

20-CAT3-0019/21-VARIANCE- 0013

2430 Outer Loop



Board of Zoning Adjustment

Jay Lockett, AICP, Planner I

March 29, 2021

Requests

- **Variance** to encroach up to 60 feet into the 100-foot streamside buffer along Southern Ditch as shown on the development plan.
- **Category 3 Development Plan** with approval of Outdoor Amenity Area design.

Project Summary

- Proposed Warehouse and associated parking
- Site is vacant
- Site is part of the Louisville Renaissance Zone development
- The site lies along Outer Loop west of I-65 in an area with a variety of industrial and commercial uses.

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20-CAT3-0019/21-VARIANCE-0177

Site Aerial



20-CAT3-0019

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Site Zoning



20-CAT3-0019

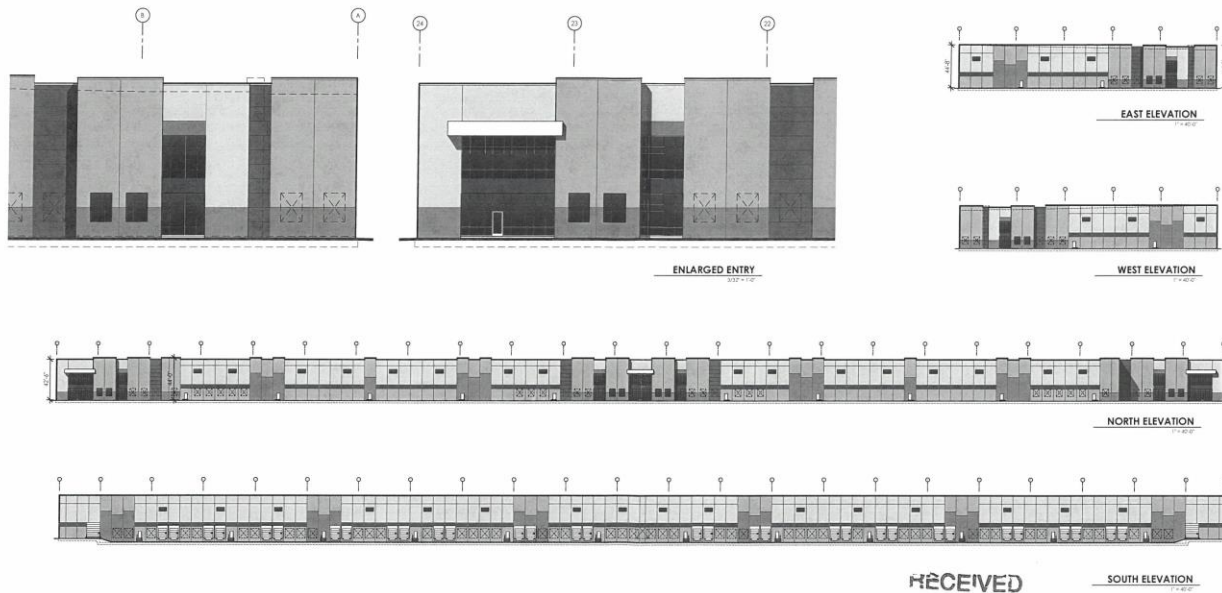
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Proposed Elevations



LOUISVILLE
RENAISSANCE ZONE CORPORATION
SABAK, WILSON
& LINGO, INC.

LRZC Tract 1

15 JANUARY 2021

UNIVERSAL WAY - LOUISVILLE, KENTUCKY

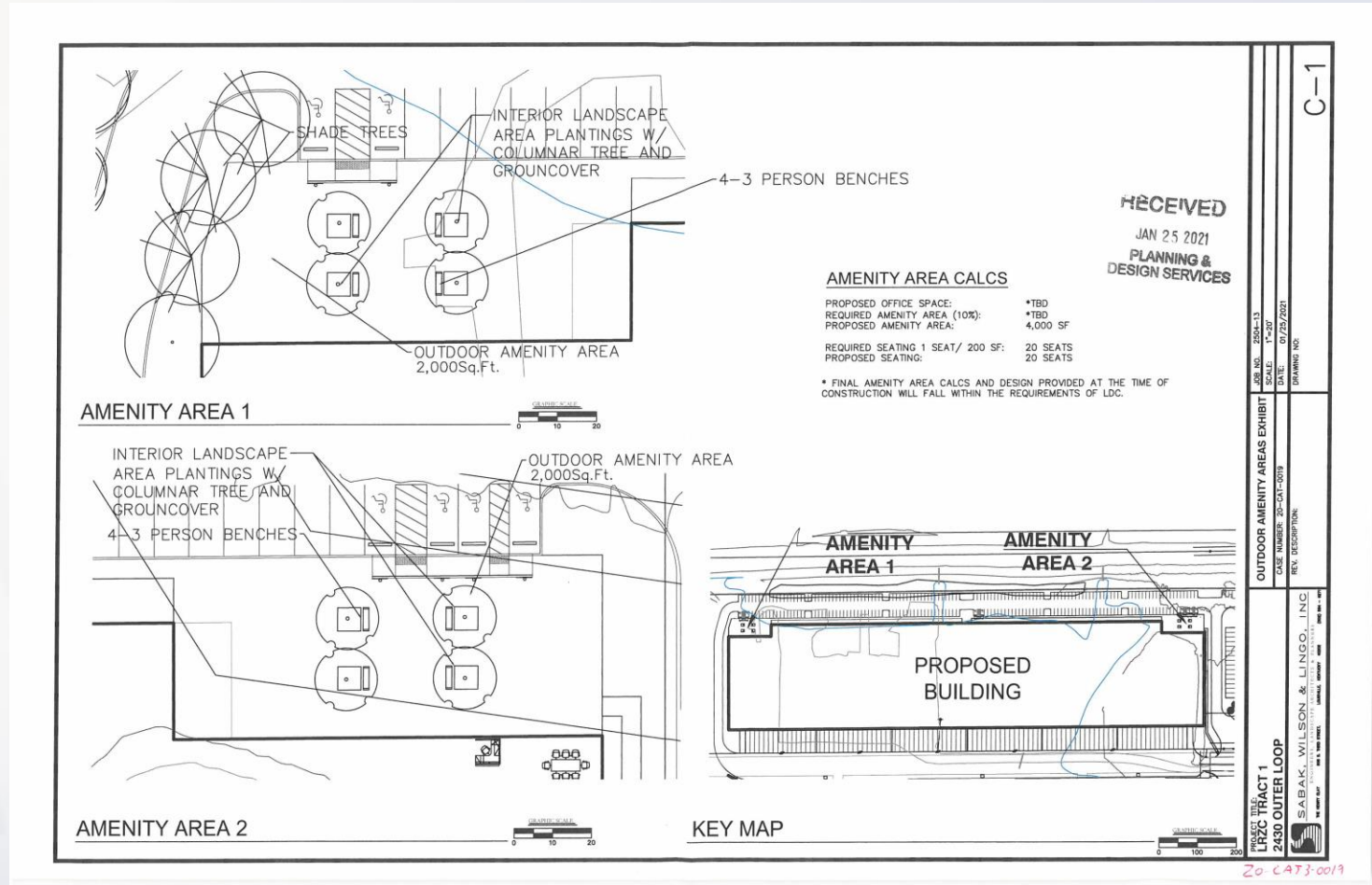
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20-CAT3-0019

Proposed Amenity Area Design



Subject Site

March 16, 2021 at 4:12:48 PM



Southern Ditch Along Outer Loop



Staff Findings

- The variance request is adequately justified and meet the standards of review.
- The applicant will ensure that surface water is treated via stormwater best management practices and MSD regulations to ensure water quality is maintained and runoff is contained on the subject site.
- The Category 3 development plan is in order and the required outdoor amenity space is in compliance with the Land development Code. Final plantings for amenities will be shown on the approved landscape plan.

Required Actions

- **APPROVE or DENY the Variance**
- **APPROVE or DENY the Category Development Plan with outdoor amenity area design.**