



Tree Canopy Waiver Application

Louisville Metro Planning & Design Services

Case No.: 16 DEV PLAN 1074

Intake Staff: 38

Date: 5/5/16

Fee:

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 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Explanation of Waiver: Waiver to reduce tree canopy requirement

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Primary Project Address: 7251 Logistics Drive

MAY 05 2016

Additional Address(es):

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Primary Parcel ID: 102300690000

Additional Parcel ID(s):

Proposed Use: Industrial

Existing Use: Undeveloped

Existing Zoning District: EZ1

Existing Form District: Suburban Workplace

Deed Book(s) / Page Numbers²: DB 8633 PG 721

The subject property contains 24.919 acres. Number of Adjoining Property Owners: 9

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)*¹ ☒ Yes ☐ No

If yes, please list the docket/case numbers:

Docket/Case #: 065-05 Docket/Case #:

Docket/Case #: Docket/Case #:

16 DEVPLAN 1074

Tree Canopy Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers the following criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Is the waiver in compliance with the Comprehensive Plan?

Yes, an existing 50 foot landscape buffer area is being maintained at the rear of the property. In addition, other adjacent properties are industrial in scale therefore boundary conditions on all sides are compatible and appropriate as relates the proposed plan. The objectives of the community design, land use and site design conform to the suburban workplace district. Additional measures will be taken to reduce the heat island effect on the site including White Thermoplastic Polyolefin Roofing, Concrete Pavement Adjacent to Building in Truck Court Area and Entrance Aprons. In addition, the majority of the warehouse space will not be conditioned. Louvers and fans will be used for 3 air changes inside the warehouse per day and freeze protection will be provided when temperature is below 45 degrees.

2. Have you made a good faith effort to provide as many trees as possible on the site, on the adjacent right of way, or on an alternative site as specified in Section 10.1.3?

Additional area required for tree canopy would adversely impact the access and circulation of the site and prevent future phases of development. Additionally, requirements for the landscape buffer area, screening and interior islands will be met with the proposed plan including trees along the road frontage site access entry points.

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3. Are there other mitigating circumstances affecting this site which do not generally apply to sites developed for the same use and in the same form district?

Adjacent properties generally apply a similar approach in fulfilling tree canopy requirements with the rear landscape buffer, screening and interior islands landscaping. Additionally, the east property boundary includes a large concrete channel and sanitary sewer line along the entire length and the front of the property has a sanitary sewer and other underground utilities that inhibit tree planting.

16 DEVPLAN 1074

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Larry D. McFall

Name: Jeff Konieczny

Company: Louisville & Jefferson Co Riverport

Company: Panattoni Development Company

Address: 6900 Riverport Drive

Address: 35 Music Square East, Suite 301

City: Louisville State: KY Zip: 40258

City: Nashville State: TN Zip: 37203

Primary Phone: 502-935-6024

Primary Phone: 615-277-2886

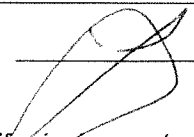
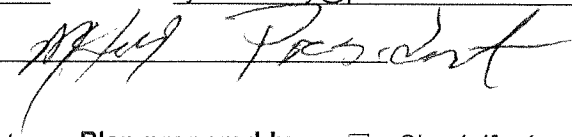
Alternate Phone: 502-594-2708

Alternate Phone: 303-408-7817

Email: lmafall@jeffvrpt.win.net

Email: jkonieczny@panattoni.com

Owner Signature (required):

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: Mark Carver

Name: Michael Woolum, P.E.

Company: Sherrard & Roe

Company: Strand Associates, Inc.

Address: 150 3rd Avenue South, Suite 1100

Address: 1525 Bull Lea Road, Suite 100

City: Nashville State: TN Zip: 37201

City: Lexington State: KY Zip: 40511

Primary Phone: 615-742-4558

Primary Phone: 859-225-8500

Alternate Phone: 615-742-4200

Alternate Phone: _____

Email: mcarver@sherrardroe.com

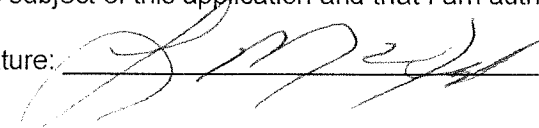
Email: mike.woolum@strand.com

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, Larry McFall, in my capacity as President, hereby
representative/authorized agent/other

certify that Riverport Authority (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:  Date: 5-4-16

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