20-MVARIANCE-0003
Logistics Air Park
5540 Minor Lane

Louisville Metro Board of Zoning Adjustment

Public Hearing

Lacey Gabbard, AICP, Planner I

October 26, 2020

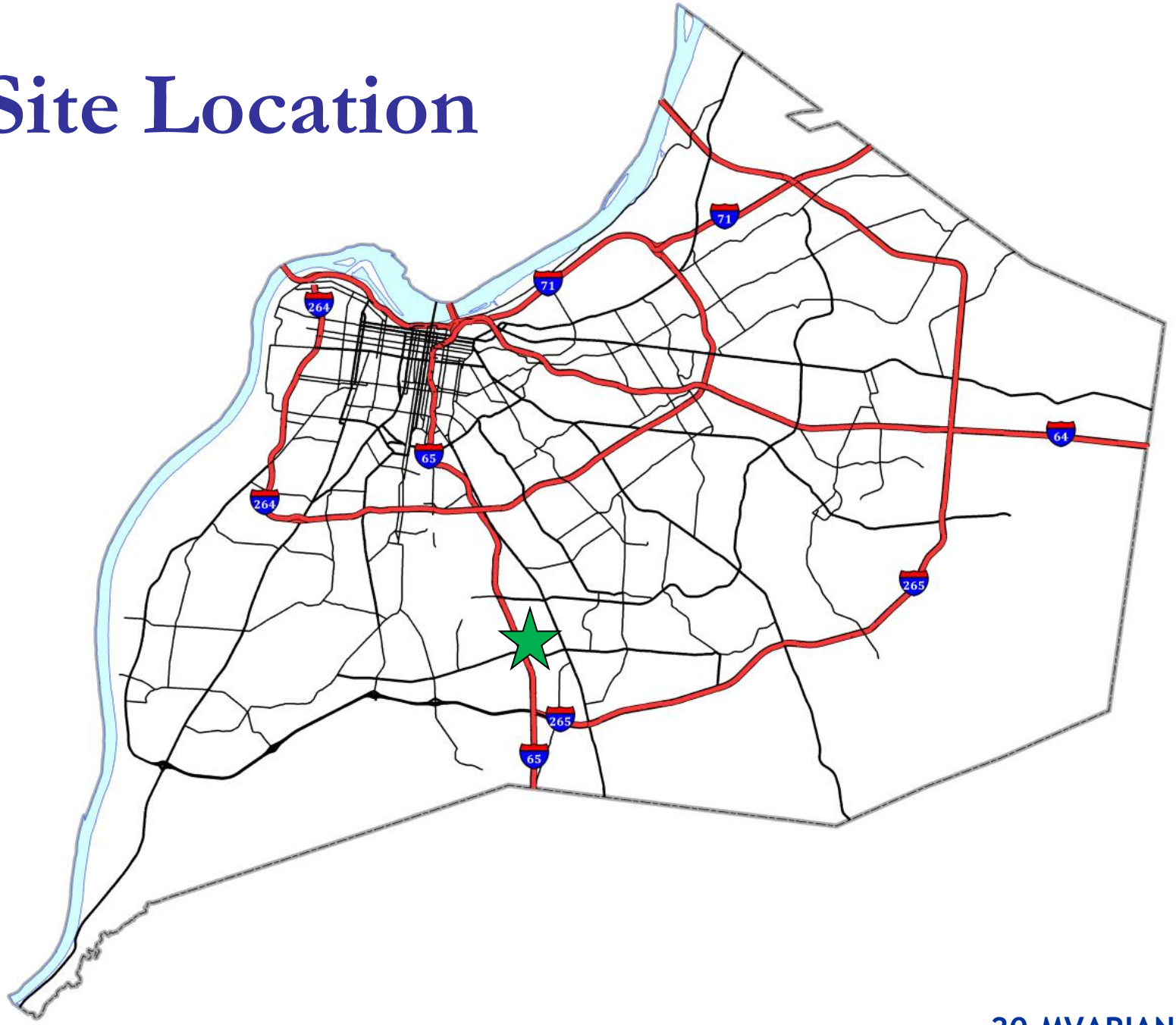
Request

- **Variance**: from Land Development Code Section 4.8 to allow parking to encroach into the 100 foot waterway buffer by a maximum of 42 feet

Case Summary / Background

- Zoned PEC Planned Employment Center in the Suburban Workplace form district.
- Comprised of six lots located east of I-65, north of Outer Loop and west of Minor Lane.
- Currently approved plan, 20-DDP-0016, includes all six lots on the subject site.
- The applicant is proposing to add a parking area on the north parcel on the subject site, Lot 1.
  - Per 20-DDP-0016, Lot 1 includes a 931,397 square foot office/warehouse.
- The applicant is requesting a variance to allow the proposed parking to encroach into the 100 waterway buffer.

Site Location



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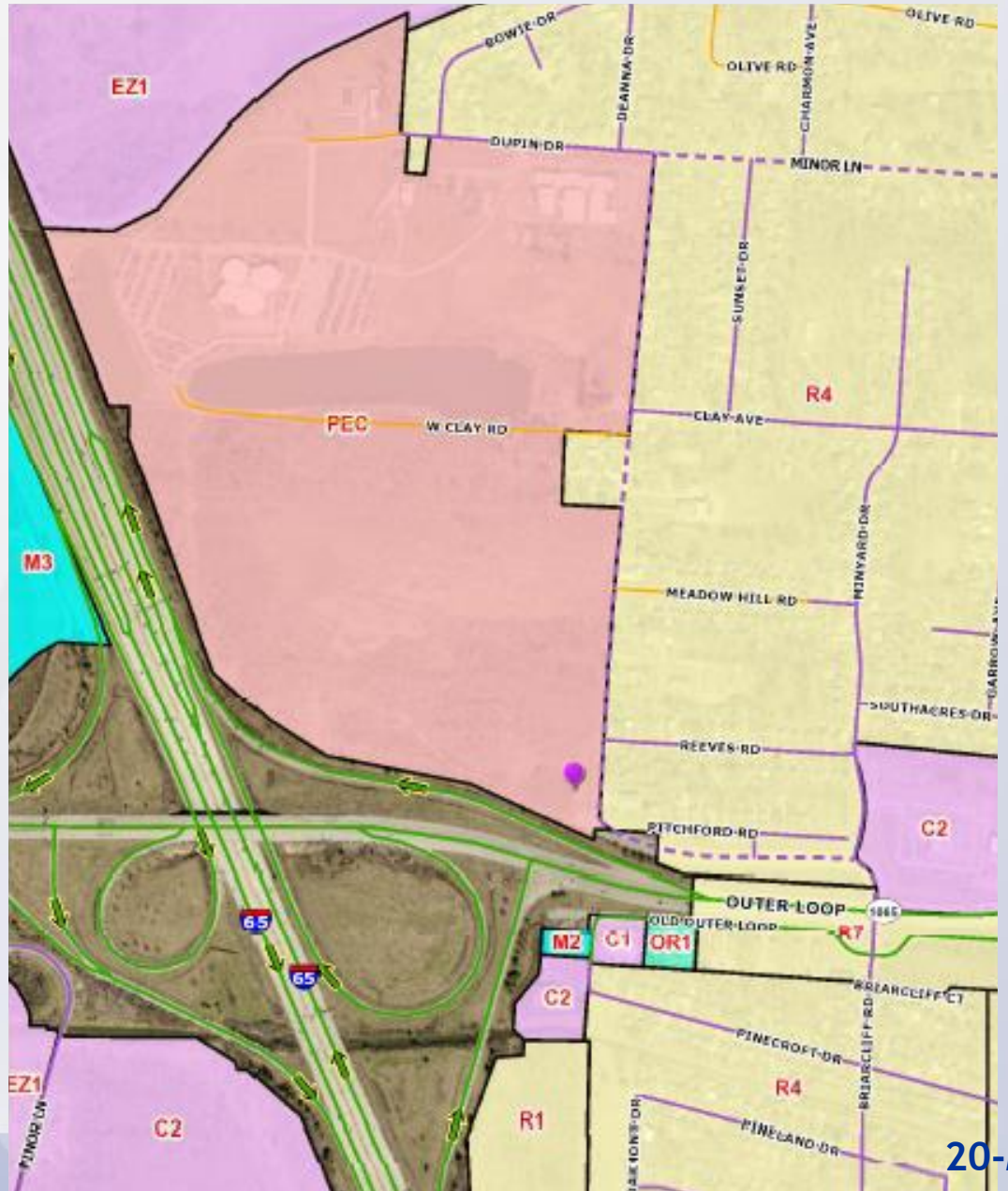
Zoning/Form Districts



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Aerial Photo

Louisville METRO

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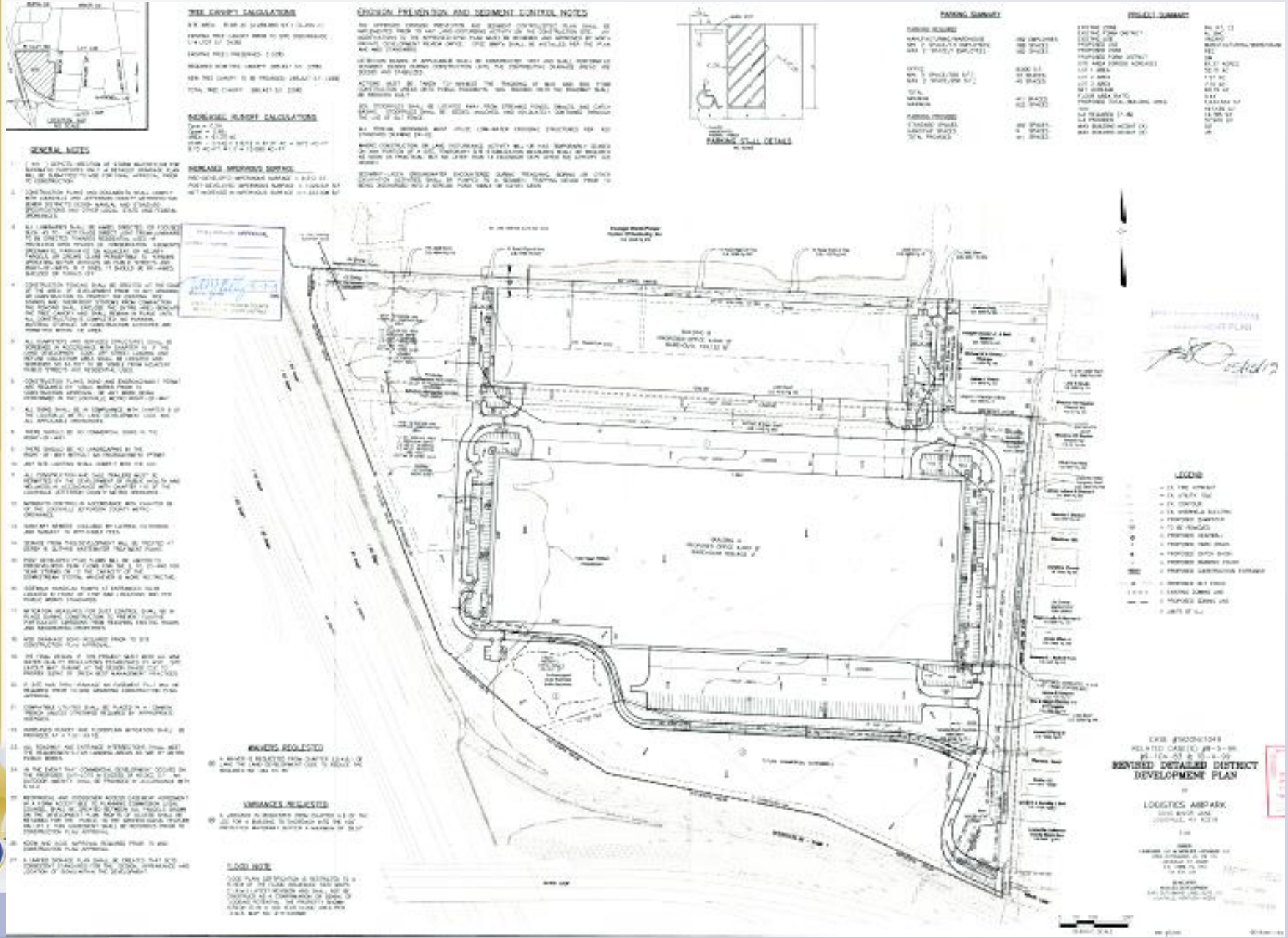
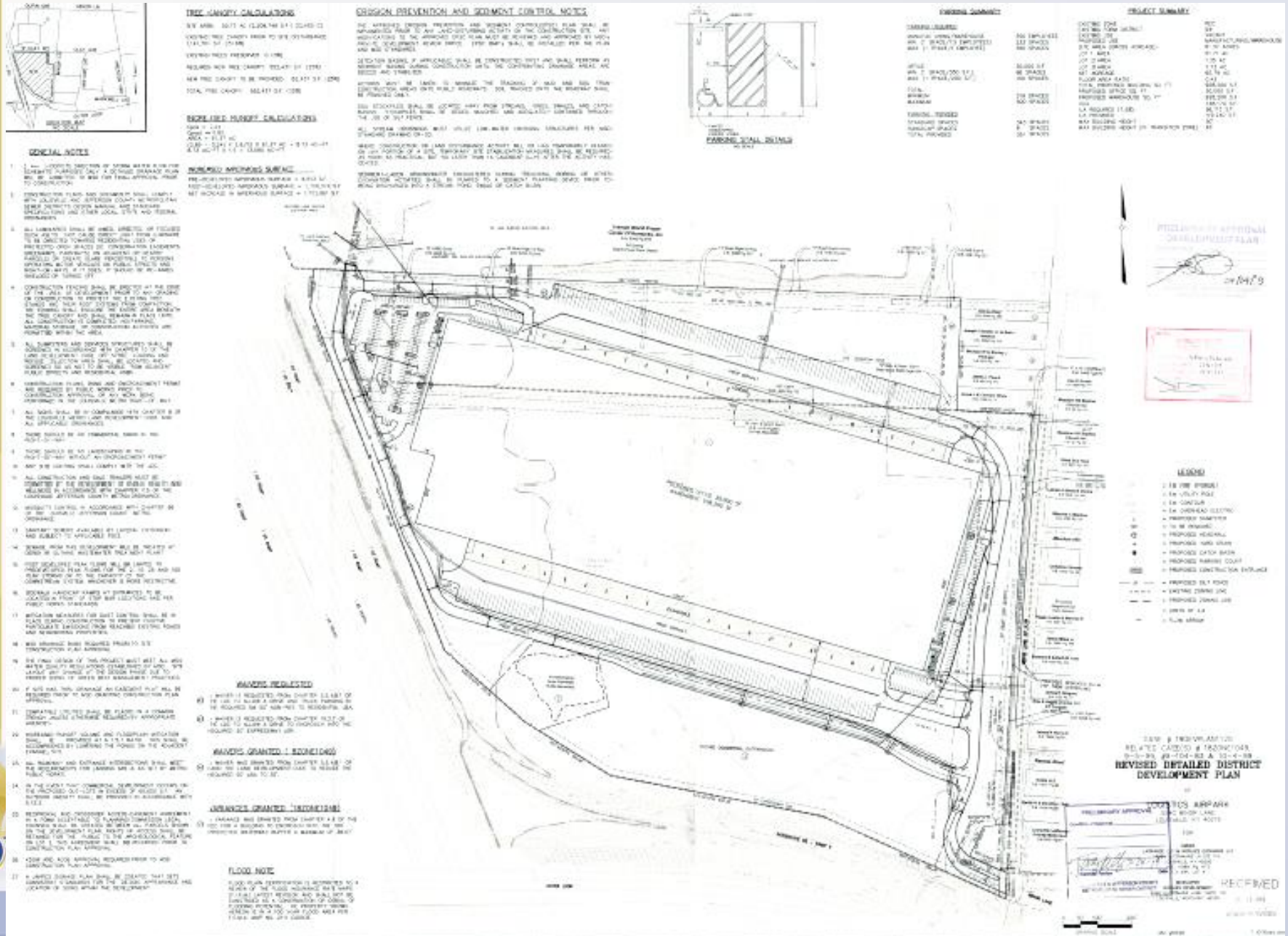
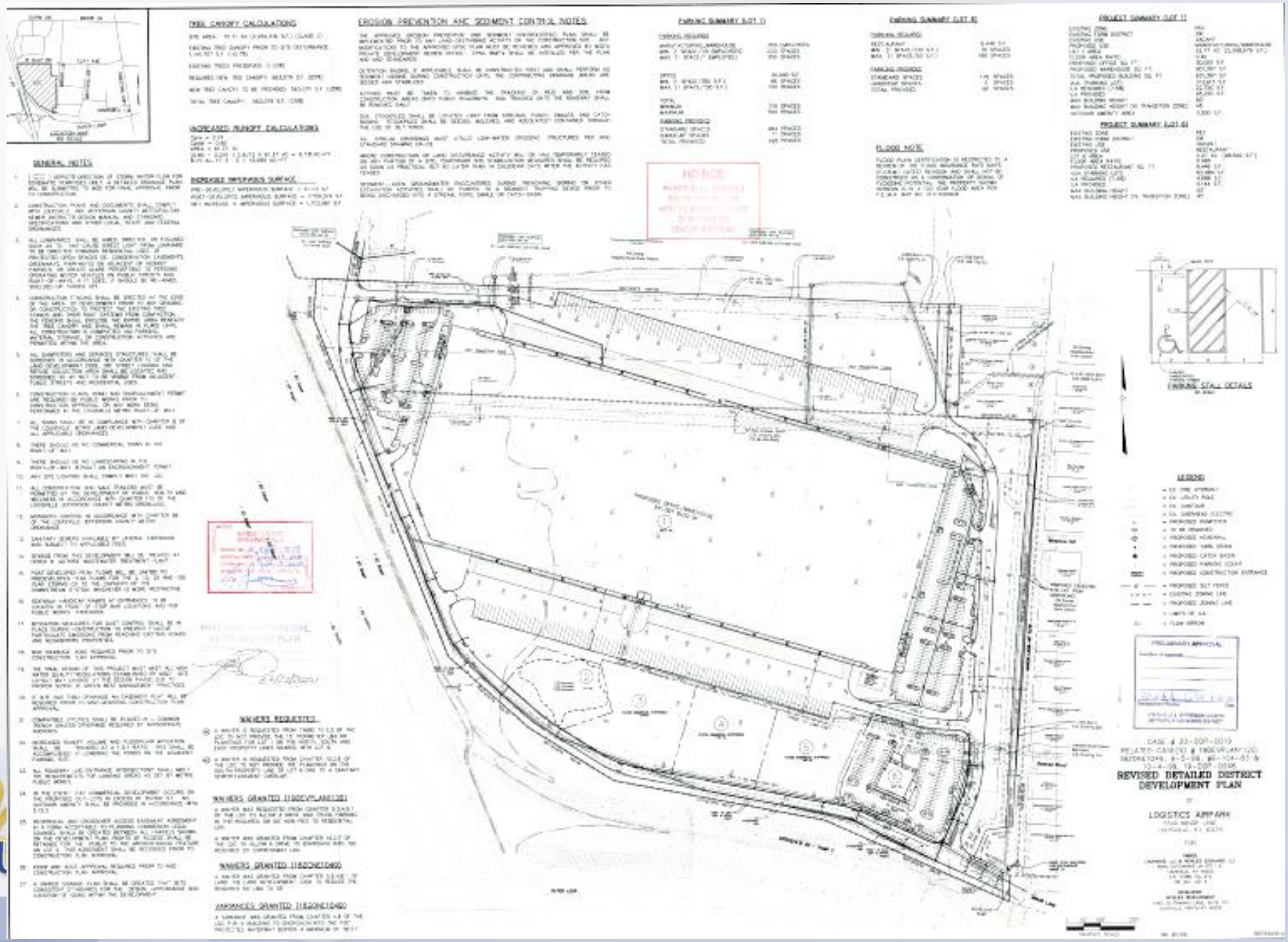

TREE CANOPY CALCULATIONS
EROSION PREVENTION AND SEDIMENT CONTROL NOTES
PARKING SUMMARY
PROJECT SUMMARY
GENERAL NOTES
PARKING STALL DETAILS
WAIVERS REQUESTED
VARIANCES REQUESTED
LEGEND
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
LOGISTICS AIRPARK

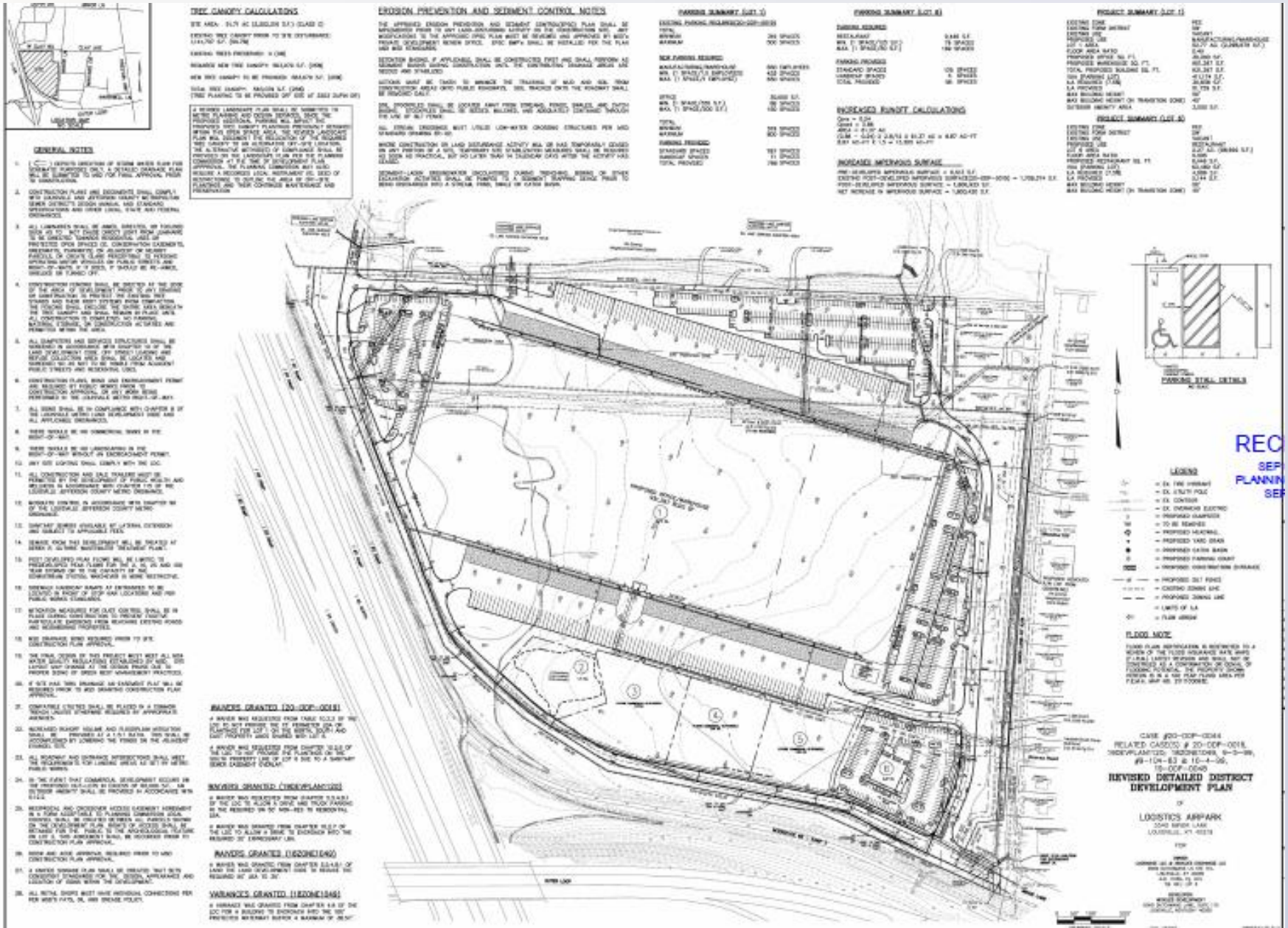
19DEVPLAN1120



20-DDP-0019


GENERAL NOTES
TREE CANOPY CALCULATIONS
INCREASED RUNOFF CALCULATIONS
INCREASED IMPERVIOUS SURFACE
EROSION PREVENTION AND SEDIMENT CONTROL NOTES
PARKING SUMMARY (LOT 1)
PARKING SUMMARY (LOT 2)
FLOOD NOTE
PROJECT SUMMARY (LOT 1)
PROJECT SUMMARY (LOT 2)
PARKING STALL DETAILS
LEGEND
WAIVERS REQUESTED
WAIVERS GRANTED (19DCVPLAN0130)
WAIVERS GRANTED (19DCNE0060)
VARIANCES GRANTED (19DCNE0060)
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
LOGISTICS AIRPARK

Applicant's Proposed Plan



Intersection of Minor Ln and Reeves Rd looking West to subject site

W Clay Rd looking northwest towards the waterway

Aerial view of the waterway

W Clay St looking east towards the waterway (subject site on the right)

Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code Section 4.8 to allow parking to encroach into the 100 foot waterway buffer by a maximum of 42 feet

  Approve/Deny