



## **BULLITT COUNTY VARIANCE STAFF REPORT**

<b>Docket No:</b>	<b>2025V-32 – 2025V-34</b>
Owner:	IDIL Airport South LLC
Applicant:	IDI Logistics
Locations:	400 & 430 Ferguson Ln
PVA #:	044-000-00-002D located in the city of Hillview
Request 1:	Encroach into front yard setback from required 50' to 11' for truck parking
Request 2	Encroach into rear yard setback from required 25' to 12.5' for truck parking
Request 3:	Encroach into North yard setback to 9' for shared access road
Zoning:	I-L Light Industrial

**REQUEST 1:** To consider a request for a variance from Section 5.801(d)(1)

Encroach into front yard setback from required 50' to 11' for truck parking.

**REQUEST 2:** To consider a request for a variance from Section 5.801(d)(3)

Encroach into rear yard setback from required 25' to 12.5' for truck parking

**REQUEST 3:** To consider a request for variance from Section 5.801(d)(2)

Encroach into North yard setback to 9' for shared access road

### **SUMMARY:**

The applicant proposed to develop the vacant property into fulfillment centers. Building A will be 399,371+/- sf and Building B being 214,462+/- sf in size. The property was recently subdivided into two parcels.

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF KENTUCKY, NO. 10000, EXPIRATION DATE 12/31/2008. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED.

NOTED: 1. ALL SETBACKS TO BE MAINTAINED AS SHOWN ON THESE PLANS. 2. ALL UTILITIES TO BE MAINTAINED AS SHOWN ON THESE PLANS. 3. ALL EXISTING AND PROPOSED DRIVEWAYS TO BE MAINTAINED AS SHOWN ON THESE PLANS. 4. ALL EXISTING AND PROPOSED DRIVEWAYS TO BE MAINTAINED AS SHOWN ON THESE PLANS.

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DETENTION BASIN  
24,100 S.F.

PROPOSED  
BUILDING B  
215,482 S.F.  
37' CLEAR HEIGHT  
311 PARKING SPACES

PROPOSED  
BUILDING A  
208,318 S.F.  
37' CLEAR HEIGHT  
312 PARKING SPACES



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DATE: 7/11/2008  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

VARIANCE PLAN  
AIRPORT SOUTH LOGISTICS  
380 PENNINGTON LANE  
SHELBYVILLE, KY 40085  
PARCEL # 044-000-000-0000  
DEED BOOK 708, PAGE 231  
PARCEL # 044-000-000-0000  
DEED BOOK 881, PAGE 637

OWNER/DEVELOPER  
IDI LOGISTICS  
3805 EDWARDS ROAD, SUITE 150  
CHICOMAH, OHIO 45020  
(513) 966-6953

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