

Development Review Committee

Staff Report

May 31, 2016



Case No:	17DEVPLAN1068
Request:	Category 3 Development Plan Approval
Project Name:	Mesa Foods
Location:	3701 West Magnolia Avenue
Area:	10 +/- acres
Zoning:	EZ-1
Form District:	Traditional Neighborhood
Owner:	Mesa Acquisition Inc.
Applicant:	Mesa Acquisition Inc.
Representative:	Camille Heslen – Heritage Engineering LLC.
Jurisdiction:	Louisville Metro
Council District:	1 – Jessica Green
Case Manager:	Ross Allen – Planner I

REQUEST

- Approval of a Category 3 Development plan for a proposed 9,059 sf. expansion, onto an existing 136,295 sf. Industrial building.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Mesa Foods Inc. is demolishing a 4,157 sf. portion of the existing building interior to their site and constructing an 8,388 s.f. and a 671 s.f. addition as found internal to a loading and truck court area. The proposed addition will encompass a portion of an area that is to be removed and combined with a portion that is newly proposed. The existing parking on site meets the minimum requirements after the proposed expansion. Furthermore, the applicant is providing bicycling parking, pedestrian access from the public right of way to the entrance, and providing an outdoor amenity area as required by the Land Development Code (LDC May 2017).

The expansion/addition allows for the accommodation of new equipment. The subject site is located in the southwest central portion of Jefferson County/Louisville Metro and bounded by Dumesnil St. to the North, Louis Coleman Jr. Dr. to the East, Russell Lee Park to the South, and Interstate - 264/Shawnee Expressway/Georgia Davis Powers Expressway to the West.

LANDUSE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Industry	EZ-1	Traditional Neighborhood
Proposed	Industry	EZ-1	Traditional Neighborhood
Surrounding Properties			
North	Right of Way (Railroad)/Residential Single Family	ROW/R-5	Traditional Neighborhood
South	Parks and Open Space	R-1	Traditional Neighborhood
East	Industrial	EZ-1	Traditional Neighborhood
West	Vacant /Interstate 264 Right of Way	EZ-1/ROW	Traditional Neighborhood

PREVIOUS CASES ON SITE

None

INTERESTED PARTY COMMENTS

Staff has not received any public comments to date.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (May 2017)

TECHNICAL REVIEW

A technical review was not conducted.

STAFF CONCLUSIONS

The requested Category 3 Review appears to be adequately justified and meets the standard of review. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Land, Development, and Transportation Committee must determine if the proposal meets the standards for granting approval of the proposed 9,058 sf. addition as found to the interior of the Mesa Foods Inc. site.

Approve/Deny: Category 3 proposal to construct a 9,058 sf. addition as found to the interior of the subject site.

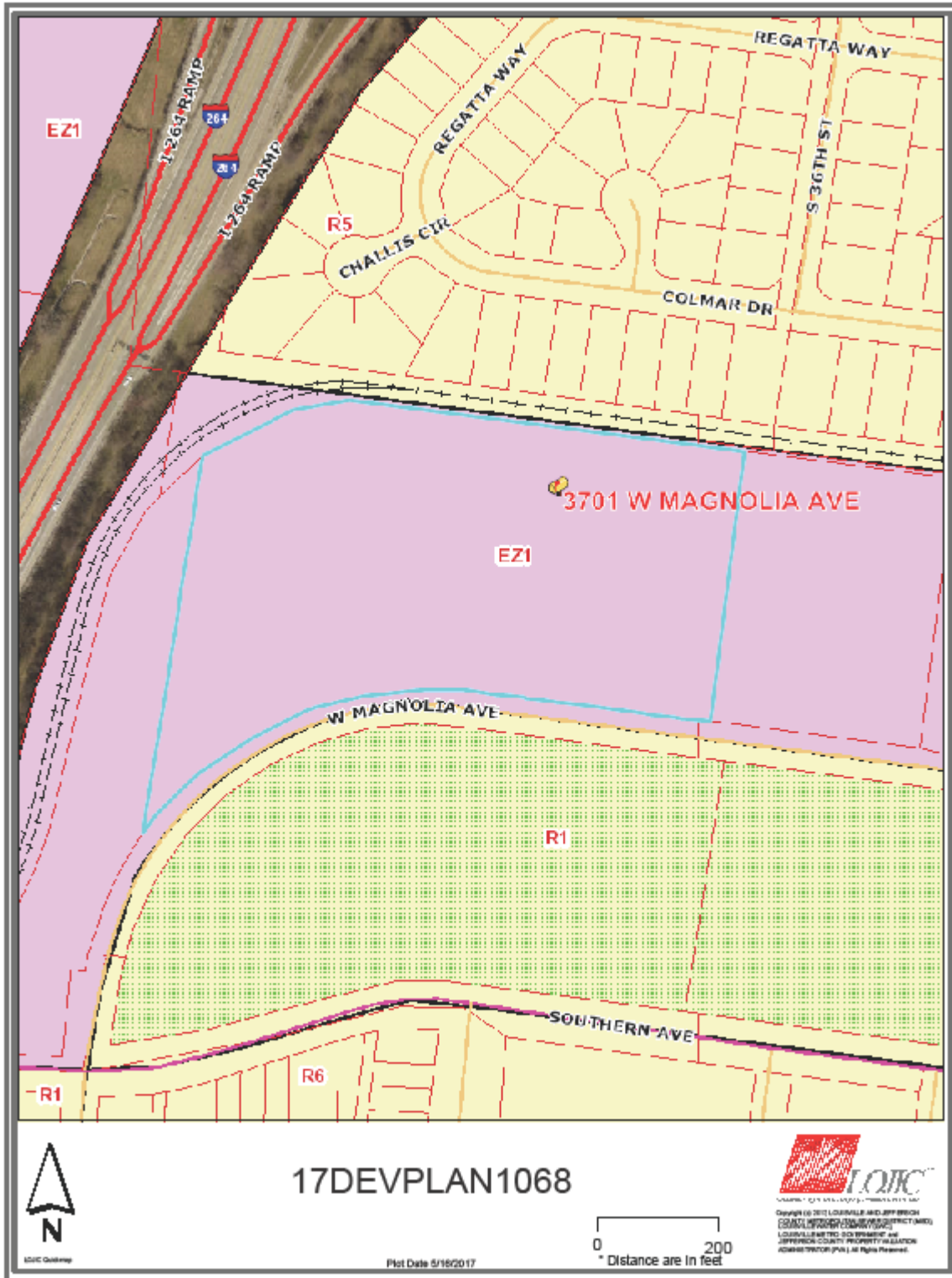
NOTIFICATION

Date	Purpose of Notice	Recipients
May 25, 2017	Hearing before LD&T	1 st tier adjoining property owners Subscribers of Council District 1 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

