



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

PLAN 2040 JUSTIFICATION STATEMENT

**Welders Supply CUP
20-CUP-0136**

This is a Conditional Use Permit to allow the storage of “potentially hazardous or nuisance” materials on the subject property which is located at 340 Byrne Avenue. Welders Supply has outgrown their existing fill plant which is located approximately 115 feet to the southeast of the subject site at 2665 Helm Street and plans to relocate most of that operation to the subject site. The new plant will be larger and will have the latest technology. Because the fill plant operations include the storage and repackaging of oxygen, and outside cylinder storage of acetylene and hydrogen the Land Development Code requires a Conditional Use Permit. Please note, there will be no manufacturing of any of these materials on site.

Welders Supply has been serving a variety of local and regional clients in the Louisville area for 72 years. The primary purpose for this fill plant is to take in bulk quantities of atmospheric products, such as nitrogen, oxygen, argon, and carbon dioxide, and repackage them into smaller, distributable quantities for sale as cylinder gases to these clients. These products are stored in bulk storage tanks located outside the building. Smaller cylinders are then filled with the gases, and loaded on trucks for distribution. The acetylene and hydrogen products are purchased already packaged in cylinders and re-sold and delivered as is. Welders Supply has an outstanding safety record. In the 30 years of operations at their existing fill plant, there have been no incidents that required the fire department or other first responders.

Both the Land Development Code and the 2018 Kentucky Building Code spell out specific requirements for this type of use. As a part of this process, the owner is consulting with an Architect to ensure that the new facility will meet all building code requirements as well. For instance, the building will be set back more than 50’ from all adjacent properties.

In addition, Welders Supply plans to construct a concrete wall around the property to match the existing wall at their main building directly to the south of the subject site. This wall is not a requirement of any code or regulation, but rather a preference of the owner for security purposes. It will also serve as a screen for adjacent properties. There will be a landscape buffer along Byrne Avenue where trees can be planted between the wall and the Right-of-Way. There will be no property perimeter landscape buffers for this site because 3 of the 4 sides are also zoned EZ1 and contain industrial or commercial uses. To the east of the site is a residentially zoned tract but it is not used for residential purposes and a waiver is being requested for the required buffer. The adjacent residentially zoned property is owned by Louisville Metro Parks and serves as their maintenance facility and a soccer field. There are no residential uses in the immediate vicinity.

For all of the above-mentioned reasons, this site will not have an adverse effect on the public’s health, safety or general welfare. With regard to specific Comprehensive Plan compliance, please note the following:

Community Form

The subject site is located in the Suburban Workplace Form District which is a form characterized by predominately industrial and office uses. All adjacent properties are also in the Suburban Workplace Form District. This proposal allows an existing industrial business to expand its operations through the redevelopment of an adjacent industrial site. The subject property will serve as a connector between two properties already owned by the applicant which will facilitate travel between the sites without utilizing the public street network. Sidewalks will be provided along the frontage of the site and trees will be planted adjacent to Byrne Avenue as required. Therefore, this proposal complies with the applicable policies of the Community Form element of Plan 2040.

Mobility

The subject site is currently used as an industrial site and has adequate access to the public street network via Byrne Avenue, there is TARC service on S Floyd Street which is located approximately 340' to the west, and sidewalks will be provided across the frontage of the property. Therefore, this proposal complies with the applicable policies of the Mobility element of Plan 2040.

Economic Development

The purpose of this project is to allow an existing business to expand by redeveloping an underutilized property within an existing industrial hub. As a part of this project the owner will work to reduce the environmental impact of the site by planting trees, using concrete pavement instead of asphalt, and treating the stormwater runoff generated on site before it is discharged into the sewer system. Therefore, this proposal complies with the applicable policies of the Economic Development element of Plan 2040.

Livability

There are no natural features or tree canopy and there is very little impervious surface on the subject site today. As a part of this project the applicant will increase the tree canopy in the area and provide some green space near the front of the site. They will also install green infrastructure to enhance water quality and reduce the rate of runoff so that the post developed 100-year storm discharge does not exceed the pre-developed 10 year storm discharge in accordance with MSD requirements. Therefore, this proposal complies with the applicable policies of the Livability element of Plan 2040.

The Community Facilities and Housing elements of Plan 2040 are not applicable to this proposal.