

Land Development & Transportation Committee

Staff Report

October 10, 2019



Case No:	19-CAT3-0016
Project Name:	2007 South Park Rd
Location:	2007 South Park Rd
Owner(s):	Dan Mann, Louisville Renaissance Zone Corp
Applicant:	Mike Powers, Molto Properties
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUESTS:

1. **Waiver** of Land Development Code 5.6.1.B.1.a to waive a portion of the building façade requirements for the façade facing South Park Road (19-WAIVER-0065)
2. **Category 3 Development Plan**

CASE SUMMARY/BACKGROUND

The subject site is zoned EZ-1 Enterprise Zone in the Suburban Workplace form district. It is located on the north side of South Park Road and east of Stinnett Lane, north of the Gene Snyder Freeway. It is surrounded on all sides by other EZ-1 zoned parcels. The subject site is currently undeveloped.

The applicant proposes to build a 317,912 square foot warehouse and distribution facility for Tracts 15 and 17 in the Renaissance South Business Park. According to the applicant, employee counts for the warehouse are unknown at this time, so they are requesting flexibility in the parking requirements but state that final parking provided at the time of construction will fall within the minimum and maximum requirements of Land Development Code Chapter 9.

The applicant is requesting to waive a portion of the building façade requirements of Land Development Code section 5.6.1.B.1.a. Specifically, the applicant is requesting to only provide transparent doorways and entry ways that allow a view into the building along 11% of the façade facing South Park Road, as opposed to the required 60% (5.6.1.B.1.a.i). Sections 5.6.1.B.1.a.ii and 5.6.1.B.1.a.iii do not apply to this site as they related to retail uses, and the applicant is requesting to not comply with these sections as well. The applicant is also requesting to not provide one tree for each 50 feet of façade length (5.6.1.B.1.iv), because according to the justification statement this option is not feasible. The applicant is proposing to mitigate these requests via an 80% increase in the trees provided in the VUA landscape buffer area along South Park Drive.

STAFF FINDINGS

The Category 3 development plan meets or exceeds the requirements of the Land Development Code. The waiver is adequately justified and meets the standards of review, on condition that one Type A or B tree be planted per 50 feet of building façade along the South Park Road frontage in the 15 foot LBA in addition to the LBA plantings.

TECHNICAL REVIEW

Public Works and MSD have provided preliminary approval.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties regarding this request.

REQUIRED ACTIONS:

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

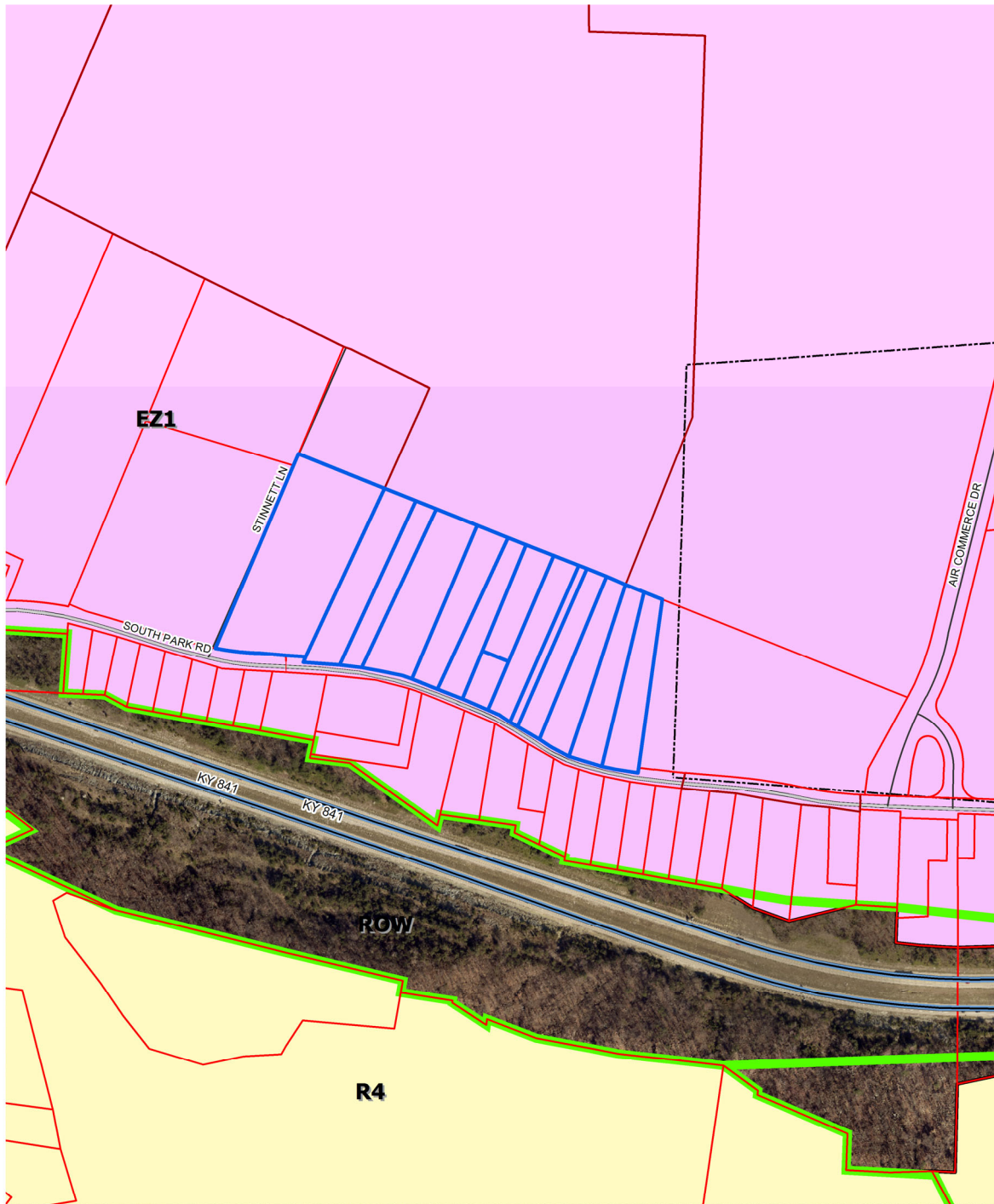
NOTIFICATION

Date	Purpose of Notice	Recipients
10-10-19	Hearing before DRC	1 st tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 13

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2007 SOUTH PARK ROAD

feet
480

Map Created: 9/10/2019



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2. Aerial Photograph



2007 SOUTH PARK ROAD

feet

480

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