

Development Review Committee

Staff Report

June 1, 2022



Case No:	22-WAIVER-0081
Project Name:	Proposed Warehouse Landscape Buffer
Location:	7777 National Turnpike
Owner(s):	LIT Industrial Limited Partnership
Applicant:	Heritage Engineering
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
Case Manager:	Molly Clark, Planner I

REQUEST(S)

- Waiver from 10.2.10 to reduce the required 15 ft vehicular use area landscape buffer area as shown on the category 2B plan.

CASE SUMMARY/BACKGROUND

The proposed site is zoned EZ-1 in the Suburban Workplace for district. This waiver is related to a category 2B development plan under case number 22-CAT2-0004 where the applicant is proposing a 70,200 SF office/warehouse structure with 80 on-site parking spaces.

STAFF FINDING

Staff finds the waiver request adequately justified and meets the standard of review.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the related Category 2B proposal.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since the applicant is still able to provide all the required plantings.

(b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: Community Form Goal 1, Policy 4 calls for the proposal to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Economic Development goal 2 policy 3 calls to Encourage design elements that address the urban heat island effect and energy efficiency, such as the planting and preservation of trees, cool roofs and green infrastructure, for new development. The applicant is providing a white roof as well as still going to provide all the required plantings.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the applicant is proposing to plant all the required plantings along the VUA/LBA. They are also providing a majority of the width of the buffer required with small encroachments with the proposed parking lot.

(d) Either:

(i) The applicant has 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

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant because they are still providing all the required plantings and a majority of the width required.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver** from 10.2.10 to reduce the required 15 ft vehicular use area landscape buffer area as shown on the category 2B plan.

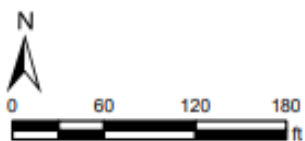
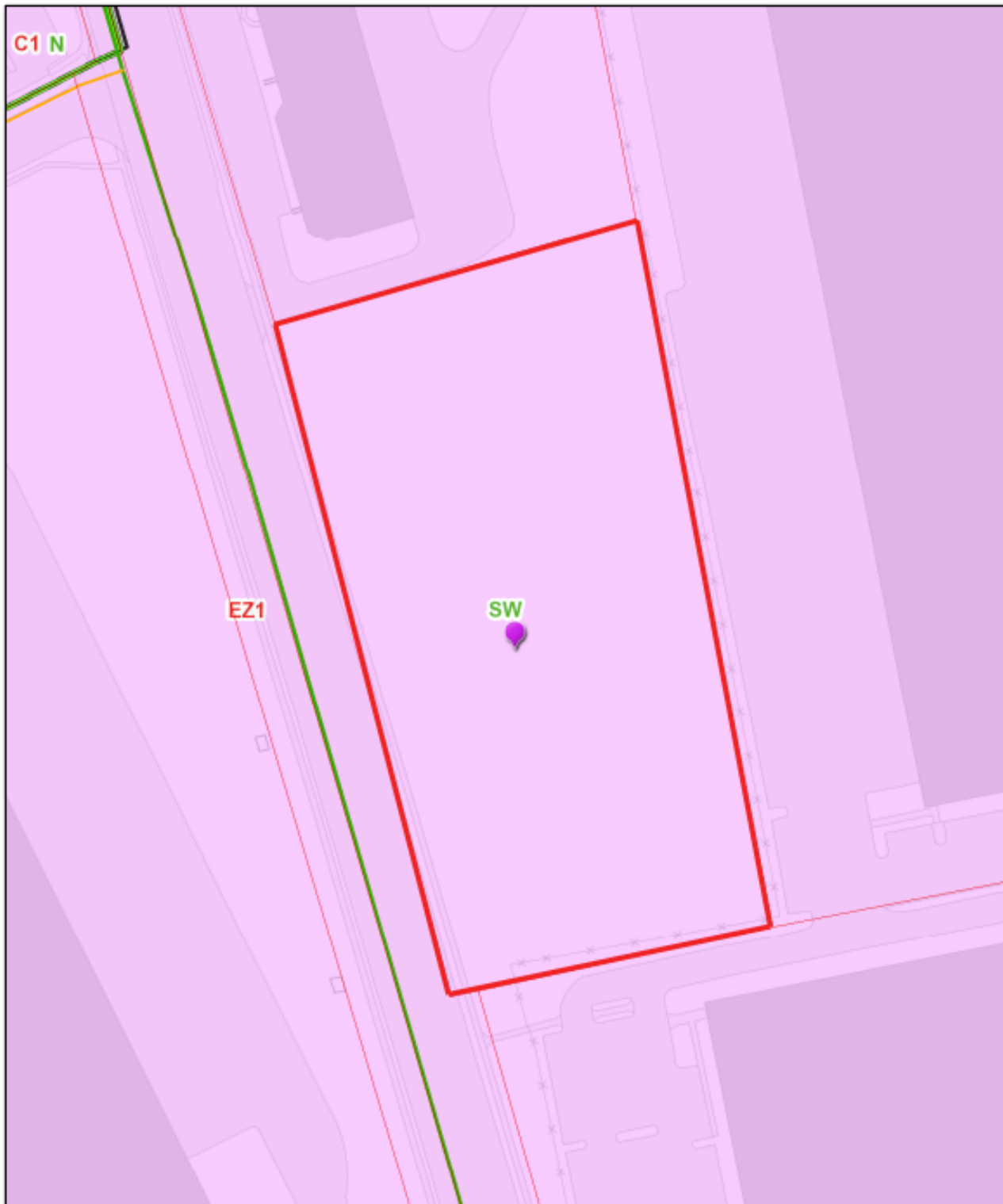
NOTIFICATION

Date	Purpose of Notice	Recipients
5-20-22	Hearing before 6-1-22	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 13__

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



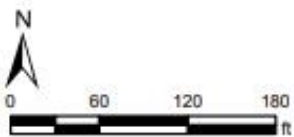
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2. Aerial Photograph



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