

**17ZONE1037**

# Franklin Street Warehouse



**Louisville Metro Planning Commission Public Hearing**

Laura Mattingly, AICP, Planner II

December 7, 2017

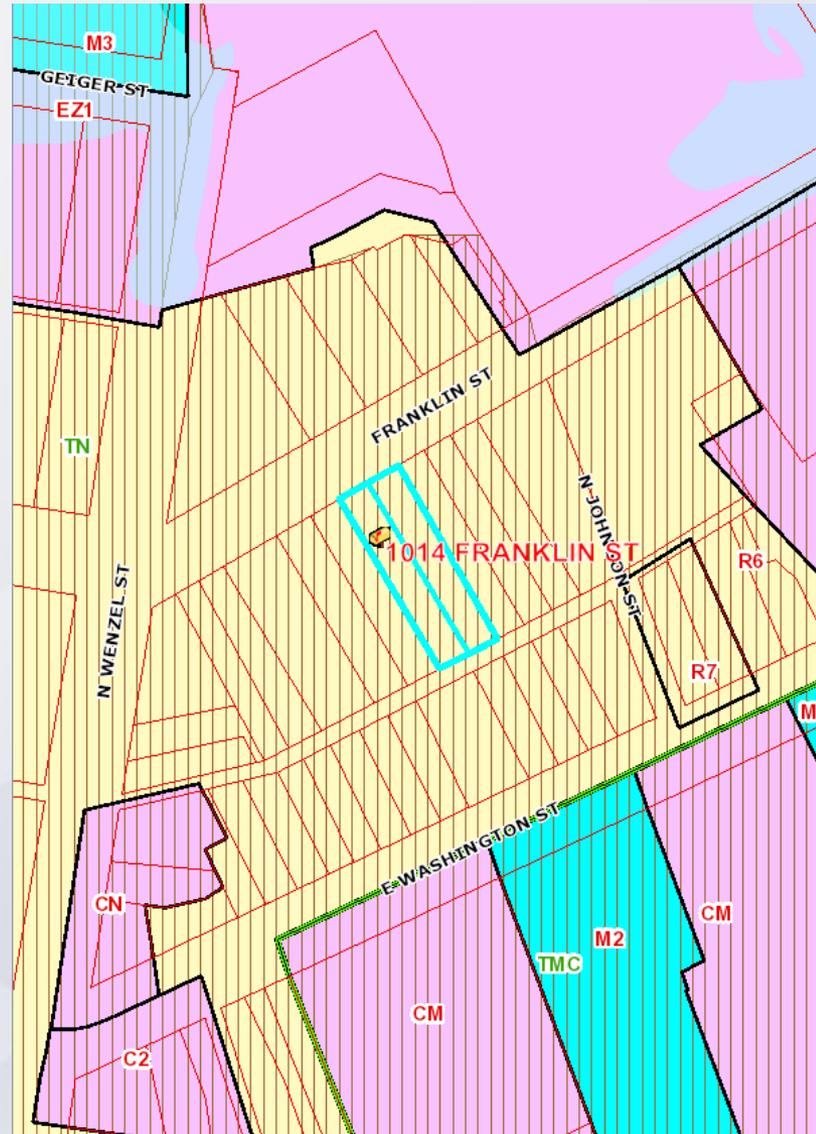
# Requests

- **Change in zoning** from R-6, Multi-Family Residential to C-M, Commercial Manufacturing on .19 acres
- **Waiver** of Section 10.2.4 to eliminate the required property perimeter buffer areas on both east and west property lines
- **Detailed District Development Plan**

# Case Summary

- Proposal to utilize a 5,453 square foot warehouse in Butchertown neighborhood
- Actively being used as a warehouse with non-conforming rights
- Applicant wishes to right-zone the site and open it up to future neighborhood serving uses
- Located mid-block among single family uses
- No proposed changes at this time

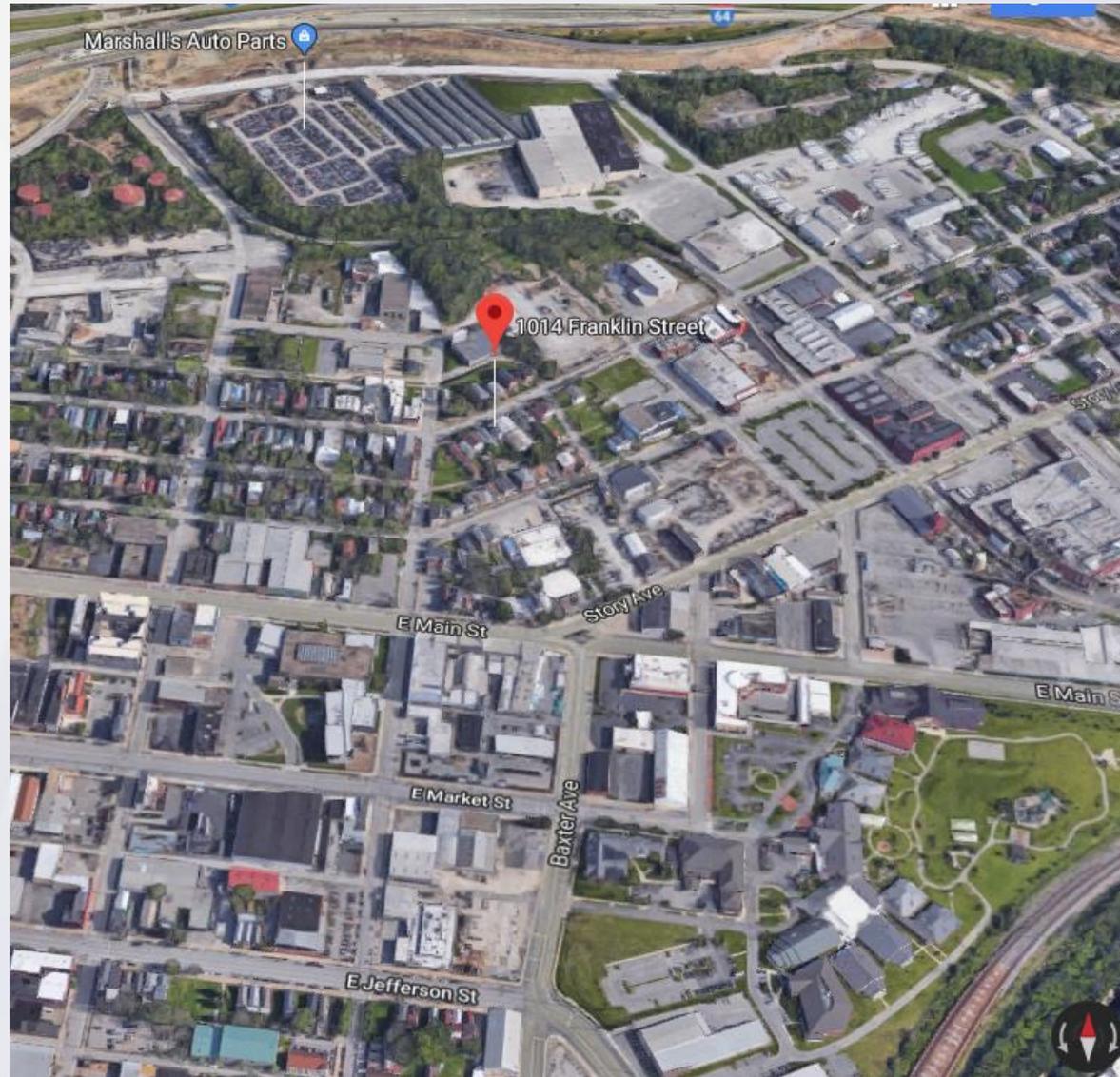
# Zoning / Form District



# Aerial Photo



# Site Photos – Subject Site



# Site Photos



# Site Photos



# Site Photos - Surrounding



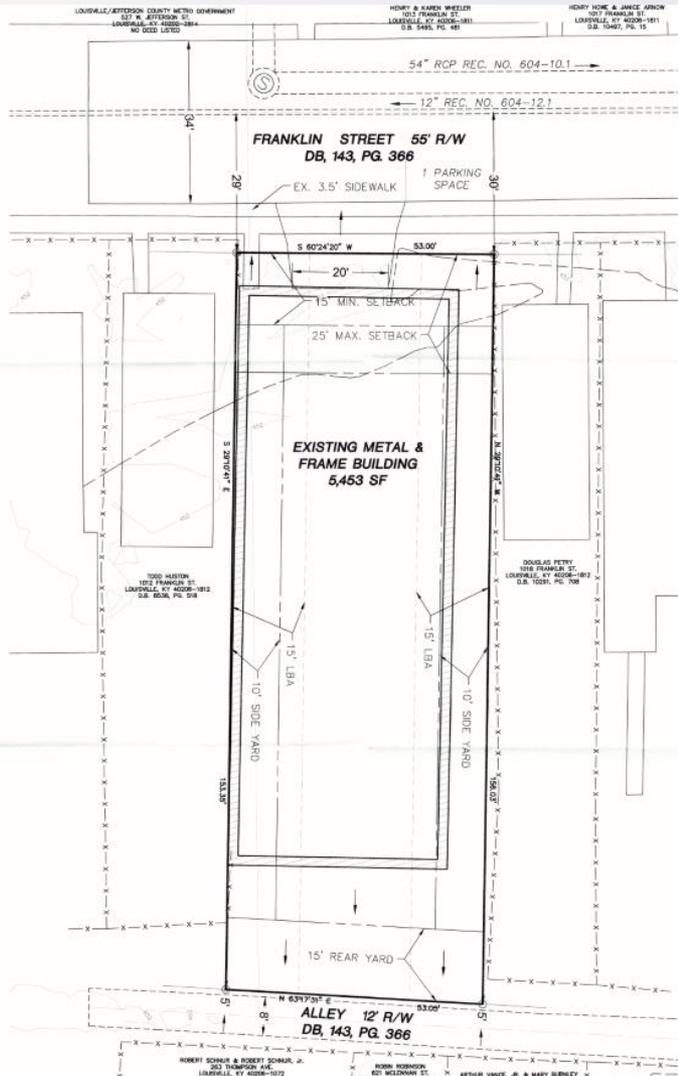
# Site Photos - Surrounding



# Site Photos - Surrounding



# Development Plan



**SITE DATA**

TOTAL SITE AREA	0.19 AC (8,198 SF)
EXISTING ZONING	R-4
PROPOSED ZONING	CM
ADJACENT ZONING	R-4
EXISTING FORM DISTRICT	TM
EXISTING USE	WAREHOUSE
PROPOSED USE	WAREHOUSE
EXISTING FOOTPRINT	5,453 SF
EXISTING GROSS FLOOR AREA	5,453 SF
EXISTING FAR	.27
MAXIMUM BUILDING HEIGHT	45'

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED	1 SPACES
WAREHOUSE: 1/3.2 EMPLOYEES (1ST & 2ND SHIFT COMBINED)	2 SPACES
MAXIMUM PARKING ALLOWED	2 SPACES
WAREHOUSE: 1 EMPLOYEE (1ST & 2ND SHIFT COMBINED)	1 SPACES
PROPOSED PARKING	2 SPACES

**BICYCLE PARKING CALCULATIONS**

SHORT TERM PARKING REQUIRED:	0 SPACES
LONG TERM PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 LONG TERM SPACES (INSIDE THE BUILDING)

**TREE CANOPY CALCULATIONS**

SINCE THERE WILL BE NO INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1 PER LDC 10.1.3.

**ILA / VUA CALCULATIONS**

SINCE THERE WILL BE NO INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.2 PER LDC 10.2.3.

**IMPERVIOUS AREA CALCULATIONS**

EXISTING IMPERVIOUS AREA	5,453 SF
PROPOSED IMPERVIOUS AREA	5,453 SF
AMOUNT OF INCREASE	0 SF

**ADDITIONAL REQUESTS**

1. MAINTAIN OR ELIMINATE ALL REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFERS.

**GENERAL NOTES**

1. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FROM MAP 211000000E, SCHEMATIC 5, 2004).
2. THERE IS NO NEW CONSTRUCTION ANTICIPATED AT THIS TIME, THEREFORE MANY OF THE TYPICAL GENERAL NOTES DO NOT APPLY.
3. LOT CONSOLIDATION REQUIRED.

**LEGEND**

- - - EX. MAJOR CONTOUR
- - - EX. MINOR CONTOUR
- X - X - EX. FENCE
- - - EX. SANITARY SEWER
- DIRECTION OF FLOW

CASE # 17Z011037  
 TAP BLOCK 190,  
 LOTS 14 & 21  
 DATE: 07/25/2017  
 OWNER/DEVELOPER:  
 1001 STORY PAL, STE. 100

**SABAK, WILSON & LINGO, INC.**  
 ARCHITECTS & PLANNERS  
 100 S. 10TH STREET, SUITE 4000  
 LOUISVILLE, KY 40202  
 (502) 582-4000

DATE	DESCRIPTION

**DETAILED DEVELOPMENT PLAN**  
 PROJECT TITLE:  
**FRANKLIN STREET WAREHOUSE**  
 1014 & 1016 FRANKLIN STREET, LOUISVILLE, KY 40208

DRAWING NO.	3/33
DATE	07/25/2017
DRAWING BY	



# Technical Review

- Transportation and MSD have given preliminary approvals.

# Staff Analysis and Conclusions

- Staff finds that the proposal meets the standard of review and complies with the Land Development Code and Cornerstone 2020.
- The requested waiver appears adequately justified due to the existing conditions on site.
- The proposal is maintaining an industrial use in a historically industrial structure.
- The site is well-connected through the existing street and sidewalk grid, near transit and located near an arterial roadway.
- The Butchertown Neighborhood Plan supports the co-existence of business and residential uses and calls for the retention of the historic mixed-use character
- Staff finds that improvements to the façade will aide in the compatibility of the structure
- The restriction of some uses may be necessary to prevent nuisance uses from locating at this site.

# Required Actions

- **RECOMMEND APPROVAL** or **DENIAL** to Metro Council for a Change in Zoning from R-6, Multi-Family Residential to C-M, Commercial Manufacturing
- **APPROVE** or **DENY** the Waiver of Section 10.2.4 to eliminate the required property perimeter buffer Areas on both east and west property lines
- **APPROVE** or **DENY** the Detailed District Development Plan