

# Land Development & Transportation

## Staff Report

July 25, 2019



<b>Case No:</b>	19-DDP-0015
<b>Project Name:</b>	Watterson Court Distribution Center
<b>Location:</b>	11410 Watterson Court
<b>Owner(s):</b>	P&B Land, LLC
<b>Applicant:</b>	Lichtefeld Properties, LLC
<b>Representative(s):</b>	AL Engineering, Inc.
<b>Jurisdiction:</b>	City of Jeffersontown
<b>Council District:</b>	11 – Kevin Kramer
<b>Case Manager:</b>	Joel P. Dock, AICP, Planner II

### REQUEST(S)

- **Detailed District Development Plan**

### CASE SUMMARY

The proposal calls for a 40,000 sq. ft. warehouse/office with 45 parking spaces, as well as truck loading area towards the rear. The proposal meets all requirements of the Land Development Code; therefore, no waivers or variances have been requested.

### Associated Cases

- 9-23-91/10-8-91: Change in zoning from R-4, M-2 & M-3 to PEC (approved by City of Jeffersontown on May 15, 1995)

### STAFF FINDING

The detailed district development plan appears to be adequately justified based on staff's analysis contained in the standard of review.

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR DETAILED DISTRICT DEVELOPMENT PLAN

- 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 proposed improvements do not adversely impact natural resources.

- 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 are provided as required sidewalks and pedestrian connectivity will be provided as required by the Land Development Code.

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

STAFF: The development of this site does not require provisioning for open space. A rear portion of the site containing intermittent streams will not be disturbed by the proposal.

- 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 provisions 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 overall site design and land uses are compatible with the existing and future development of the area that contains a mix of industrial warehouse and office uses that have been appropriately located within the PEC zoning district and Workplace form.

- 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 development plan conforms to applicable guidelines and policies of the Comprehensive Plan as the proposed development is located amongst similar uses within the Workplace form district and all requirements of the Land Development code have been met.

### **REQUIRED ACTIONS**

- **RECOMMEND** to the City of Jeffersontown that the **Detailed District Development Plan** be **APPROVED** or **DENIED**.

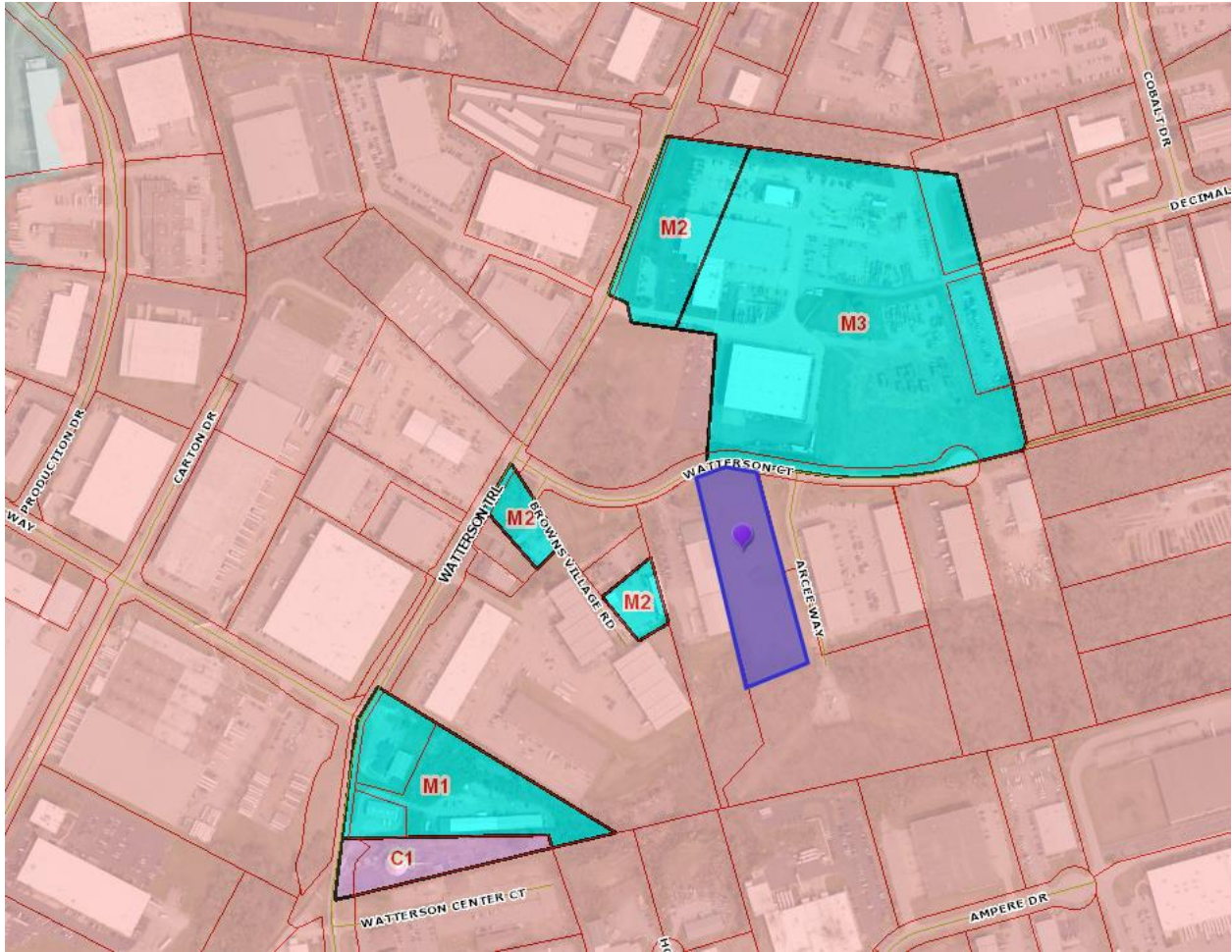
### **NOTIFICATION**

Date	Purpose of Notice	Recipients
7/12/19	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 11

### **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements

1. **Zoning Map**



2. Aerial Photograph





**3. Existing General Plan Binding Elements (9-23-91)**

1. Prior to development of each site or phase of this project, a detailed district development plan shall be submitted to the Planning Commission for approval. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited to the following items:

- a) screening, buffering, landscaping
- b) density, floor area, size and height of buildings
- C) points of access
- d) land uses
- e) signs
- f) loading berths
- g) parking
- h) outdoor lighting.

2. Before a building permit is issued:

- a) a major subdivision plat shall be recorded creating the lots and roadways as shown on the approved general district development plan and preliminary subdivision plan.

3. Sidewalks shall be provided on the south side of Road "B" and the westerly side of "A" Court as shown on the subdivision preliminary plan (Docket No. 10-8-91); sidewalks shall be constructed on each lot before requesting a Certificate of Occupancy.

4. The owner agrees to construct the necessary roadway improvement on Browns Village Road from its intersection with Watterson Trail to Road "B" as shown on the Preliminary Subdivision Plan, Docket No. 10-8-91. Said roadway improvement shall be subject to the approval of Jefferson County Department of Public Works.

5. Each individual subdivision lot shall be subject to a Binding Element requiring that solid waste collected from said lot be disposed of in accordance with applicable federal and State Laws, Ordinances and Regulations.

6. The above binding elements may be amended as provided for in the Zoning District Regulations.

**3. Proposed 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 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
  - b. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 25, 2019 Land Development & Transportation Committee meeting. A copy of the approved rendering is 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.