

Development Review Committee
Staff Report
June 6th, 2016



Case No:	16DEVPLAN1085
Project Name:	Fern Valley Distribution Center
Location:	4500 Fern Valley Rd
Owner(s):	Lannert Farm LLC
Applicant(s):	Summit Construction LLC
Representative(s):	Kathy Linares, Mindel Scott & Associates
Project Area/Size:	17.1 acres
Existing Zoning District:	EZ-1, Enterprise Zone
Existing Form District:	Suburban Workplace
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Laura Mattingly, Planner I

REQUEST

- Category 3 Development Plan review

CASE SUMMARY

This Category 3 development is for a 350,000 square foot warehouse and distribution center located at the southwest corner of Fern Valley Rd and Jefferson Blvd, approximately 1.2 miles east of Preston Highway. The proposal includes 237 parking spaces, 40 loading docks and 30 trailer parking spaces.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Vacant	EZ-1	SW
Proposed	Warehouse distribution center	EZ-1	SW
<i>Surrounding Properties</i>			
North	Single family residential, Vacant	R-4, CN	N
South	Vacant	EZ-1	SW
East	Vacant	R-6	SW
West	Vacant	EZ-1	SW

SITE CONTEXT

The site is a rectangular shape and is currently vacant. It is surrounded by vacant, EZ-1 properties with the exception of a single family subdivision to the north across Fern Valley Rd. It is located partially within the floodplain and will be accessed by a crossover access easement on the south side of the property via Jefferson Boulevard and at the northwest corner of the property via Fern Valley Rd.

PREVIOUS CASES ON SITE

15DEVPLAN1203- Category 3 Development Plan for warehouse and waiver for required amenity area to be based on office square footage only.

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

This development is located within the floodplain and the entirety of the site is comprised of hydric soils (potential wetlands). The appropriate notes have been placed on the plan, including floodplain compensation and Army Corps of Engineers approval. The plan has also received preliminary approvals from MSD and Public Works.

STAFF CONCLUSIONS

The Category 3 plan meets or exceeds all applicable requirements of the Land Development Code.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Category 3 Development Plan

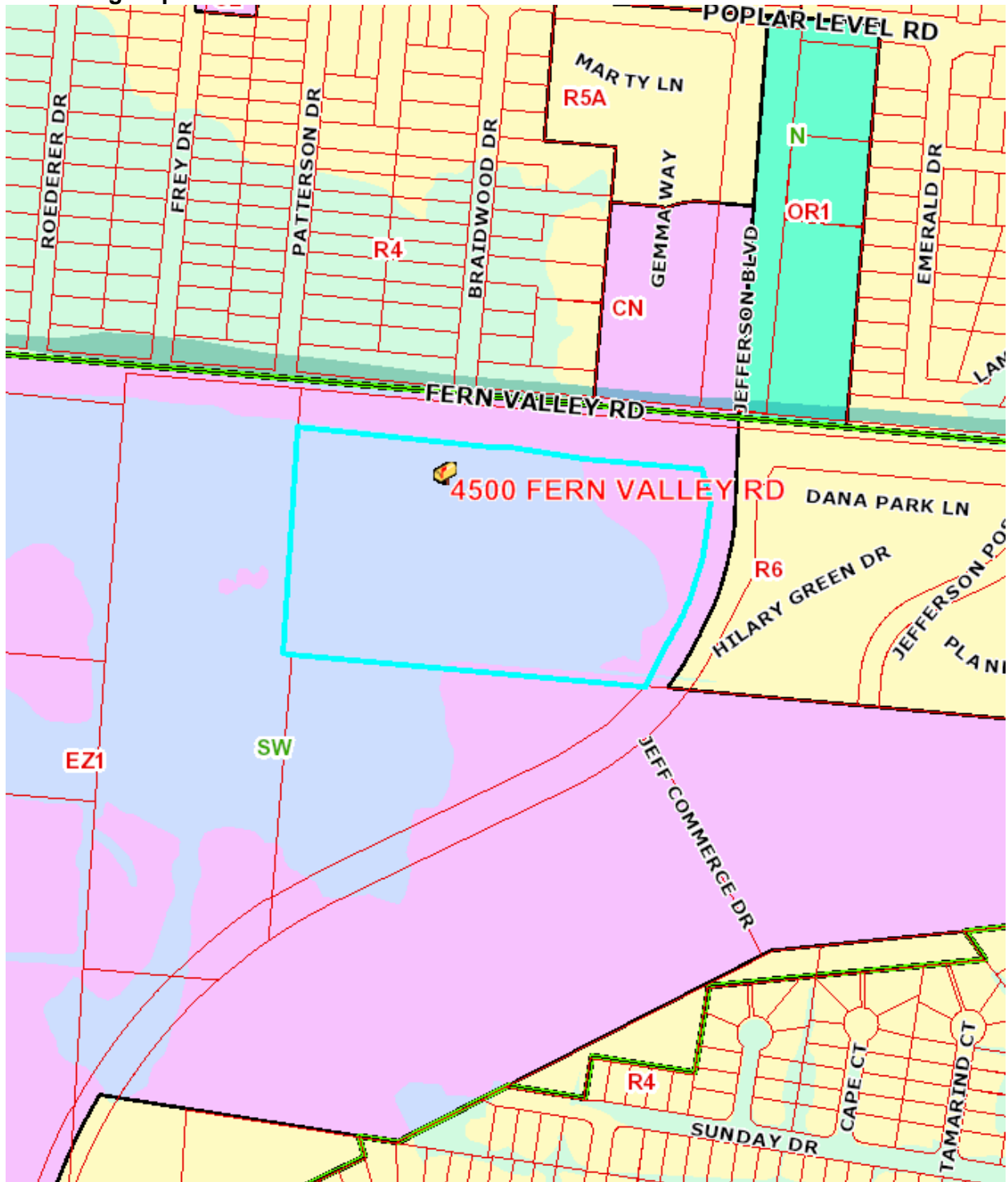
NOTIFICATION

Date	Purpose of Notice	Recipients
5/20/16	APO Notice of hearing	First tier adjoining property owners
5/20/16	Notice of Hearing	Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Map

1. Zoning Map



2. Aerial Map



