



General Waiver Application

Louisville Metro Planning & Design Services

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Case No.: 17DEVPLAN1113

Intake Staff: NH

JUL 17 2017

Date: 7/17/17

Fee: \$215

PLANNING & DESIGN SERVICES

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/Planning-Design>.

Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

Landscape Waiver of Chapter 10, Part 2

Other: Waiver of Section 5.5.2.A.1

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: Warehouse will have a blank wall facing Air Commerce Drive

Primary Project Address: 8100 Air Commerce Drive

Additional Address(es): _____

Primary Parcel ID: 389800010000

Additional Parcel ID(s): _____

Proposed Use: Warehouse

Existing Use: Vacant

Existing Zoning District: EZ-1

Existing Form District: Suburban Workplace

Deed Book(s) / Page Numbers²: DB9166/PG594; DB9897/PG941; DB10663/PG855; DB10706/PG893

The subject property contains 48.21 acres. Number of Adjoining Property Owners: 8

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 #: 16DevPlan1103

Docket/Case #: B-145-88

Docket/Case #: Case # 18602

Docket/Case #: _____

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

No, other warehouses in the area have street frontages which do not have display windows, building entrances or other focal points. The primary use of these building for this industrial park is warehouse storage space and do not have typical costumers. The proposed building will have an office for employees only, which will face the other UPS business park, as it is the closest distance to their main office. The frontage of this building will replicate the office entrance but not have a doorway.

2. Will the waiver violate the Comprehensive Plan?

No, the comprehensive plan allows for warehouse buildings to be developed in this zoning district. The Louisville Renaissance Zone Corp. has been set up under the comprehensive plan and allow for warehouse building of this nature to be incorporated at this location.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, because this is an extension of the UPS Supply Chain Solution main campus, located directly West of the proposed site, the owner would like to locate the office portion of this building closest to their main office. This would provide shorter walking distances between the proposed building and the main campus. The proposed office is very small in comparison to the rest of the building and will be used by employees only.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

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The owner plans to develop a building with similar looks, design features and characteristics as those in the industrial park. The building will replicate the same design features at the office portion of the building on the street side of Air Commerce Drive. The only difference is there will not be a door on this side of the building. All dock stations will be screened by vegetation along Air Commerce Drive.

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: _____

Name: Rob D'Ambrosio

Company: BT-OH, LLC

Company: UPS Supply Chain Solutions

Address: 55 Glenlake Parkway, NE

Address: 12380 Morris Road

City: Atlanta State: GA Zip: 30328

City: Alpharetta State: GA Zip: 30005

Primary Phone: _____

Primary Phone: 678-746-4847

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: Rjd'ambrosio@ups.com

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Matt Gullo

Company: JUL 17 2017

Company: Kovert Hawkins Architects

Address: DESIGN SERVICES

Address: 630 Walnut Street

City: _____ State: _____ Zip: _____

City: Jeffersonville State: IN Zip: 47130

Primary Phone: _____

Primary Phone: 812-913-4616

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: matt.gullo@koverthawkins.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, _____, in my capacity as _____, hereby