

**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**

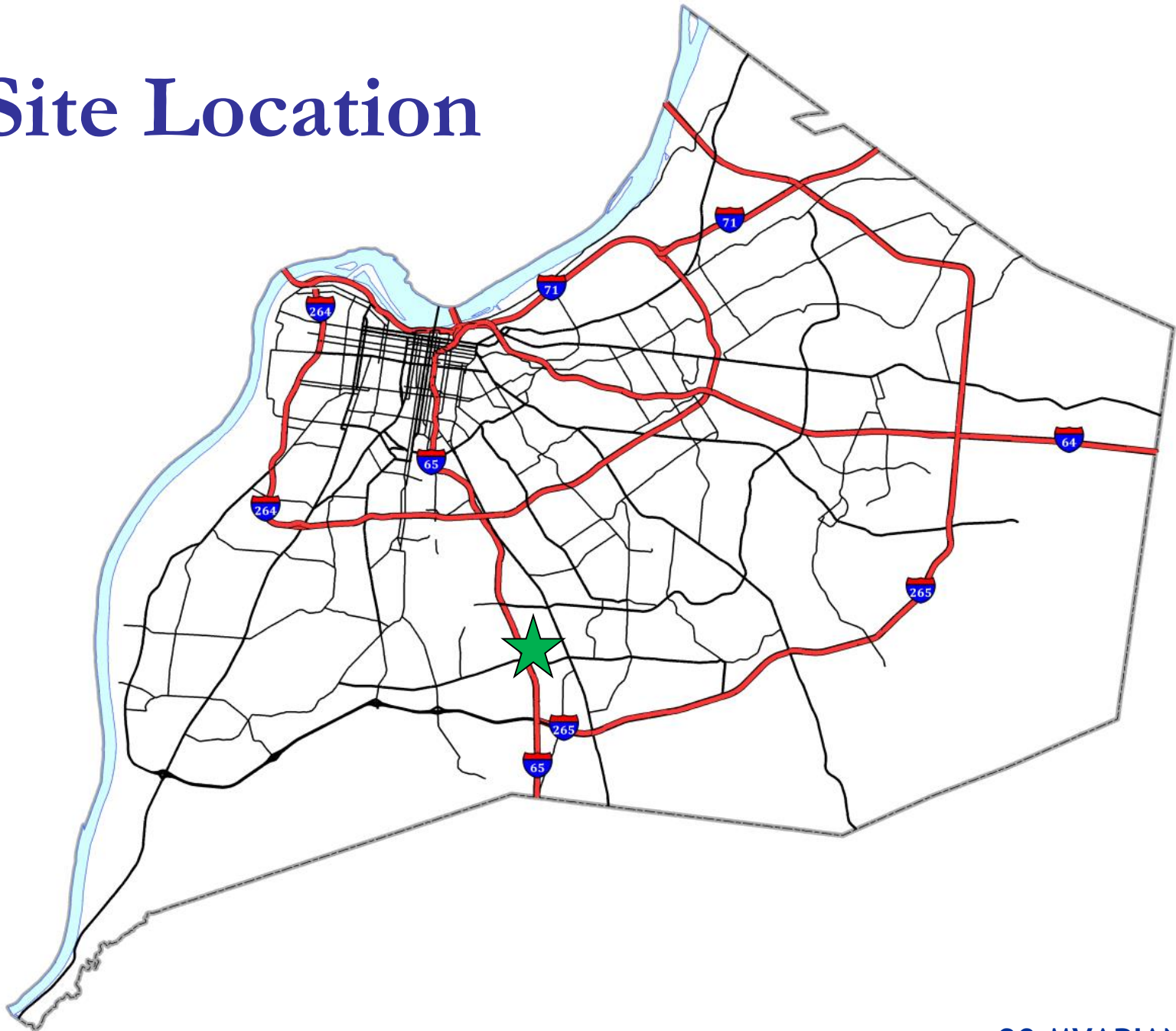
# Request

- **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





# Zoning/Form Districts



# Aerial Photo





## Lo



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set width 800;
set height 400;
set title "A Simple Plot";
set xtics 10;
set ytics 10;
set grid;
plot sin(x) with lines, cos(x) with lines;

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 Layer = 1, 60  
 Area = 4, 120 sq

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THE ATTORNEY GENERAL REQUESTS AND REQUESTS CONSIDERED THAT THIS IS  
RECORDED FROM THE LAW AND CONSIDERED ACTIVITY IN THE CONSTRUCTION OF  
REASONABLE IN THE ATTORNEY GENERAL THAT MUST BE PROVIDED AND APPROVED BY THE  
RECORDS MANAGEMENT BOARD OFFICE. THE BPP'S SHALL BE ATTACHED FOR THE LAW  
AND THE BOARD.

USE OF THIS GUIDE IS APPLICABLE ONLY TO CONSTRUCTION WITH AND WITHOUT DISTURBANCE TO EXISTING PLANTING. FOR INFORMATION ON PLANTING, SEE THE PLANTING MANUAL AND THE PLANTING GUIDE.

ACTING AGENT OF THE FBI REQUESTS THE RELEASE OF THIS CASE AND THE  
CASE NUMBER OF THIS CASE. THE AGENT OF THE FBI REQUESTS THE RELEASE OF THIS CASE AND THE  
CASE NUMBER OF THIS CASE.

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STEWART-LUTIN DISCOVERED EXCESSIVE SUGAR BEHIND CUPBREAD, SUGAR IN COOK  
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**STUDYING RELIGIOUS**  
**CONFLICT WITH A PRACTICAL APPROACH**  
 ISBN 0 7087 0145 1 100pp £12.95pb

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**Abstract**

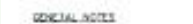


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There is a significant positive correlation between the number of publications and the number of citations received by the author.

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NEW YORK: 50.77 AC (120,760 S.F.) CLASHED 02  
 EXISTING NEW CARPORT: 8800 SQ. FT. (20,000 S.F.)  
 (14,000 S.F. (3,000 S.F.)  
 EXISTING NEW CARPORT: 0.000  
 REQUIRED NEW NEW CARPORT: 50.77 AC (120,760 S.F.)  
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1. *Chlorophyll a* (Chl a) and *Chlorophyll b* (Chl b) are the primary photosynthetic pigments in green plants. They are responsible for capturing light energy and converting it into chemical energy through the process of photosynthesis. Chl a is the most abundant pigment, while Chl b is present in smaller amounts. Both pigments are found in the chloroplasts of green plants.

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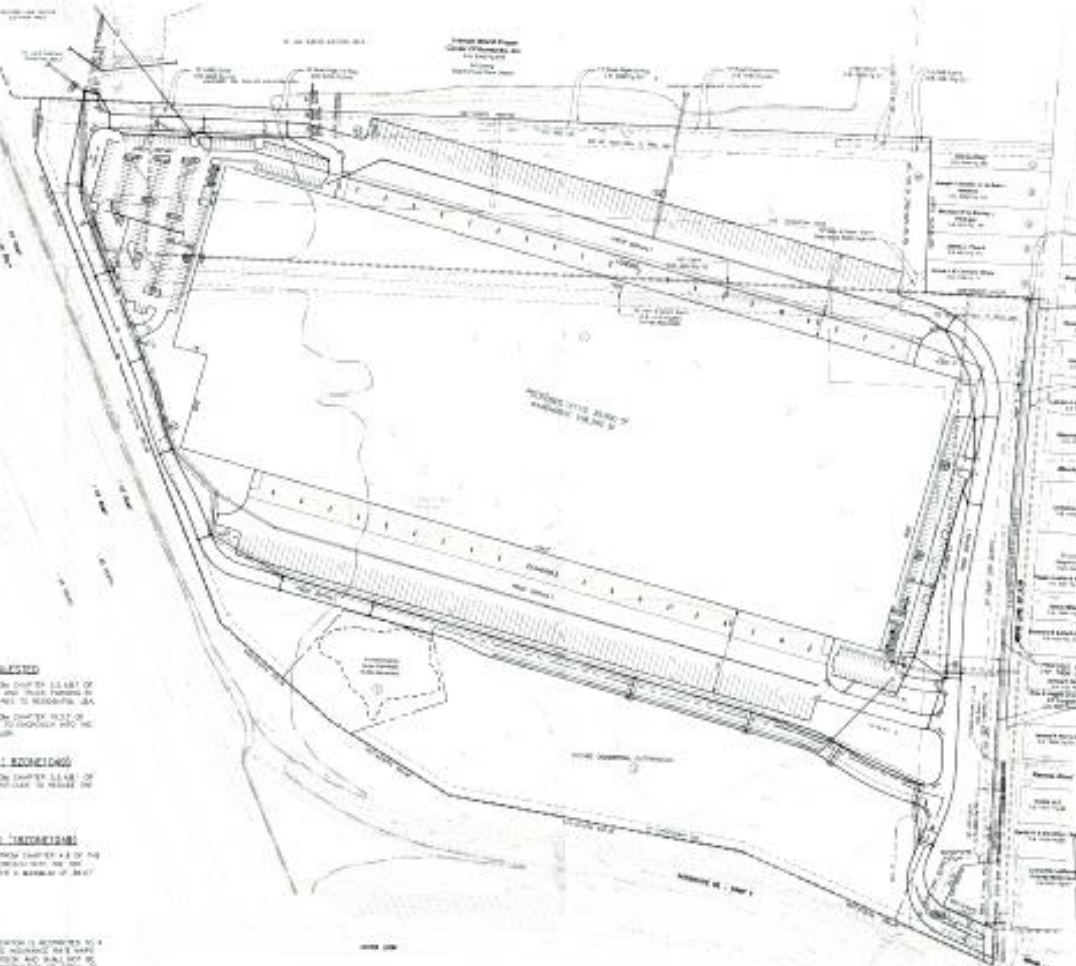
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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

## FLOOD NOTE

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.



## LEARNING OBJECTIVES

- - - - - = PROPOSED PARKING COUNT  
 (---) = PROPOSED CONSTRUCTION ENTRANCE  
 - - - - - = PROPOSED SPLIT ROAD  
 - - - - - = EXISTING DRAINAGE

DEVELOPMENT PLAN

RECEIVED

doi:10.1017/S0022292414000106





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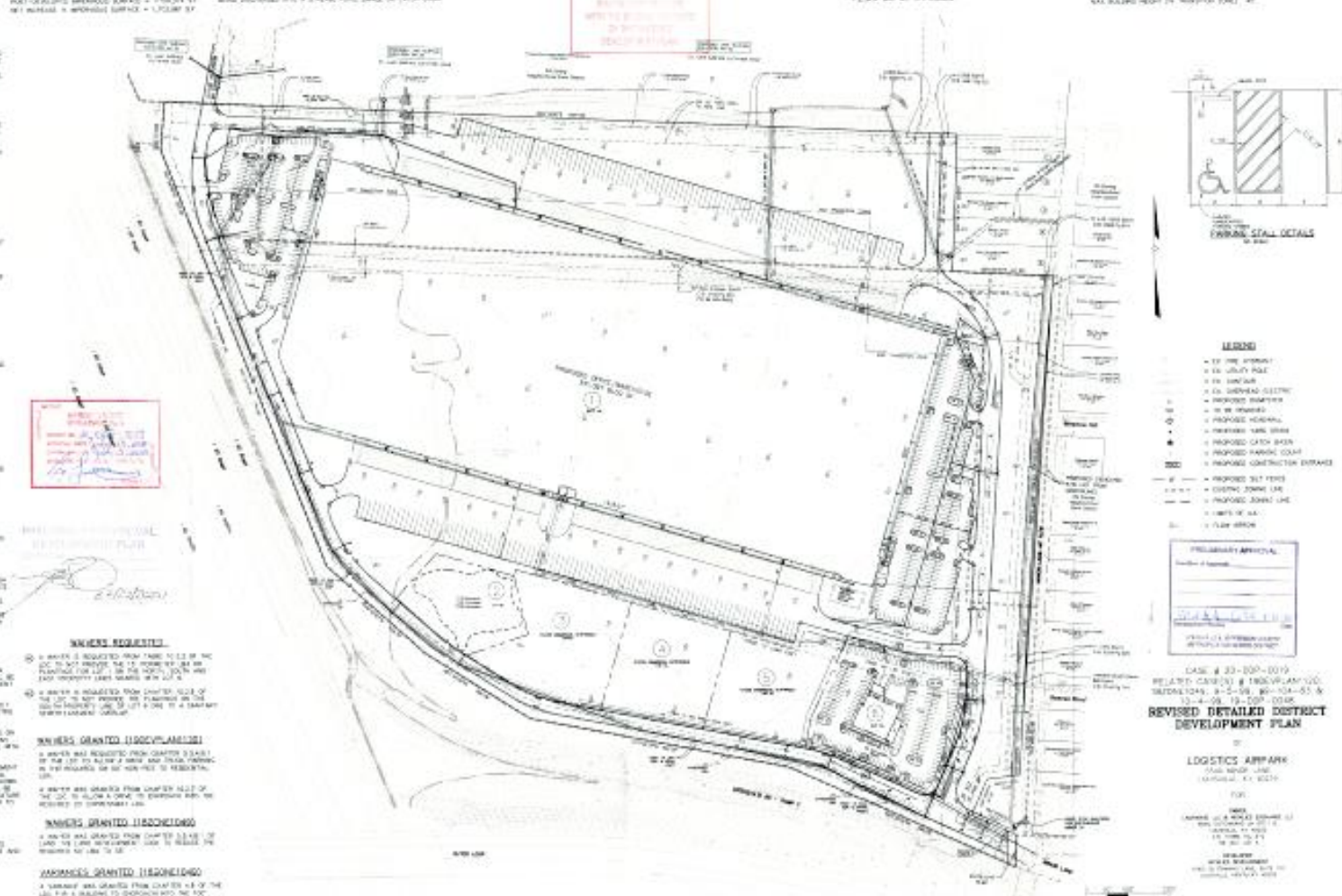
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POST-DEVELOPED WETTABLE SURFACE = 0.004 SF  
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TOTALS REQUESTED	
REEL COUNT	5440 10
NO. 2 REEL (100 S.F.)	55 50000
MAX. 1: SPACE/100 S.F.	185 50000
CANNING REQUESTED	
STANDARD SPACE	100 50000
MINIMUM SPACE	1 50000
TOTAL PROVIDED	99 50000

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FLOOD PLANE IDENTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD ANALYSIS. THIS WORK SHALL BE LIMITED TO THE FLOOD PLANE AND SHALL NOT BE CONSIDERED AS A SUBSTITUTION OF ANY OF THE FLOODING ANALYSIS. NO FLOODING ANALYSIS SHALL BE A FLOOD PLANE FLOOD AREA FOR THE FLOOD PLANE IDENTIFICATION.



2. A search is requested from 100% to 100% of the 100% to 100% property, the 100% to 100% planning for 100% to 100% of the 100% to 100% and 100% property (100% to 100% of the 100% to 100%).

A SEARCH WAS REQUESTED FROM CHAPTER 114.01 OF THE I.C. TO ALLOW A GROUND TO EXIST. HOWEVER, NO REQUESTING OR NO NON-EXIST TO REQUESTING, I.D.

A non-CD mail dated CD FROM CONFID 01 JAN 87  
LAW TO LAMM NON-COMPLIANCE CODE IN RECALL THE  
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A summary and glossary from chapter 4 of the 1996 FAO *Handbook for Fisheries and Aquaculture Extension* is included in the annex.

- CO. INC. APPROVAL
- CO. UTILITY P&E
- CO. CONTRACT
- CO. OVERHEAD ELECTRIC
- PROPOSED SIGNAGE
- 30 YR. ROADWAY
- PROPOSED HIGHWAY
- PROPOSED S&P STUDY
- PROPOSED CATCH BASIN
- PROPOSED FARMHOUSE
- PROPOSED CONSTRUCTION EXTRA

CASE # 33-DOP-0019  
LITIG. CASE(S) # 1806VPLAM120  
CASE/DATE: 9-2-08, 99-104-55 &  
13-4-08, 19-DOP-0048  
VISED DETAILED DISTRICT  
DEVELOPMENT PLAN

## LOGISTICS APPARUS

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# 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