

16zone1062 QSR Automations



Louisville Metro Planning Commission Public Hearing

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Request(s)

- Change in zoning from W-3 to C-M
- Detailed District Development Plan
 - Amendments to Binding Elements
 - Waiver from 5.8.1.B to not provide a sidewalk along the entire frontage of River Road.
 - Waiver from 10.2.4.B to allow a utility easement to overlap a Landscape Buffer Area along Buddeke Drive by 100%.

Case Summary / Background

- Currently vacant with outdoor storage on portions of site
- Headquarters for QSR Automations
- 51,220 square foot office
- 20,000 square foot warehouse
- Right of Way dedication for River Road improvements
- On site parking with Phase I access from private drive
- Offices only allowed as accessory structures in

W-3

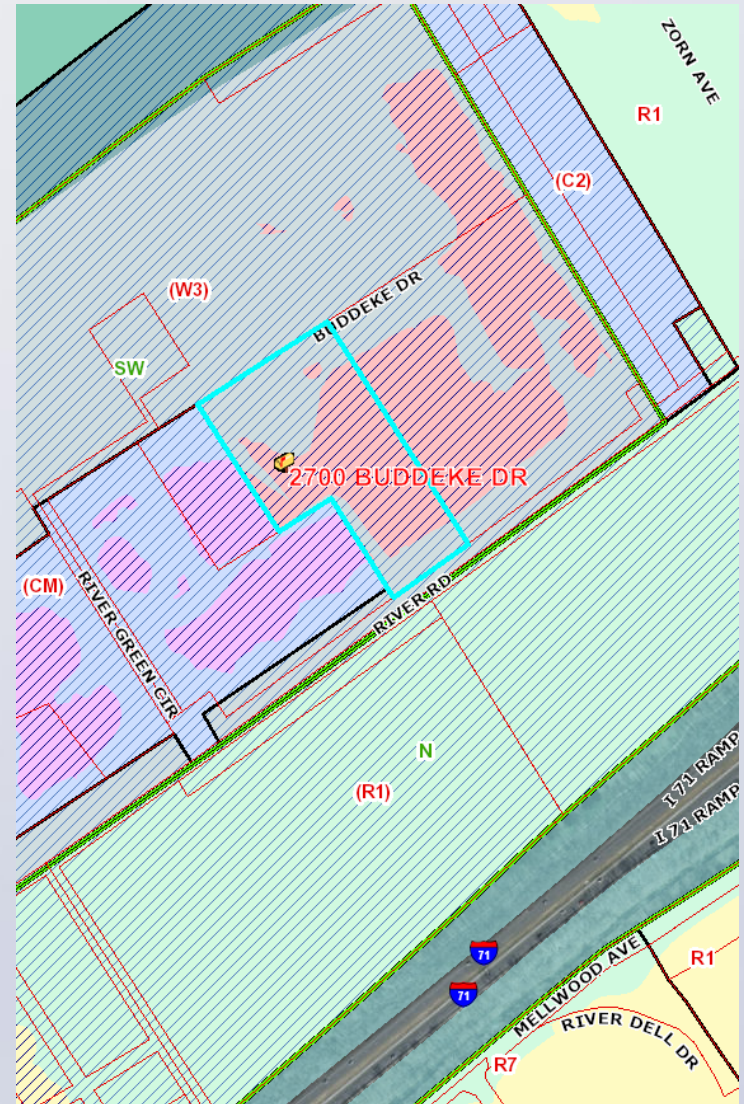
Zoning/Form Districts

▪ Subject Property:

- Existing: W-3/SW
- Proposed: C-M/SW

▪ Adjacent Properties:

- North: W-3/SW
- South: R-1/N
- East: W-3/SW
- West: C-M/SW



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant
 - Proposed: Office Headquarters/Warehouse
- Adjacent Properties:
 - North: Industrial Warehouse
 - South: Park
 - East: Industrial/Outdoor Storage
 - West: Industrial Warehouse



Site Photos-Subject Property



Site Photos-Surrounding Areas



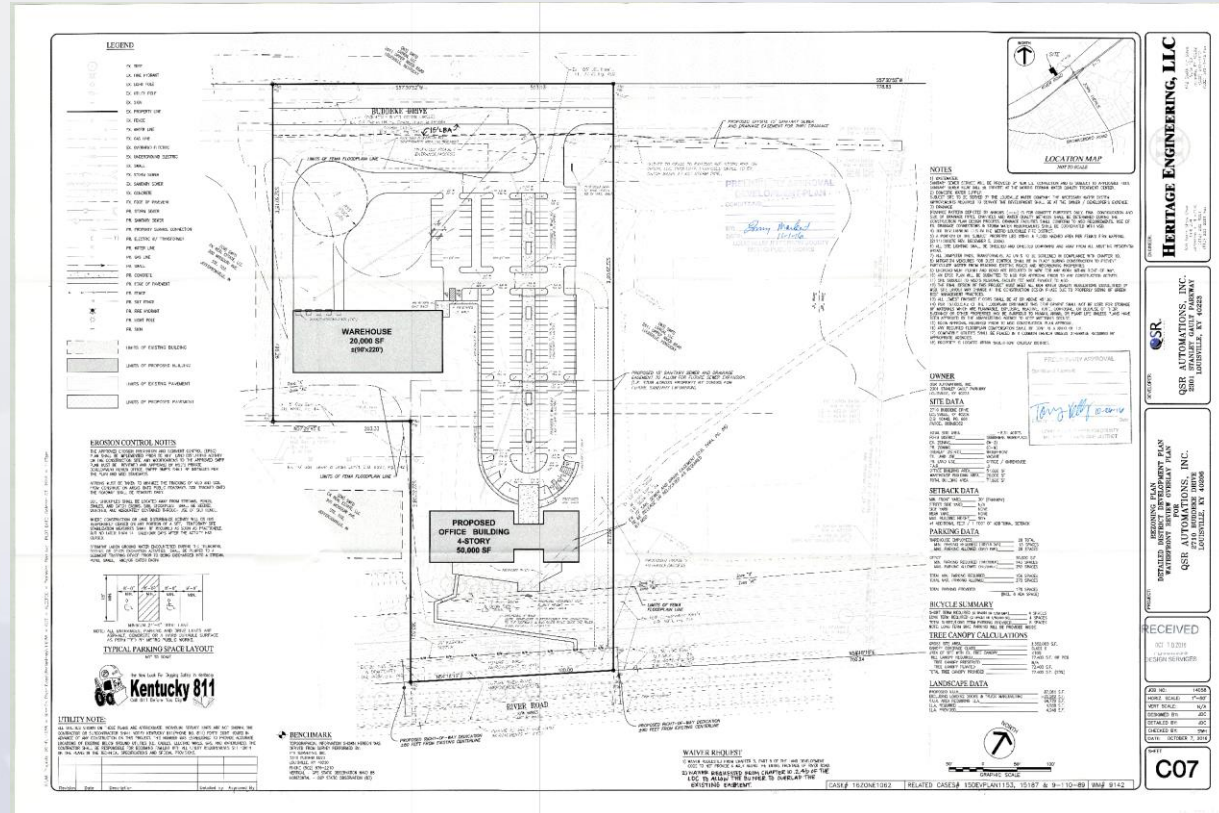
Site Photos-Surrounding Areas



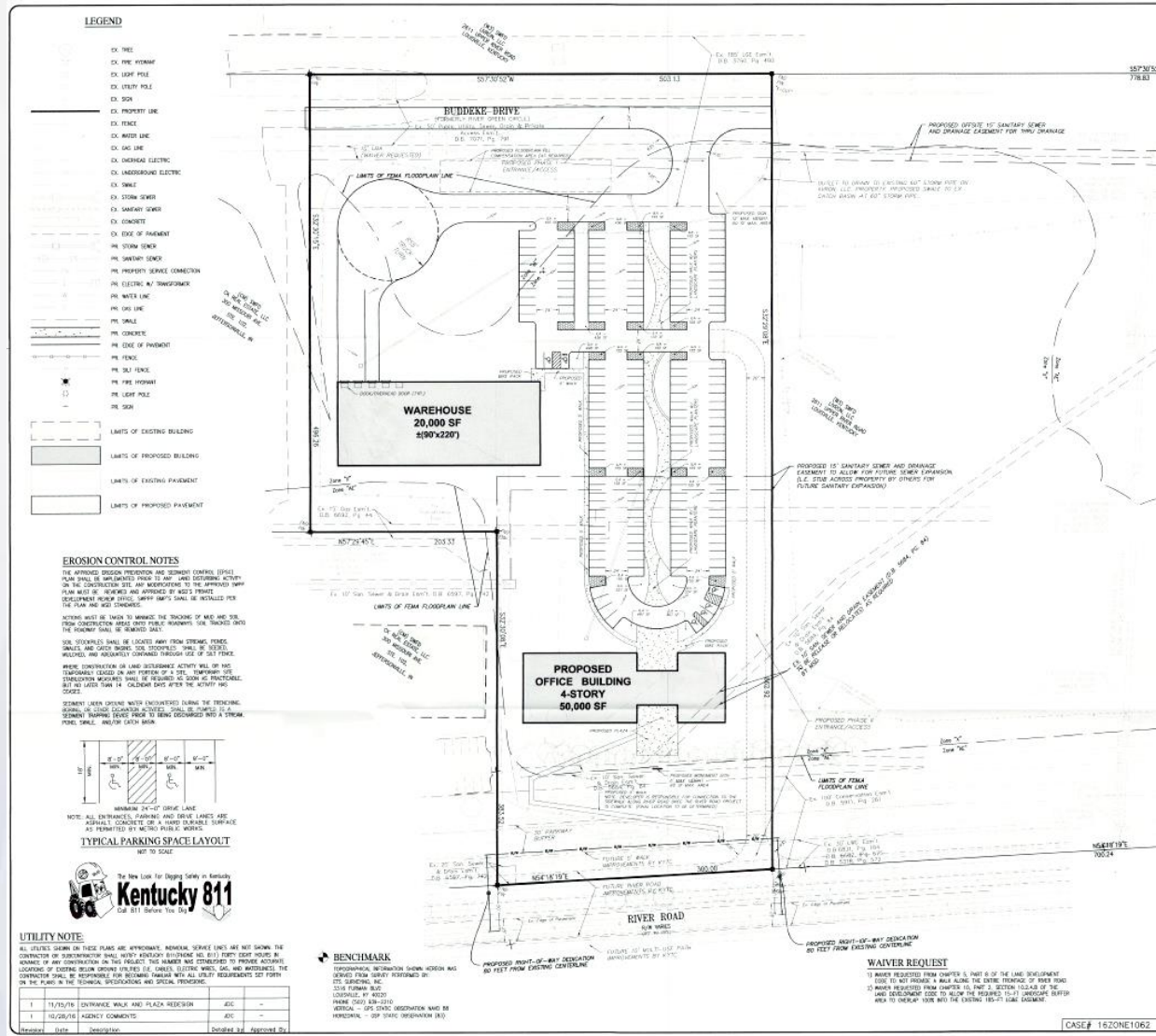
Applicant's Development Plan

Highlights:

- Office/Warehouse
- 178 On-Site Parking spaces
- Sidewalk waiver request
- LBA waiver request



Applicant's Development Plan



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Agency review comments have been addressed
- Waterfront Development Corporation has stated they are in favor of proposal

Staff Analysis and Conclusions

- Setbacks and site design are appropriate
- Industrial area transitioning to less intense uses
- Similar Office/Warehouse uses to the west
- Sidewalks connections are provided throughout
- Buffers are provided
- Currently underutilized lot
- Located along a transit corridor with future improvements

Required Actions

- Zoning from W-3 to C-M: Recommend to Louisville Metro Council for approval/denial
- LBA Waiver: Approve/Deny
- Sidewalk Waiver: Approve/Deny
- Revised District Development Plan with new binding elements: Approve/Deny