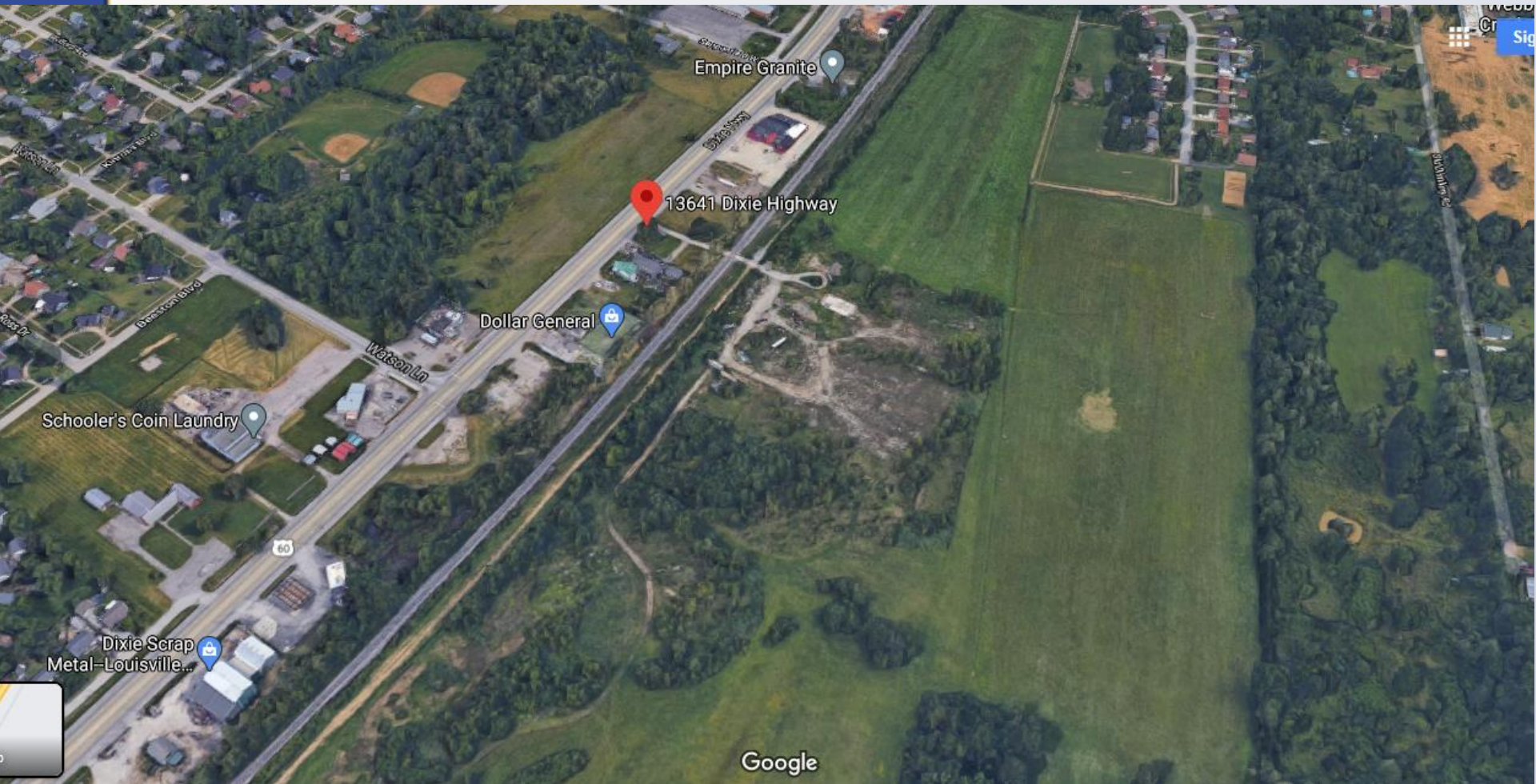
Lacey Gabbard, AICP, Planner I

October 28, 2020

Requests

- **Waiver of Land Development Code 5.6.1.B to not provide animating features along public streets (20-WAIVER-0092)**
- **Revised Detailed District Development Plan with Amenity Area**

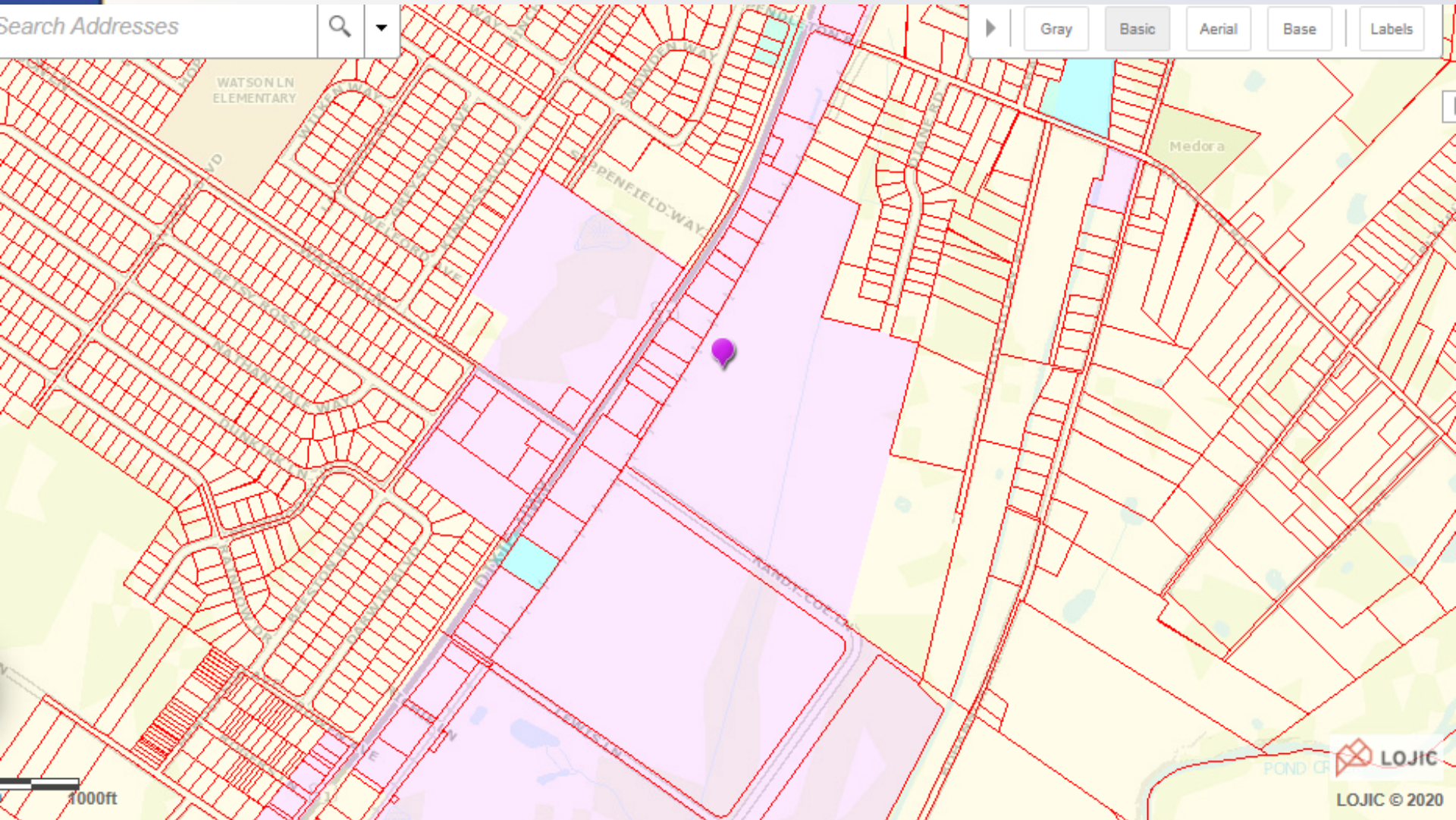
Site Context



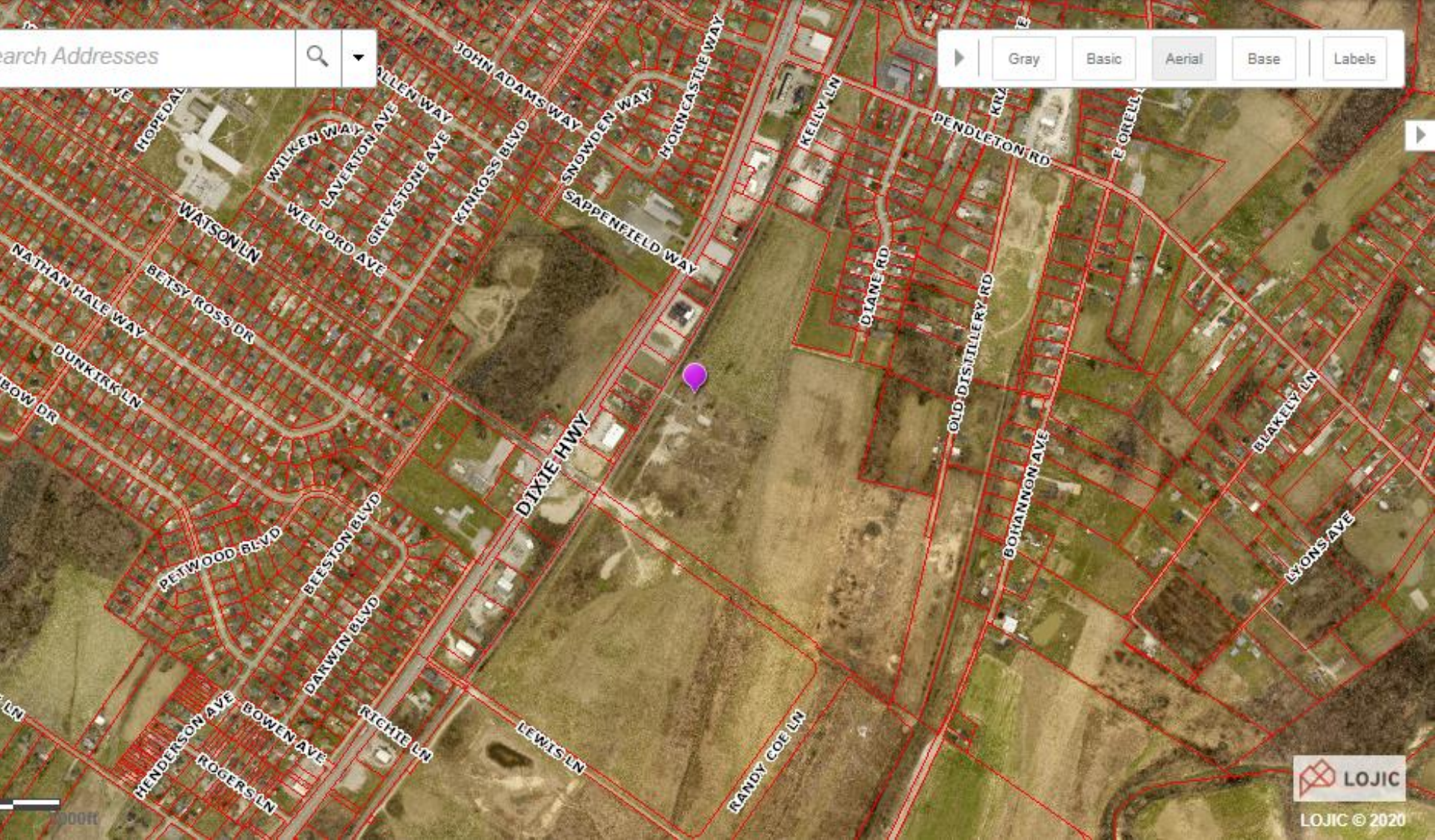
Case Summary

- Zoned EZ-1 Enterprise Zone in the Suburban Workplace form district.
- Located east of Dixie Highway and the CSX Railroad line and south of Pendleton Road, in the Riverport Phase 5 Industrial park.
- Currently undeveloped.
- The applicant is proposing a warehouse building to include 10,711sf of office space and 253,959sf of warehouse space, totaling 264,671sf.

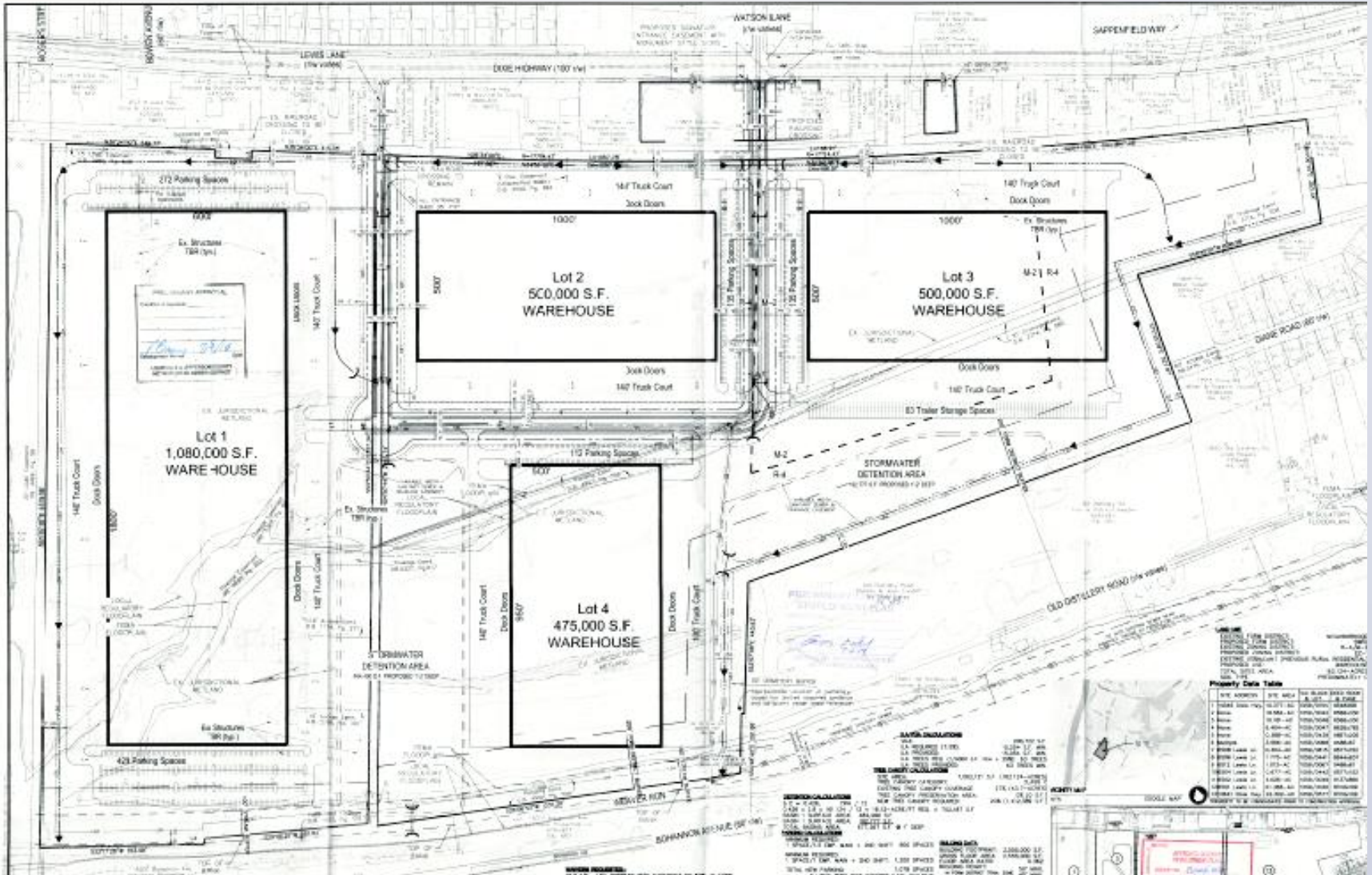
Zoning/Form Districts



Aerial Photo

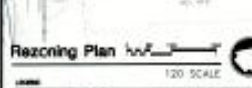


13ZONE1021



Property Data Table

SITE ADDRESS	SITE AREA	LA. LOT #	LA. ZONE
1021	21.33 AC	38	1021
1022	10.10 AC	39	1021
1023	10.10 AC	40	1021
1024	10.10 AC	41	1021
1025	10.10 AC	42	1021
1026	10.10 AC	43	1021
1027	10.10 AC	44	1021
1028	10.10 AC	45	1021
1029	10.10 AC	46	1021
1030	10.10 AC	47	1021
1031	10.10 AC	48	1021
1032	10.10 AC	49	1021
1033	10.10 AC	50	1021
1034	10.10 AC	51	1021
1035	10.10 AC	52	1021
1036	10.10 AC	53	1021
1037	10.10 AC	54	1021
1038	10.10 AC	55	1021
1039	10.10 AC	56	1021
1040	10.10 AC	57	1021
1041	10.10 AC	58	1021
1042	10.10 AC	59	1021
1043	10.10 AC	60	1021
1044	10.10 AC	61	1021
1045	10.10 AC	62	1021
1046	10.10 AC	63	1021
1047	10.10 AC	64	1021
1048	10.10 AC	65	1021
1049	10.10 AC	66	1021
1050	10.10 AC	67	1021



- NOTES:**
1. THIS PLAN IS A REASONING PLAN FOR THE PROPOSED DEVELOPMENT AND DOES NOT GUARANTEE THAT THE PROPOSED DEVELOPMENT WILL BE APPROVED BY THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT WILL CONSIDER THE LOCAL REGULATORY FRAMEWORK FOR THE PROPOSED DEVELOPMENT.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE LOCAL REGULATORY FRAMEWORK AND THE LOCAL GOVERNMENT'S DISCRETION.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE LOCAL REGULATORY FRAMEWORK AND THE LOCAL GOVERNMENT'S DISCRETION.
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 10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE LOCAL REGULATORY FRAMEWORK AND THE LOCAL GOVERNMENT'S DISCRETION.

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Property Legend

500 SCALE



Applicant's Proposed Plan

DEVELOPMENT NOTES

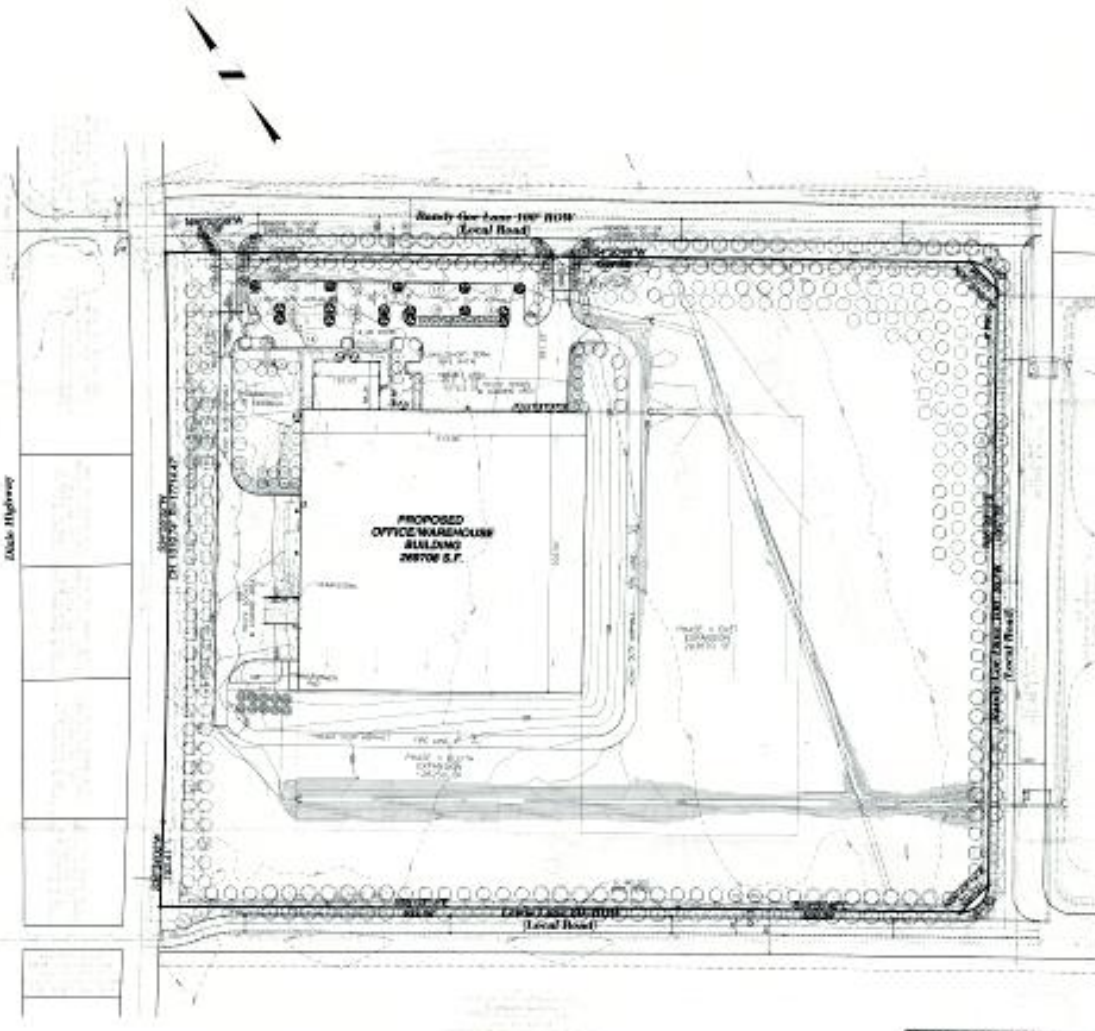
1. EXISTING UTILITIES AND ADJACENT PROPERTIES SHALL BE RECORDED TO BE COMPATIBLE WITH THE PROPOSED DEVELOPMENT AND ADJUSTED TO BE COMPATIBLE WITH THE ADJACENT PROPERTY DEVELOPMENT.
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PUBLIC WORKS NOTES

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MSD NOTES

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VICINITY MAP

Site Development Data

Location	2025 RANDY LEE Lane
Lot Area	1.23 AC (105,000 sq ft)
Lot Frontage	300' (105,000 sq ft)
Lot Depth	175' (105,000 sq ft)
Lot Width	175' (105,000 sq ft)
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Lot Width	175' (105,000 sq ft)

Building Summary

Area	12,744 sq ft
Permitted	12,744 sq ft
Use	Office/Warehouse
Height	20' (12,744 sq ft)
Volume	254,880 cu ft
Volume	254,880 cu ft
Volume	254,880 cu ft
Volume	254,880 cu ft
Volume	254,880 cu ft

Dimensional Standards

Building Footprint	12,744 sq ft
Use	Office/Warehouse
Height	20' (12,744 sq ft)
Volume	254,880 cu ft
Volume	254,880 cu ft
Volume	254,880 cu ft
Volume	254,880 cu ft

Parking Summary

Area	10,000 sq ft
Permitted	10,000 sq ft
Use	Office/Warehouse
Height	20' (10,000 sq ft)
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft

I L A Requirements

Landscaping	10,000 sq ft
Use	Office/Warehouse
Height	20' (10,000 sq ft)
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft

Impervious Areas

Area	10,000 sq ft
Permitted	10,000 sq ft
Use	Office/Warehouse
Height	20' (10,000 sq ft)
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft

AMENITY AREA

Area	10,000 sq ft
Permitted	10,000 sq ft
Use	Office/Warehouse
Height	20' (10,000 sq ft)
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft

Tree Canopy

Area	10,000 sq ft
Permitted	10,000 sq ft
Use	Office/Warehouse
Height	20' (10,000 sq ft)
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft
Volume	200,000 cu ft



PROJECT REFERENCES

Location	2025 RANDY LEE Lane
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Lot Width	175' (105,000 sq ft)

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9/14/2025
PLANNING & ZONING SERVICES

Staff Finding

- The Revised Detailed District Development Plan, Amenity Area and waiver are adequately justified and meet the standard of review.

Required Actions

- **APPROVE** or **DENY** the Waiver
- **APPROVE** or **DENY** the Revised Detailed District Development Plan and Amenity Area