

# Development Review Committee

## Staff Report

September 30, 2020



<b>Case No:</b>	20-CAT3-0009
<b>Project Name:</b>	Zoeller Pump Manufacturing Plant Expansion
<b>Location:</b>	3115 Millers Lane
<b>Owner(s):</b>	Bill Zoeller, Zoeller Pump Company
<b>Applicant:</b>	Bill Zoeller, Zoeller Pump Company
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	3 – Keisha Dorsey
<b>Case Manager:</b>	Lacey Gabbard, AICP, Planner I

### REQUESTS:

#### 1. Category 3 Development Plan

### CASE SUMMARY/BACKGROUND

The subject site is zoned EZ-1 Enterprise Zone in the Traditional Workplace form district. It is located on the east side of Cane Run Road, west of Old Millers Lane and north of Millers Lane.

The applicant's current request includes two additional lots adjacent to the current Zoeller Pump Company facility. The currently approved plan, 18DEVPLAN1006, approves a 25,398 square foot building for Phase 8. The applicant is requesting an addition of 1,402 square feet for a total of 26,800. The applicant is also requesting to add 79 parking spaces to the lot indicated in Phase 8. The applicant is requesting to add Phase 8A, to add a 2-story office space to an existing building. The applicant is requesting to add Phase 9, which is to add an additional 12,500 square feet warehouse with a loading dock to an existing 10,054 square foot warehouse, with an additional 39 parking spaces.

The applicant is requesting a fee-in-lieu for sidewalks along the parcels affected by this proposal. A sidewalk fee-in-lieu was previously paid for the required sidewalks along Cane Run Road and Old Millers Lane. The applicant is also requesting a partial fee-in-lieu of LDC 5.12.2.A.2 for Outdoor Amenities/Focal Point. The proposed Phase 8A office space is located in the area of the existing outdoor amenity. Phase 8A as proposed would reduce the size of the outdoor amenity by 1,472 square feet, while also increasing the office square footage for the site, resulting in a 935 square foot shortfall of the outdoor amenity requirement.

Related cases:

- 18DEVPLAN1006: Category 3 Development Plan to approve phased development
- 14DEVPLAN1122: Category 3 Development Plan to approve phased expansion (staff approved on 12/5/2014)

### STAFF FINDINGS

The Category 3 Development Plan is compliant with the Land Development Code.

### **TECHNICAL REVIEW**

Public Works and MSD have provided preliminary approval.

### **INTERESTED PARTY COMMENTS**

Staff has received no comments from interested parties concerning this proposal.

### **REQUIRED ACTIONS:**

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

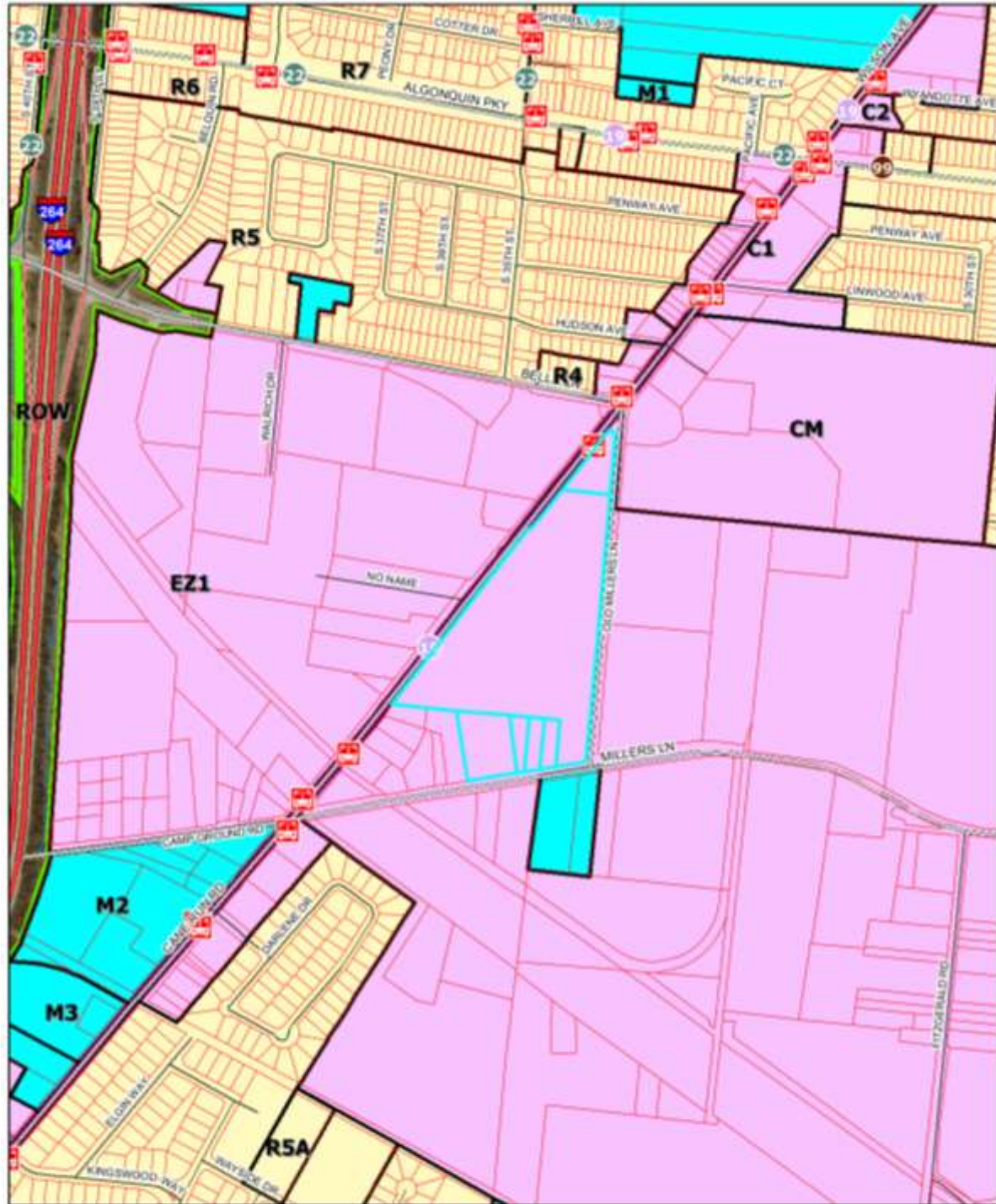
### **NOTIFICATION**

Date	Purpose of Notice	Recipients
9-30-2020	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 3

### **ATTACHMENTS**

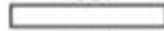
1. Zoning Map
2. Aerial Photograph
3. Conditions of Approval (18DEVPLAN1006)

## 1. Zoning Map



3115 MILLERS LANE

feet



640

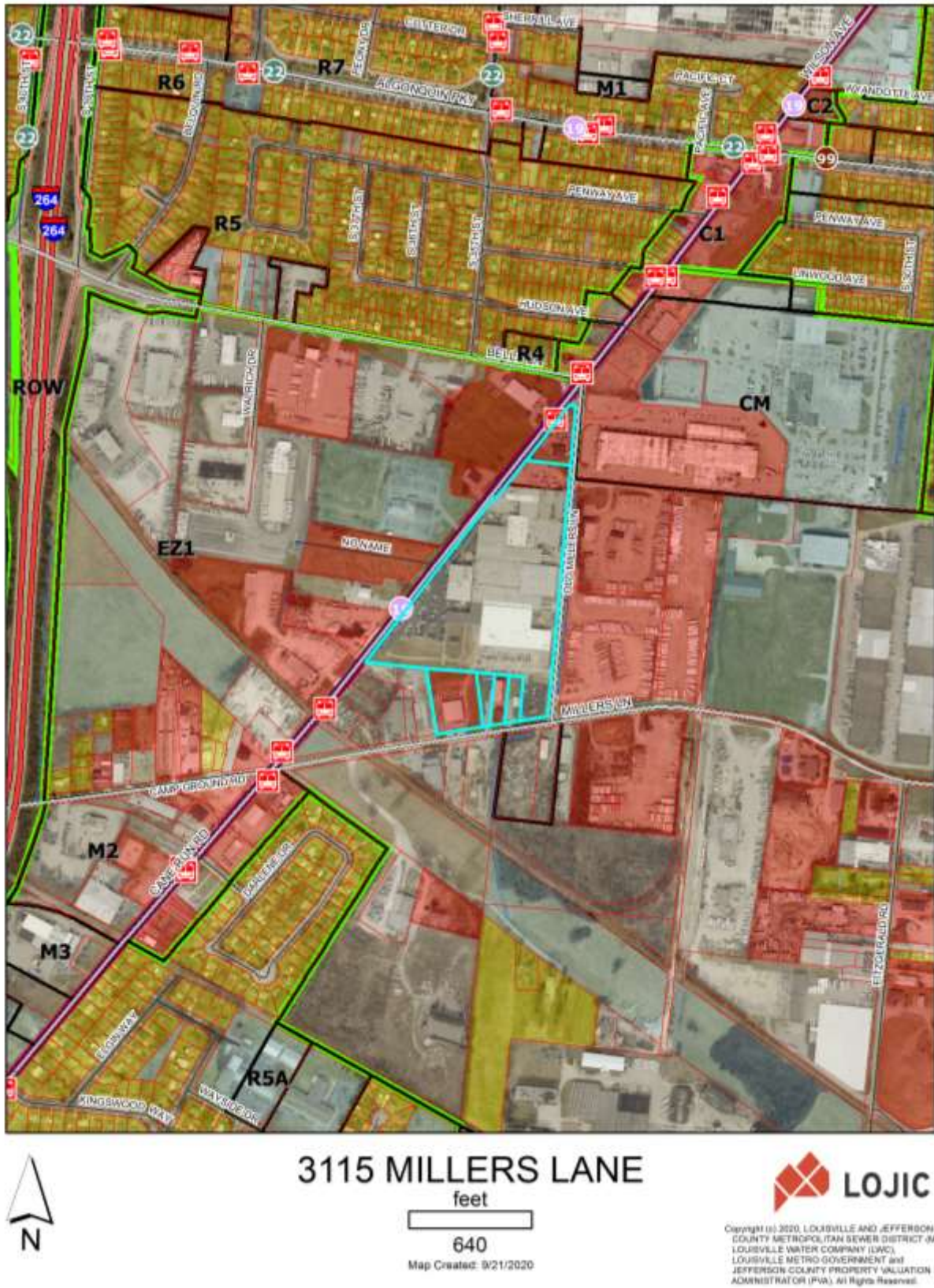
Map Created: 9/21/2020



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**2.**



**3. Conditions of Approval (18DEVPLAN1006)**

1. The previous landscape plan (L-17282-12) will 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.
2. The applicant will provide a copy of the recorded deed of consolidation prior to the issuance of building permits.