

Development Review Committee

Staff Report

January 9, 2018



Case No:	18DEVPLAN1178
Project Name:	7301 Logistics Dr
Location:	7301 Logistics Dr
Owner(s):	Juan M Gutierrez/Republic Conduit Manuf
Applicant:	Juan M. Gutierrez/Republic Conduit Manuf
Jurisdiction:	Louisville Metro
Council District:	1 – Marianne Butler
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUEST(S)

1. **Waiver** of Section 5.8.1 to eliminate the sidewalk along Cane Run Road
2. **Revised Development Plan**

CASE SUMMARY/BACKGROUND

The applicant is proposing the addition of a 6,616 square foot 2-story office and a 375 square foot pipe entry enclosure onto the existing 428,018 square foot building. The property is located east of Cane Run Road and west of Greenbelt Highway, in Riverport Phase 4.

STAFF FINDING

The revised development plan is adequately justified and meets the standards of review. The waiver is not adequately justified because the proximity of the Louisville Loop adjacent to Cane Run Road and the existing sidewalk along Logistics Drive to the south of the site support increased pedestrian connectivity, which should be continued along Cane Run Road to the west of the subject site. Nearby residential areas are not currently served by the pedestrian network.

TECHNICAL REVIEW

MSD has provided preliminary approval. Public Works has provided approval on condition that the sidewalk be constructed on Cane Run Road or the waiver be approved.

INTERESTED PARTY COMMENTS

Staff has received no comment from interested parties concerning this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER FROM CHAPTER 5.8.1 TO ELIMINATE THE SIDEWALK ALONG CANE RUN ROAD:

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will adversely affect neighboring property owners because there is a sidewalk in place Logistics Drive to the south of this site, and the Louisville Loops runs along

Cane Run Road on the opposite side of the street. Not including sidewalks along this property will negatively affect the connectivity of the sidewalks and pedestrian access in this area

- (b) The waiver does not violate the Comprehensive Plan; and

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. The proximity of the Louisville Loop adjacent to Cane Run Road and the existing sidewalk along Logistics Drive to the south of the site support increased pedestrian connectivity, which should be continued along Cane Run Road to the west of the subject site.

- (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 not the minimum necessary to afford relief to the applicant, as sidewalks could be constructed along Cane Run Road.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR (R)DDDP

- (a) The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site. The proposed additions do not substantially alter the site or its natural resources.

- (b) The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works and the Kentucky Transportation Cabinet have approved the preliminary development plan. The exception to this is the sidewalk along Cane Run Road, for which the applicant has submitted a waiver.

- (c) The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: There are no open space requirements pertinent to the current proposal.

- (d) The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- (e) The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening already exists and will not be affected by the current proposal.

- (f) Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Revised Development Plan**

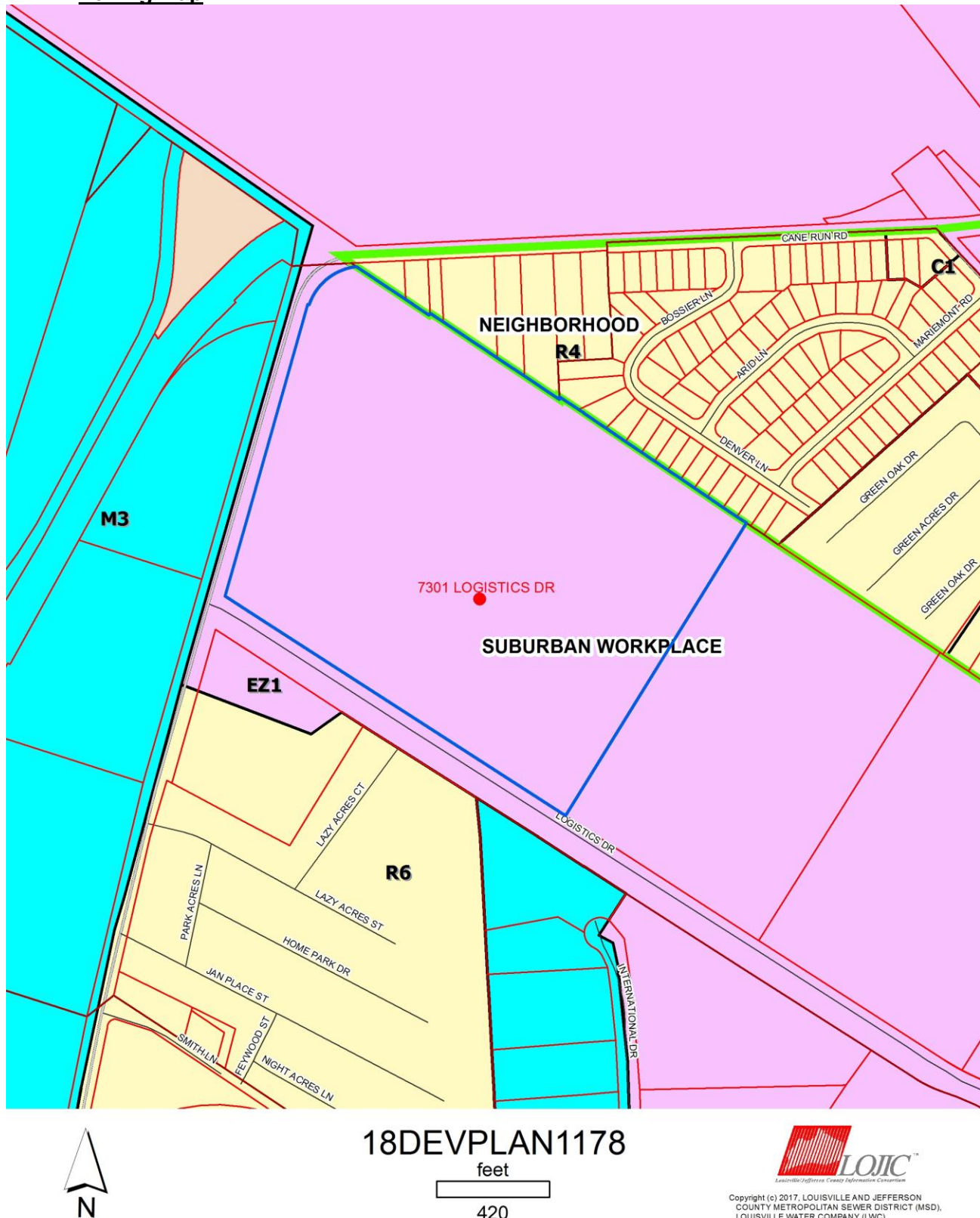
NOTIFICATION

Date	Purpose of Notice	Recipients
12-19-18	Hearing before BOZA	1 st tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 1

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph



18DEVPLAN1178

feet
420



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