

Development Review Committee

Staff Report

January 6, 2020



Case No:	20-DDP-0070
Project Name:	Logisticcenter at Louisville Airport II
Location:	3201 & 3251 South Park Road
Owner(s):	Utica Propeties, LLC
Applicant:	Dermody Properties
Representative(s):	LD&D
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
Case Manager:	Joel P. Dock, AICP, Planner II

REQUEST(S)

- Revised Detailed District Development Plan

CASE SUMMARY

A change in zoning from C-2 to EZ-1 was approved by Council on August 6, 2020, docket 19-ZONE-0062. The previous plan called for a single, 296,000 sq. ft. warehouse. The current proposal is for two structures of roughly 200,000 sq. ft. each. No waivers or variances have been requested.

STAFF FINDING

The proposed revised detailed district development plan appears ot be adequately justified based on staff's analysis contained dint he standard of review.

TECHNICAL REVIEW

The Greenways and Trails Division of Louisville Metro Public Works has indicated that a proposed route for the Louisville Loop is along South Park Road in the area of the proposed development. Options may be available in-lieu-of a traditional sidewalk at this location. The development plan meets the standards of the Land Development Code with respect to provisioning sidewalks and pedestrian connectivity from South Park Road.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: The site contains natural features that have been acknowledged and accommodated by the development. MSD preliminary approval has been received for this proposal. No historic or cultural features are present. An area of encroachment into the protected waterway is being

off-set by an equal or greater amount of preservation in a contiguous area on the development site.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community will be provided by the required public sidewalk and pedestrian connection.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: Sufficient open space is provided as floodplain compensation will be provided.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development as the subject site is located in the SW form district and industrial development is proposed.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The proposed development plan conforms to Plan 2040. The proposal is in the Suburban Workplace form district in a primarily industrial area. The Suburban Workplace is a form characterized by predominately industrial and office uses. The proposed warehouse is located to take advantage of nearby transportation and infrastructure as it is located with access to I-65 & I-265, the airport, and local arterial roadways. The warehouse is also situated to take advantage of a concentration of industrial uses in the workplace form district to relief pressure in citing elsewhere in residential communities and to take advantage of infrastructure.

REQUIRED ACTIONS:

- **APPROVE or DENY the Revised Detailed District Development Plan**

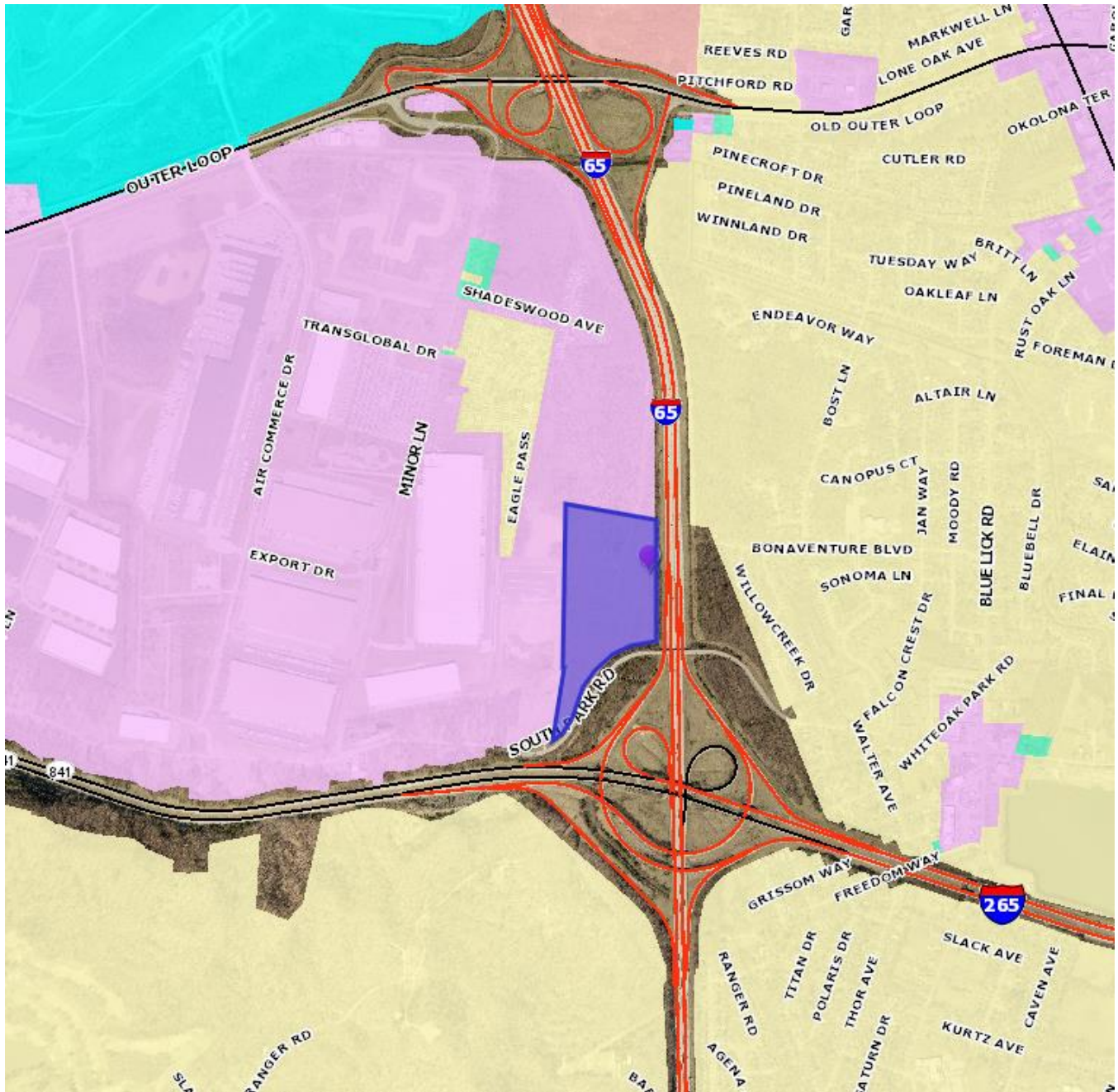
NOTIFICATION

Date	Purpose of Notice	Recipients
12/22/20	Hearing before DRC	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 13

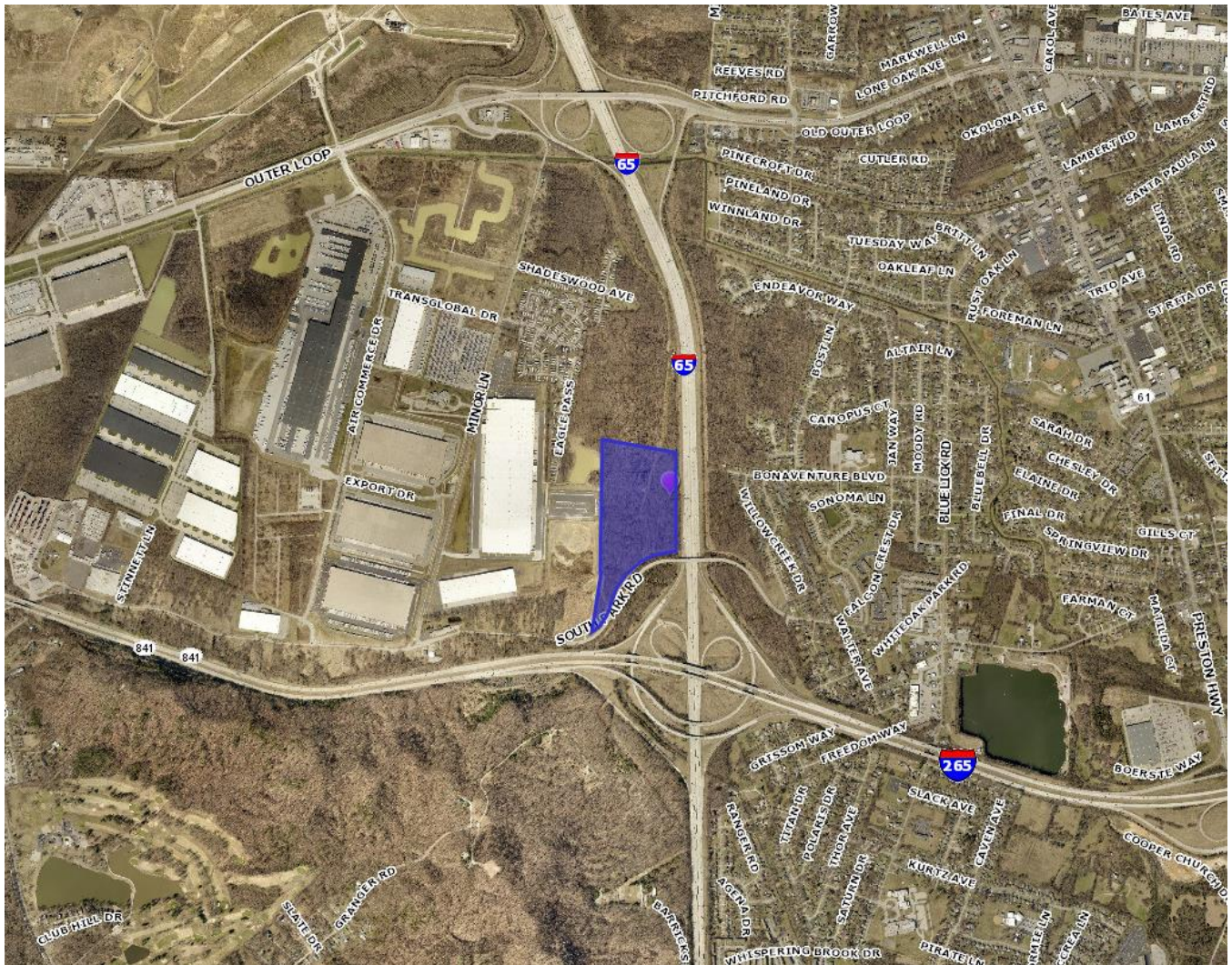
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements (19-ZONE-0062)
4. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



4. Existing Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter
 - d. ~~Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.~~
3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
4. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
6. No new outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.

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