

# Development Review Committee

## Staff Report

August 18, 2021



|                          |                                  |
|--------------------------|----------------------------------|
| <b>Case No:</b>          | 21-CAT3-0010                     |
| <b>Project Name:</b>     | Proposed Warehouse               |
| <b>Location:</b>         | 2706 Blankenbaker Road           |
| <b>Owner(s):</b>         | Kentuckiana Comfort Center, LLC. |
| <b>Applicant:</b>        | Nathan Wright – Mindel Scott     |
| <b>Jurisdiction:</b>     | Louisville Metro                 |
| <b>Council District:</b> | 11 – Kevin Kramer                |
| <b>Case Manager:</b>     | Molly Clark, Planner I           |

### **REQUESTS:**

1. **Category 3 Development Plan with amenity area.**

### **CASE SUMMARY/BACKGROUND**

The subject site is zoned PEC in the Suburban Workplace form district within the City of Jeffersontown. The site is approximately 19.99 acres and is currently vacant. The applicant is proposing to build a new 219,200 SF warehouse with a 115,200 SF office with an area dedicated to assembly. The applicant is also providing a 2,090 SF amenity area as required by the Land Development Code.

### **STAFF FINDINGS**

The Category 3 Development Plan is in order and complies with all applicable Land Development Code requirements.

### **TECHNICAL REVIEW**

Public Works and MSD have provided preliminary approval. There are no outstanding technical issues associated with this review.

### **INTERESTED PARTY COMMENTS**

Staff has not received any formal comments.

**REQUIRED ACTIONS:**

- **RECOMMEND APPROVAL or DENIAL of the Category 3 Development Plan with amenity area to the City of Jeffersontown.**

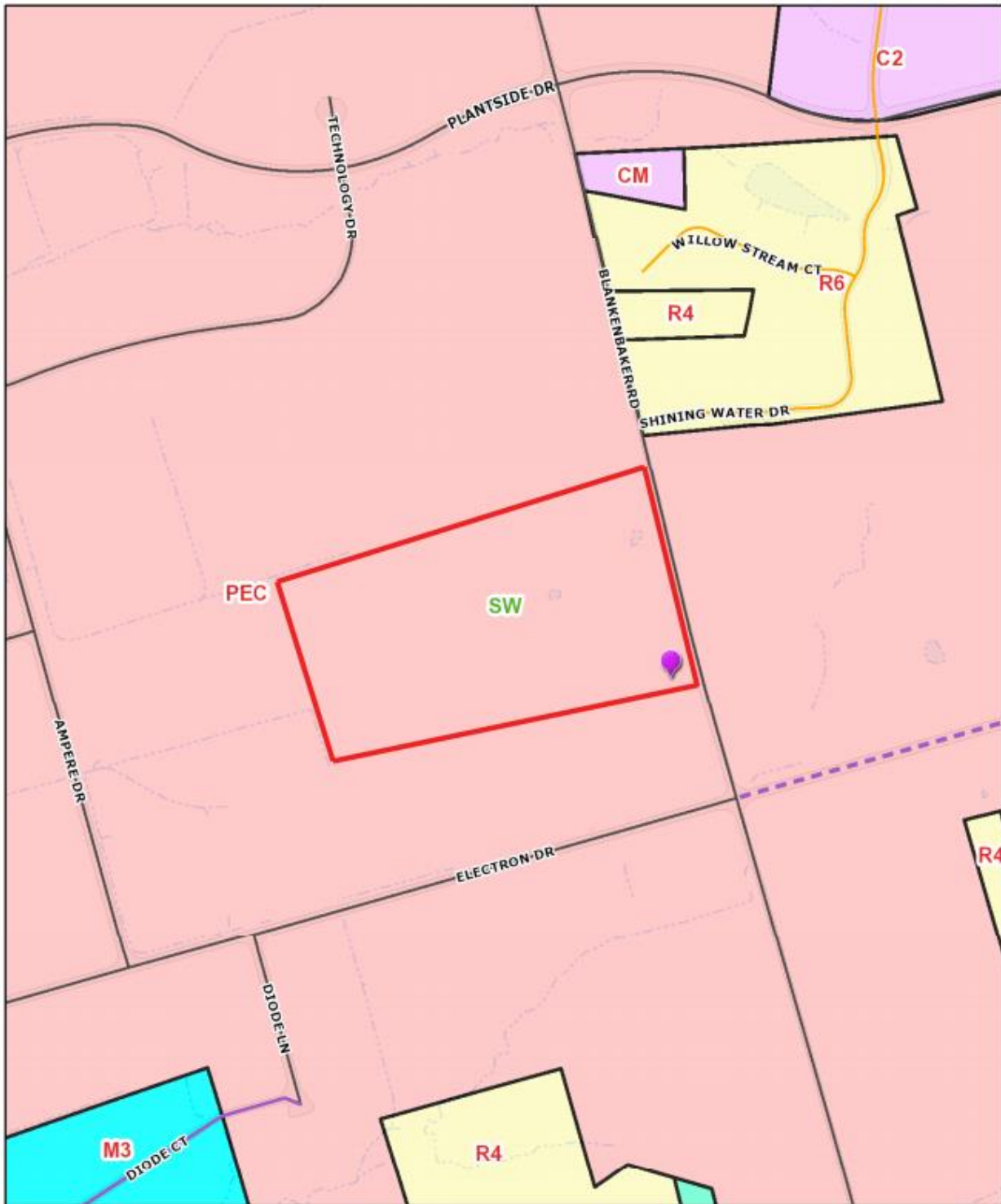
**NOTIFICATION**

| Date   | Purpose of Notice  | Recipients  |
|--------|--------------------|---|
| 8/4/21 | Hearing before DRC | 1 <sup>st</sup> tier adjoining property owners<br>Registered Neighborhood Groups in Council District 11 |

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



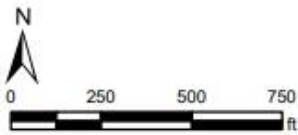
Wednesday, August 11, 2021 | 11:19:09 AM



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2. Aerial Photograph



Wednesday, August 11, 2021 | 11:23:38 AM



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