

Development Review Committee

Staff Report

May 6, 2026



Case No:	25-DDP-0102
Project Name:	T-Mobile Switch Renovation
Location:	11509 Commonwealth Dr
Applicant:	Liberty, Business Center LLC
Representative:	FS&L Architects
Jurisdiction:	Jeffersontown
Council District:	11 – Kevin Kramer
Case Manager:	Tyler Pobiedzinski, Planner I

REQUESTS

- **Waiver** from Jeffersontown Development Code 10.2.4.B.1 to allow accessory structures within the property perimeter landscape buffer area (26-WAIVER-0038)
- **Revised Detailed District Development Plan** with proposed Binding Elements

CASE SUMMARY

The subject property consists of an approximately 1.97 acre parcel zoned PEC (Planned Employment Center) within the Suburban Workplace Form District, located east of Blankenbaker Parkway in the Commonwealth Bluegrass Industrial Park within the City of Jeffersontown. The site is currently developed with a 24,456 square-foot telecommunications office building.

The applicant has submitted a revised development plan proposing the installation of two 3 MW generators and the construction of an approximately 950 square-foot, one-story loading structure with a single bay. Additionally, the proposal includes the placement of electrical equipment and a dumpster within the landscape buffer area.

The Jeffersontown Development Code requires that property perimeter landscape buffer areas remain free of all development, including buildings, parking areas, driveways, and other structures, except for those associated with public utility services located within a dedicated easement.

STAFF FINDING

Staff finds that the requests are adequately justified and meet the applicable standards of review. The proposed development is consistent with the guidelines of Plan 2040 and meets the requirements of the Jeffersontown Development Code, with the exception of the requested waiver, which is sufficiently justified.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the proposed electrical equipment and dumpster will be located within the landscape buffer area but will remain fully

screened by required plantings and an 8-foot-tall screening element. These measures will preserve visual buffering and mitigate potential impacts to adjoining properties.

- (b) The waiver will not violate the Comprehensive Plan; and

STAFF: The waiver will not violate the Comprehensive Plan, as the proposal remains consistent with the Suburban Workplace Form District, which supports employment uses and associated infrastructure. The required landscaping and 8-foot screening will maintain the buffer's effectiveness and overall site compatibility. Community Form Goal 1, Policy 10 encourages mitigation of impacts where incompatibilities may occur. The proposed screening and plantings adequately minimize potential visual and operational impacts to adjacent properties.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant, as the encroachment into the landscape buffer area is limited to essential utility equipment and a dumpster. The request does not include expansion of principal structures or parking and preserves the overall function of the buffer area.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions would create an unnecessary hardship on the applicant, as it would limit the ability to maintain minimum safe vehicle clearance and adequate on-site circulation necessary for loading operations. With the existing development on the site, there are no reasonable alternative locations for the electrical equipment and dumpster that would both comply with the LBA requirements and allow for safe and functional operation of the site.

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: There are no significant natural or cultural resources located on the subject site. The property is previously developed, and the proposed addition and generators represent a minor modification to the existing development. No impacts to steep slopes, waterways, floodplains, or historic resources are anticipated.

- 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 circulation within and surrounding the development have been maintained. The proposed addition and generators do not alter existing access points, internal circulation patterns, or pedestrian connectivity. The preliminary development plan has been approved by Metro Public Works.

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

STAFF: There are no open space requirements for the current 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 site is previously developed and existing drainage infrastructure is in place. The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities.

- 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 use remain compatible with surrounding development. The proposed addition and generators are integrated into the existing site layout and function as accessory elements to the primary building use. The design incorporates screening elements to buffer views of the maneuvering area, and the modification does not alter the established development pattern of the area.

- 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 revised development plan conforms to the Comprehensive Plan and the City of Jeffersontown Development Code, with the exception of the requested waiver. Community Form Goal 1, Policy 3.1.10 recognizes that development within the Suburban Workplace Form District may require significant buffering from abutting uses. The proposed addition represents a minor modification to a previously developed site and is compatible with surrounding commercial uses along the west property line. Appropriate screening and landscaping are provided to ensure adequate buffering. The addition enhances the functionality of the property while remaining consistent with the established development pattern and applicable site design standards.

REQUIRED ACTIONS:

- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the **Waiver** from Jeffersontown Development Code 10.2.4.B.1 to allow accessory structures within the property perimeter landscape buffer area (26-WAIVER-0038)
- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with proposed Binding Elements

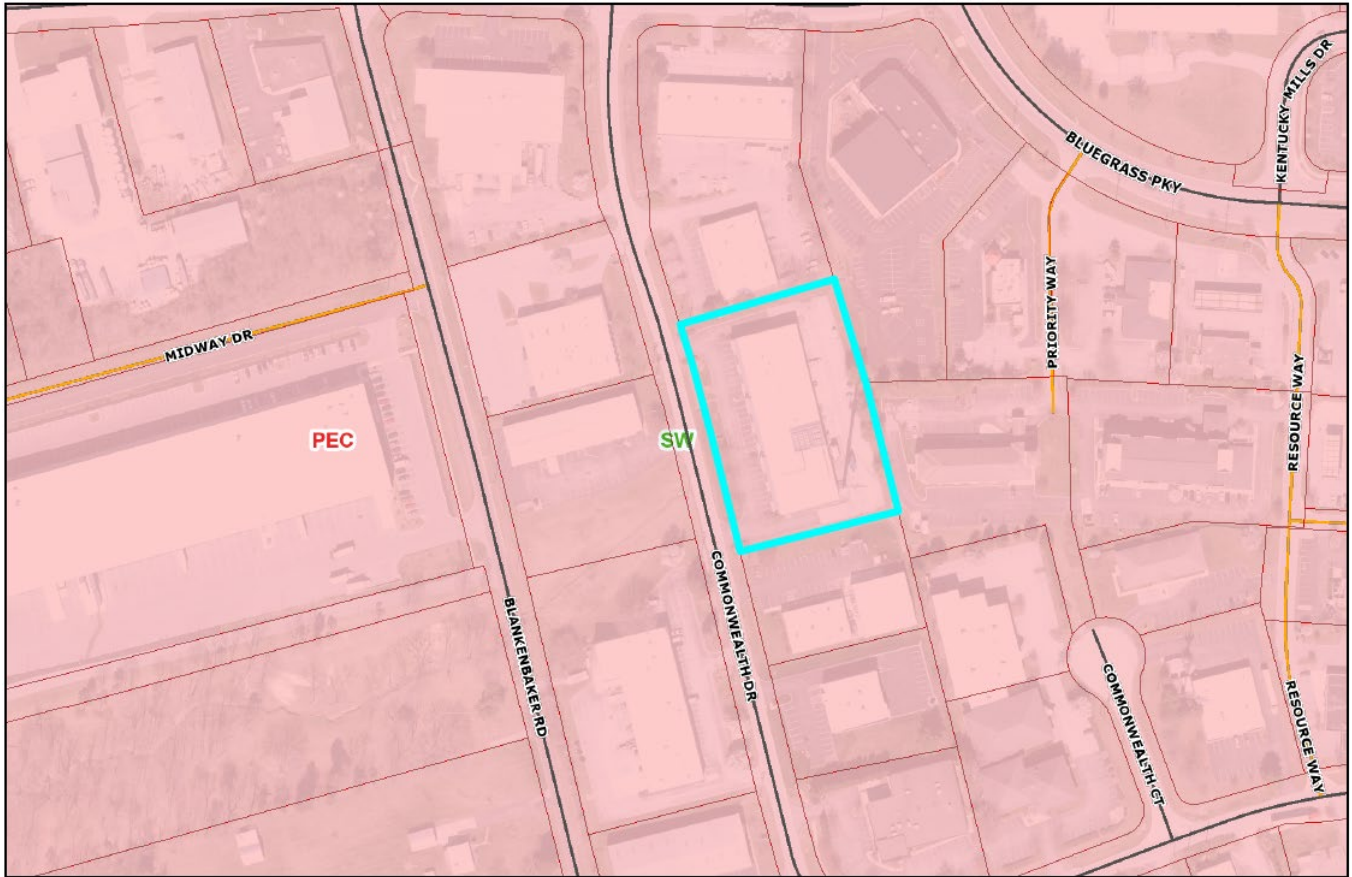
NOTIFICATION

Date	Purpose of Notice	Recipients
4/24/2026	Hearing before DRC	1 st tier adjoining property owners and current residents & Registered Neighborhood Groups in Council District 11

ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Proposed Binding Elements

All General Plan Binding Elements are applicable to the subject site, in addition to the following:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes, additions or alterations of any binding element(s) shall be submitted to the Planning Commission and to the city of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The size and location of any proposed freestanding sign must be in compliance with the City of Jeffersontown Sign Ordinance.
3. Any area proposed to be used for outdoor sales, display or storage in accordance with Section 4.4.8 shall be accurately delineated on the development plan.
4. Outdoor lighting (for parking lot illumination and security) shall meet the requirements of Section 4.1.3 of the Land Development Code.
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. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the City of Jeffersontown (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permit must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. 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.
 - d. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10.
7. If a building permit is not issued within two years of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission and the City of Jeffersontown.
8. 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 and City of Jeffersontown.

9. 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.
10. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.