

# Development Review Committee Staff Report

May 23, 2018



<b>Case No:</b>	18DEVPLAN1006
<b>Project Name:</b>	Zoeller Pump Manufacturing Plant
<b>Location:</b>	3649 Cane Run Road
<b>Owner(s):</b>	Bill Zoeller – Zoeller Pump Company
<b>Applicant:</b>	Alex Donenberg – Civil Design Inc.
<b>Representative(s):</b>	Alex Donenberg and/or Missy Legel – Civil Design Inc.
<b>Project Area/Size:</b>	16.11 Acres or 701,757.96 s.f.
<b>Zoning:</b>	EZ-1
<b>Form District:</b>	Traditional Workplace
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	3 – Mary C. Woolridge
<b>Case Manager:</b>	Ross Allen – Planner I

## REQUEST(S)

- Review of a Category 3 Development plan for approval having phases 3, 4, 5, 6, and 7 with the expansion of existing parking and an addition of a new parcel for parking at the corner of Millers Lane and Old Millers Lane containing 61 parking spaces and a newly proposed phase 8.

## CASE SUMMARY/BACKGROUND

The primary subject parcel is located in Southwestern Louisville Metro with primary frontage along Cane Run Road. Zoeller Pump Company is proposing an expansion of the existing 260,075 s.f. Manufacturing Warehouse/Office structure in phases; phases 3, 4, 5, 6, 7, and 8 all adjoining.

Phase 3 is a proposed 1-story (27.5 ft.) 25,750 s.f. addition onto the existing manufacturing warehouse/office structure. The phase 3 structure will have 6 doors (docks) for semi-truck loading as located within a 17,289.64 s.f. VUA accessed off of and facing Old Millers Lane. Phase 4 is another adjoining 1-story warehouse (27.5 ft. height) 36,550 s.f. addition. Phase 5 and 6 are proposed 1-story warehouses (27.5 ft. height) additions with each having a 17,750 s.f. footprint. Phase 7 is a proposed 1-story (27.5 ft. height) warehouse with a 35,300 s.f. footprint. Phase 8 is a proposed 1-story (27.5 ft. height) 25,398 s.f. warehouse on an adjoining separate parcel to the north of the existing manufacturing warehouse/office. There is a 10 ft. wide variable telephone easement containing a Billboard as located running perpendicular to Cane Run Road/Old Millers Lane and lies between the existing manufacturing warehouse/office and proposed Phase 8, AT&T has granted an encroachment in a portion of the easement so that Phase 8 may connect to the existing manufacturing warehouse/office to the south.

The Zoeller Pump Company has also proposed to expand their current Vehicular Use Area (VUA) to the south along the western parcel line and east along the southern parcel line with an addition of 142 parking spaces, a new 25 ft. wide ingress/egress is proposed in the southwestern corner of the parcel off of Cane Run Road with a drive isle leading to an ingress/egress off of Old Millers Lane (southeastern corner of the parcel). Last, the owner has proposed to use a corner parcel, located at the corner of Old Millers Lane and Millers Lane, for parking and can be accessed from the northern parcel (existing site of Zoeller's Pump Manufacturing Plant) only containing 61 total parking spaces.

### **Related Cases:**

- **B-34-04:** Variance to allow the proposed building to exceed the maximum setback along Cane Run Road and to allow 32 proposed parking spaces to be located 10 ft. from Cane Run Rd. Approved at BOZA on 12/6/2004.
- **03-17084-12:** No plan found. DRC minutes from 3/7/2012 indicate that three waivers were discussed.
  - 1.) Waiver of Section 10.2.10 and 11 – waived the 10 ft. LBA and required screening/plantings between the existing parking and the road.
  - 2.) Waiver from Section 5.9.2.A.1.b.i to waive the required pedestrian path from the public right of way to the building entrance.
  - 3.) Waiver from 5.5.1.A.3 to allow parking to be located to the front of the primary structure.All three waivers were approved.
- Sidewalk Fee-In-Lieu was paid for the required sidewalks along Cane Run Road and Old Millers Lane.
- **14DEVPLAN1122** – Category 3 Development Plan to approve phased expansion (phases 2, 3, 4, 5, 6, and 7 with proposed parking expansion having 219 spaces. Staff Approved on 12/5/2014. Plan has expired. Re-approval per case no. 18DEVPLAN1006 is requested.
- **L-17282-12:** Most recent landscaping plan as approved on 3/23/2012. Landscaping plan will have to be updated to reflect the new parcels being shown in Phase 8 and new parking on a parcel found along

### **STAFF FINDING / RECOMMENDATION**

Review of a Category 3 Development plan for approval having phases 3, 4, 5, 6, 7, and 8 with the expansion of existing parking and an addition of a new parcel for parking at the corner of Millers Lane and Old Millers Lane containing 61 parking spaces. The current proposed plan varies slightly from 14DEVPLAN1122 with additions to the north being Phase 8 a proposed expansion to the existing manufacturing warehouse/office, expansion to the existing parking lot as located along Cane Run Rd., and an additional parcel found at the corner of Old Millers Lane and Millers Lane which is also to be used as parking. The previous plan has expired as approved on 12/5/2014 and the applicant is requesting the adoption of the proposed development plan reflecting changes in the existing phases (phases 3-7) as previously approved as well as the inclusion of a new parking lot as found on a parcel having frontage along Old Millers Lane and Millers Lane, and phase 8 on a northern adjacent parcel.

**LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE**

	<b>Land Use</b>	<b>Zoning</b>	<b>Form District</b>
<b><i>Subject Property</i></b>			
<b>Existing</b>	Industrial/Commercial – KC Transportation	EZ-1	Suburban Workplace
<b>Proposed</b>	Industrial/Commercial – KC Transportation	EZ-1	Suburban Workplace
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Industrial and Vacant	EZ-1	Suburban Workplace
<b>South</b>	Industrial	EZ-1	Suburban Workplace
<b>East</b>	Industrial/Commercial	EZ-1	Suburban Workplace
<b>West</b>	Commercial – Cornett's Truck and Trailer Repairs AND 60' Unimproved ROW	EZ-1/ROW	ROW (unnamed local road)

## **TECHNICAL REVIEW**

MSD and Transportation Planning have preliminarily approved 18DEVPLAN1006.

## **INTERESTED PARTY COMMENTS**

Staff has not received any comments from interested parties.

## **APPLICABLE PLANS AND POLICIES**

Land Development Code (LDC August 2017a)  
Comprehensive Plan (Cornerstone 2020)

## **REQUIRED ACTIONS**

- **Approve/Deny** the Category 3 Development plan review having phases 3, 4, 5, 6, and 7 with the expansion of existing parking and an addition of a new parcel for parking at the corner of Millers Lane and Old Millers Lane containing 61 parking spaces and a newly proposed phase 8.
- **Condition of Approval:** Previous landscaping plan, case no. L-17282-12, be revised to reflect the inclusion of the proposed Phase 8, and additional parking lot as shown at the corner of Old Millers Lane and Millers Lane.
- **Condition of Approval:** Ask if the applicant can consolidate lots via deed prior to construction approval.

## **NOTIFICATION**

Date	Purpose of Notice	Recipients
May 23, 2018	Hearing before DRC May 23, 2018	1 <sup>st</sup> tier adjoining property owners Subscribers of Council District 3 Notification of Development Proposals

## **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map





2. Aerial Photograph

