20-CAT3-0009
Zoeller Pump Manufacturing Plant Expansion
3649 Cane Run Road

Louisville Metro Planning Commission

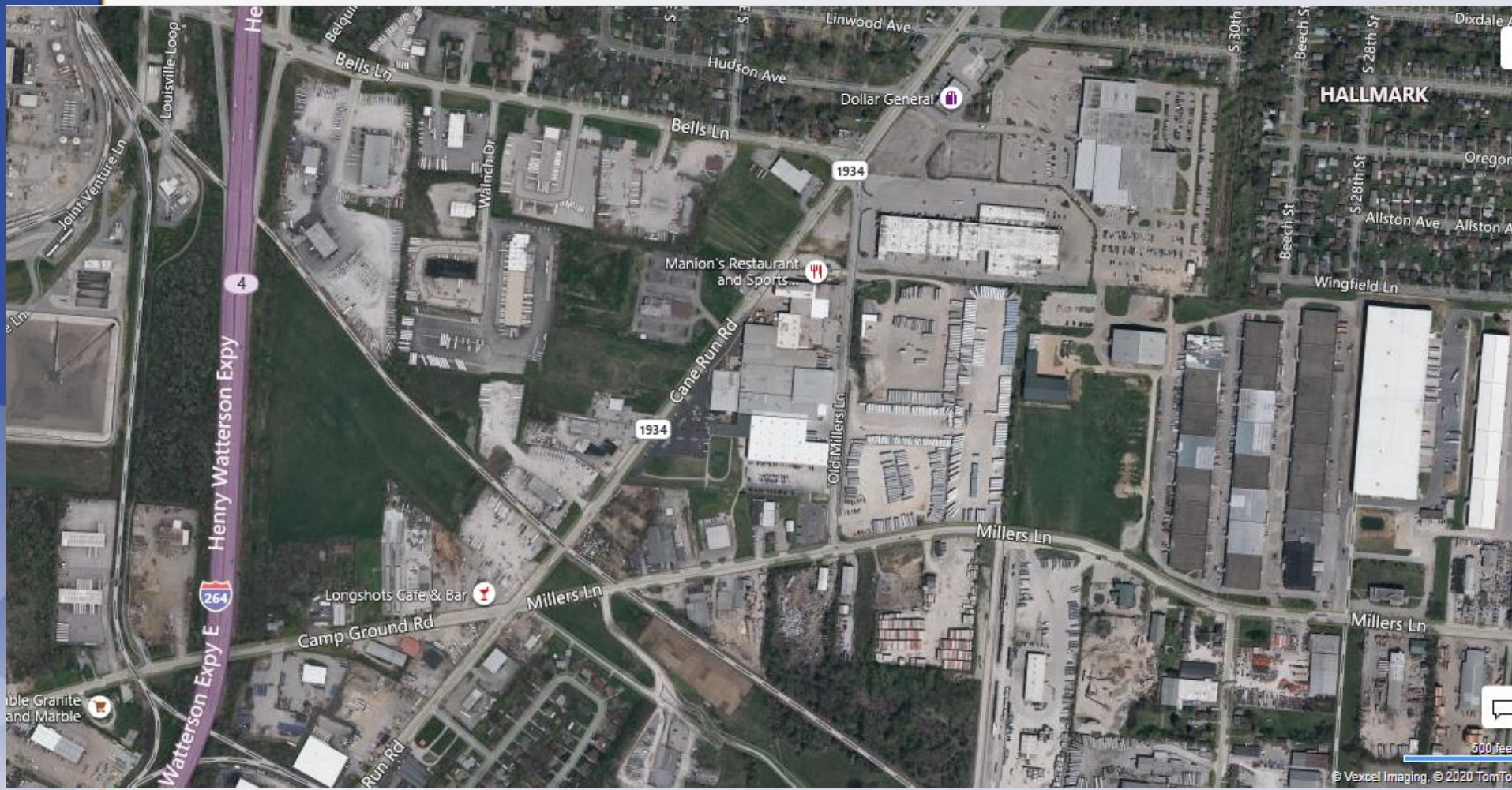
Lacey Gabbard, AICP, Planner I

September 30, 2020

Requests

- Category 3 Development Plan

Site Context



METRO Louisville

20-CAT3-0009

Case Summary

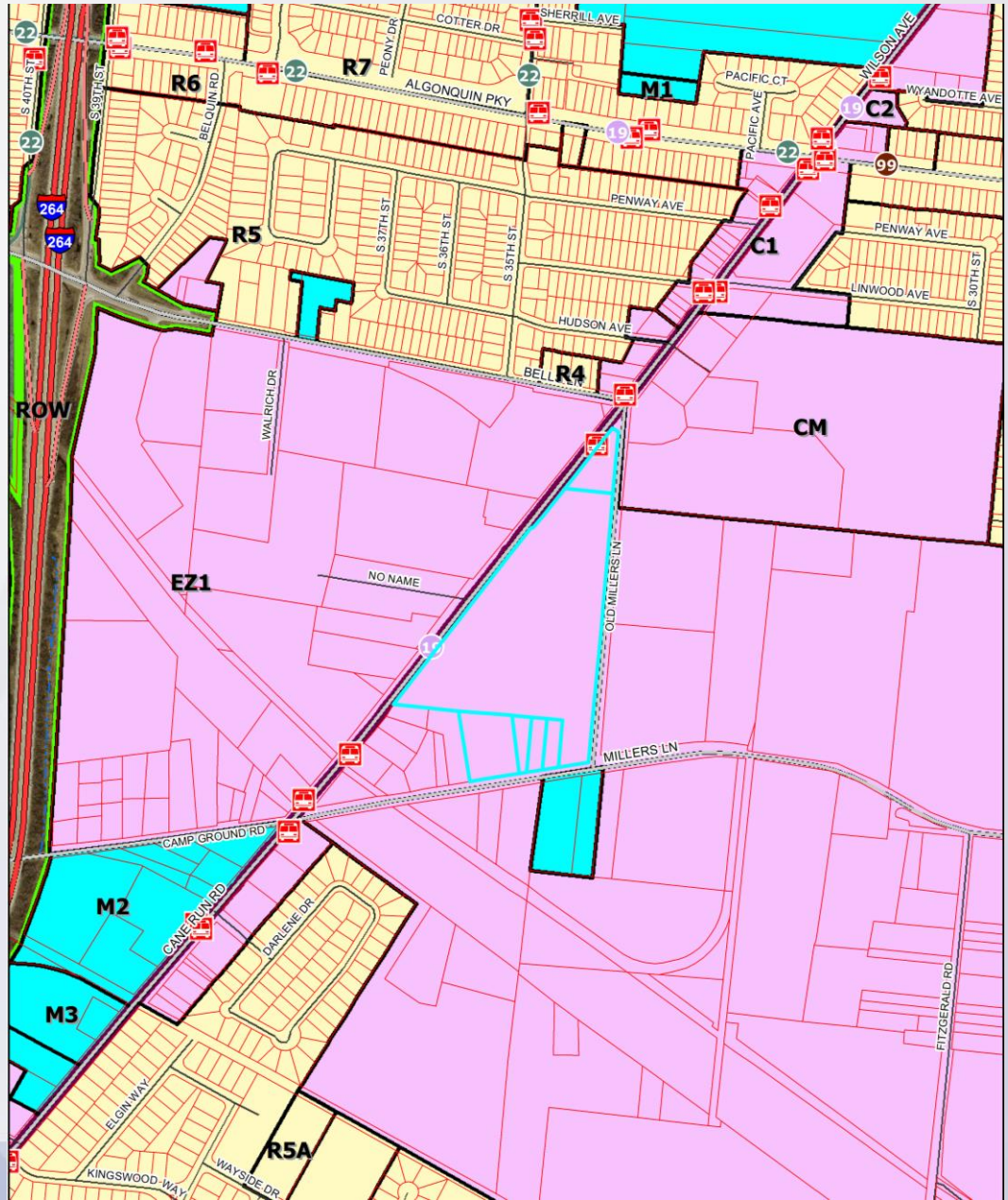
- Zoned EZ-1 Enterprise Zone in the Traditional Workplace form district.
- Located on the east side of Cane Run Road, west of Old Millers Lane and north of Millers Lane.
- The applicant is requesting an addition of 1,402 sf for a total of 26,800sf, to add 79 parking spaces to a Phase 8 lot, the addition of Phase 8A to add a 2-story office space to an existing building, the addition of Phase 9 to add an additional 12,500 sf warehouse with a loading dock to an existing 10,054sf warehouse with an additional 39 parking spaces.

Louisville METRO

Case Summary

- The applicant is requesting a fee-in-lieu for sidewalks along the parcels affected by this proposal.
- The applicant is 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 sf while also increasing the office square footage of the site, resulting in a 935sf shortfall of the outdoor amenity requirement.

Zoning/Form Districts



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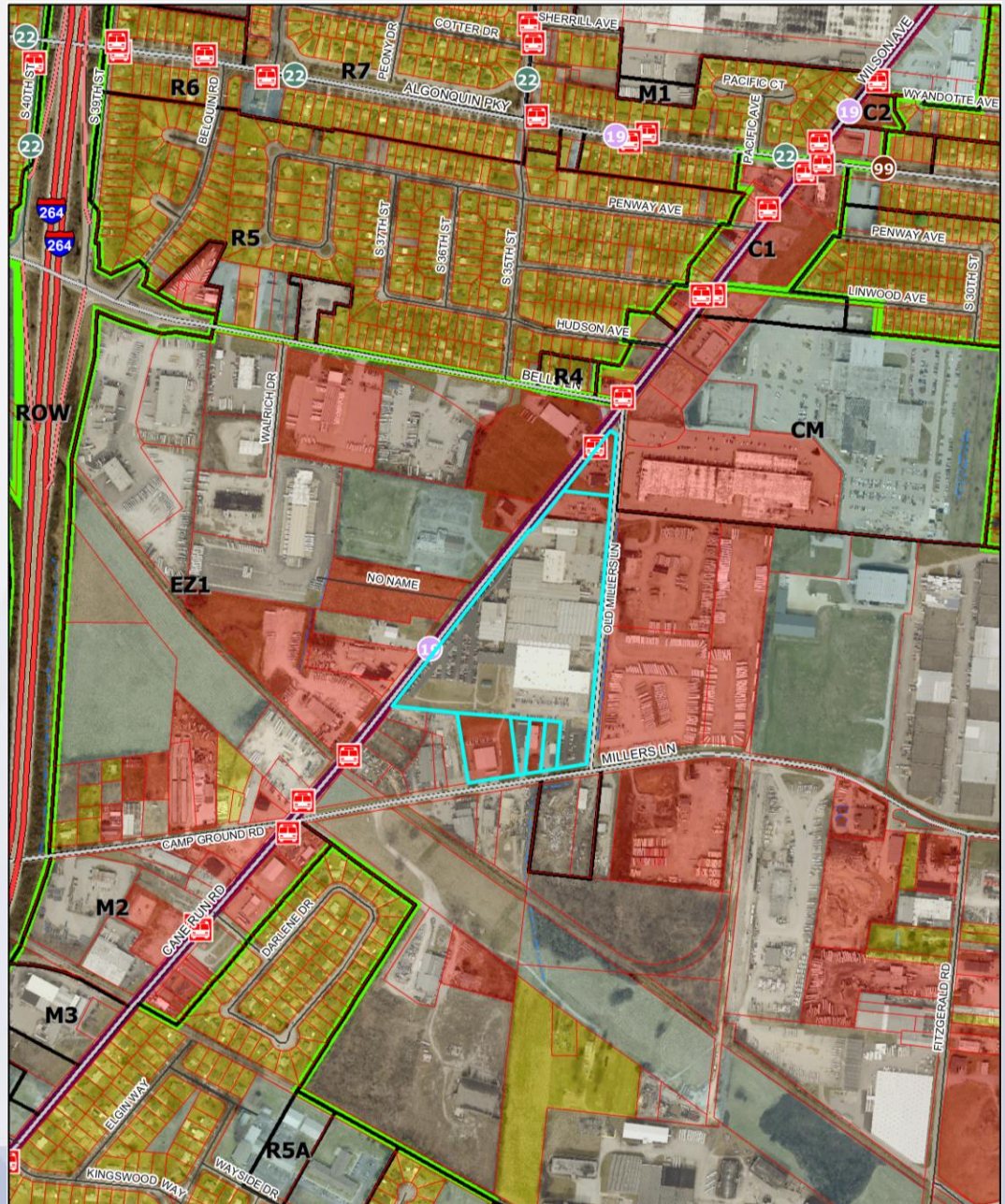
Aerial Photo



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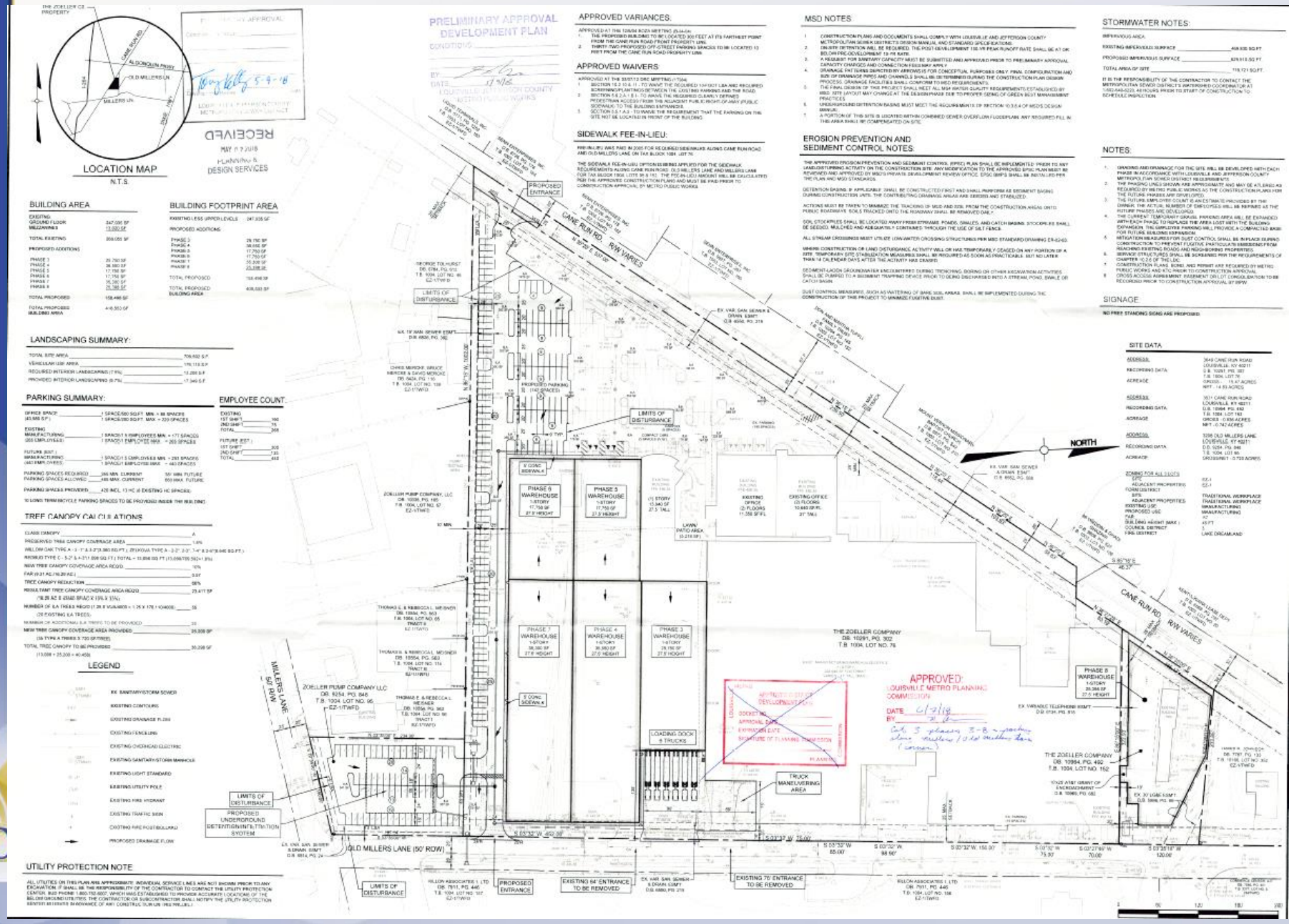
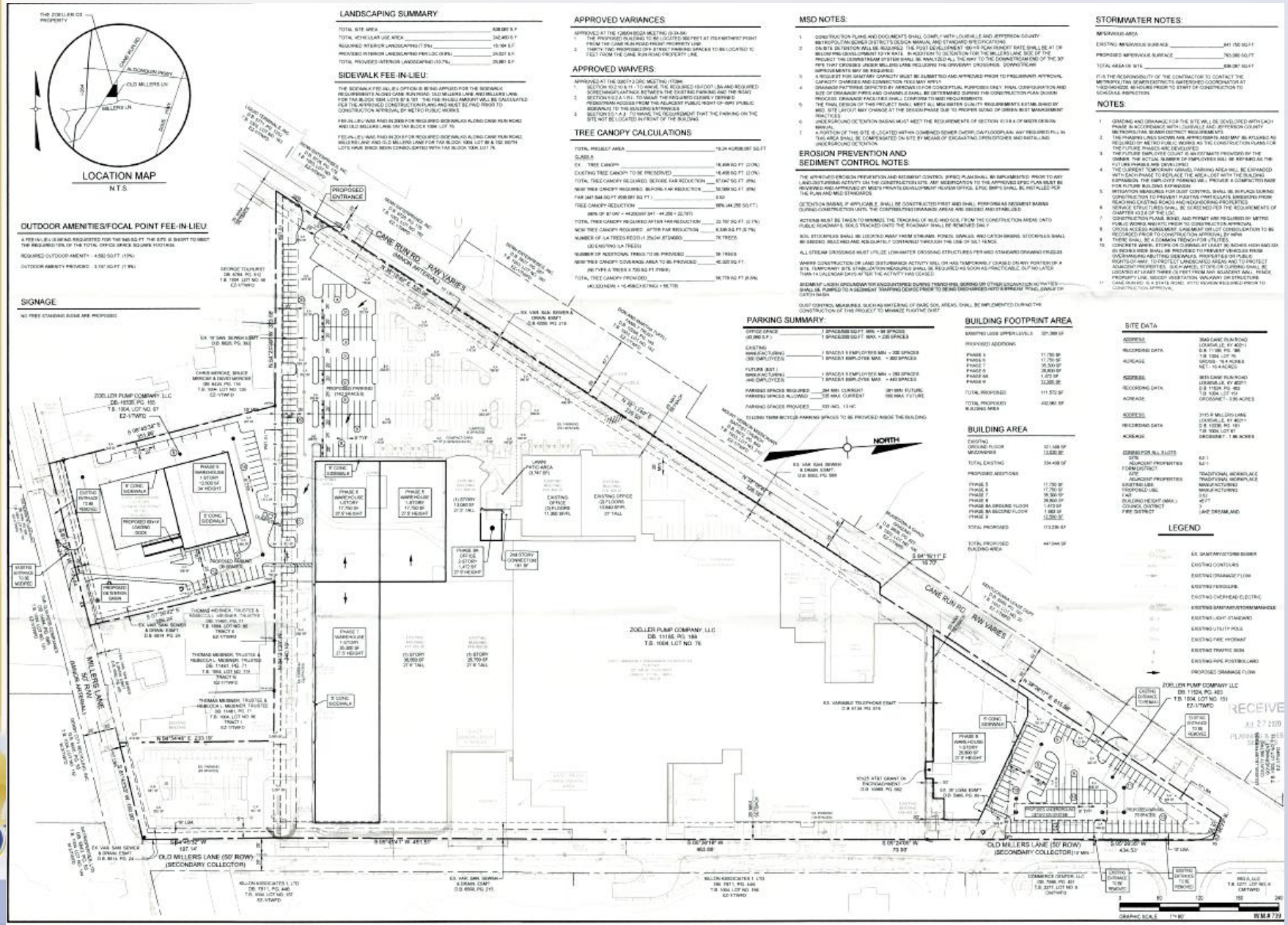
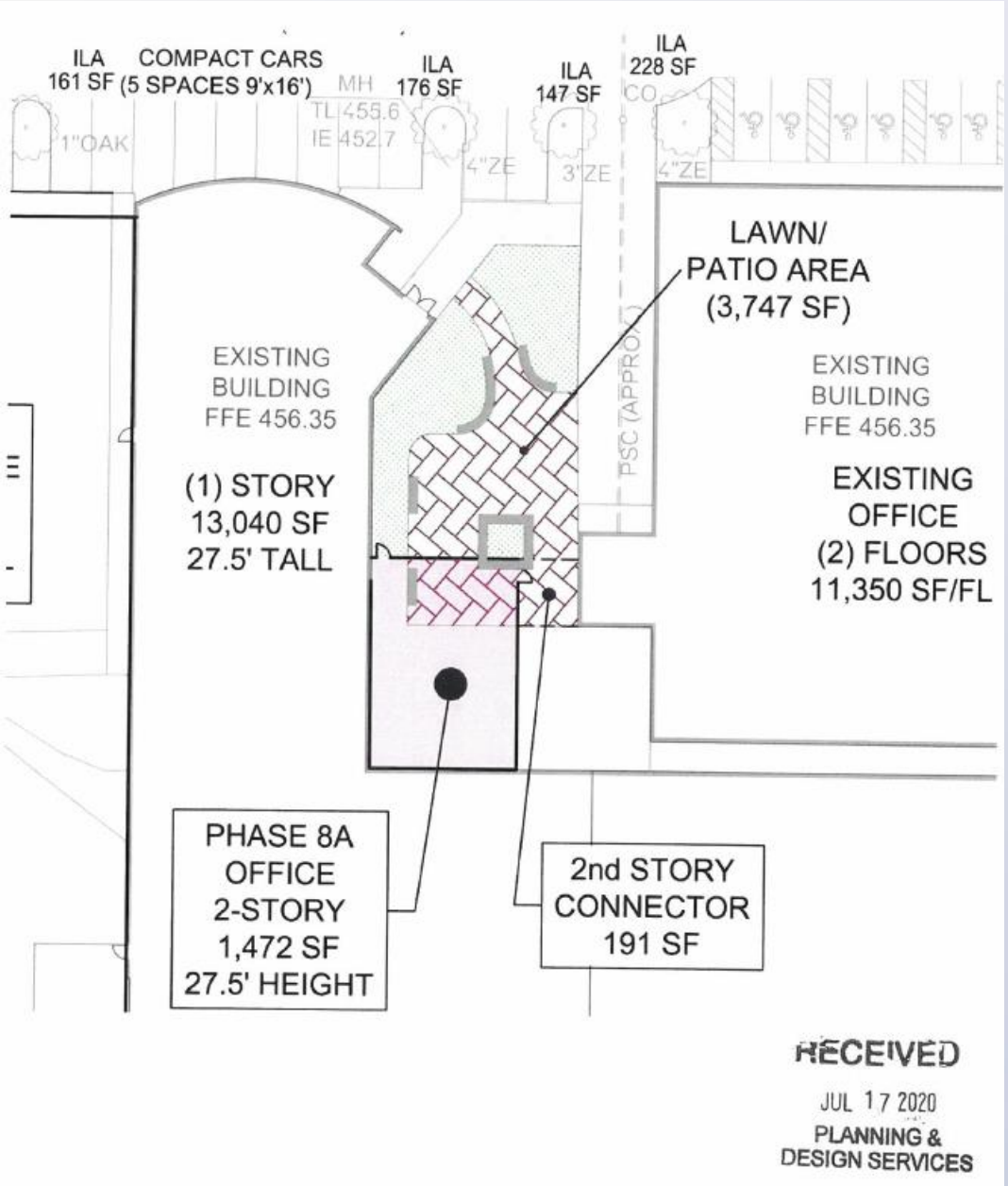


Applicant's Proposed Plan



Applicant's Amenity Area Detail



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Staff Finding

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

Required Actions

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