

Development Review Committee

Staff Report

May 6, 2015



Case No:	15EXTENSION1001
Project Name:	Jefferson Centre Day Care
Location:	5702 Outer Loop
Owner(s):	Jesse Flynn
Applicant:	Kent Gootee
Representative(s):	Kent Gootee
Project Area/Size:	9.57 acres
Existing Zoning District:	C-2, Commercial
Existing Form District:	SMC, Suburban Marketplace Corridor
Jurisdiction:	Louisville Metro
Council District:	23 – James Peden
Case Manager:	Jon E. Crumbie, Planner II

REQUEST

- Extension of Expiration

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is requesting an extension of expiration for the Revised Detailed District Development Plan approved under Docket DP-15241-10. The development plan expired on May 2, 2013. Staff approved a first extension in accordance with Planning Commission policies. The applicant states the need for more time to secure a tenant as the exceptional circumstance.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Commercial	C-2	SMC
Proposed	Commercial	C-2	SMC
Surrounding Properties			
North	Vacant	R-4	N
South	Multi-family residential	R-5A	SMC
East	Single family residential	R-4	N
West	Commercial	C-1, C-2	SMC

PREVIOUS CASES ON SITE

19188: The Extension of Expiration was granted by Planning Commission staff and until May 2, 2015.

15241: A request for a Revised Detailed district Development Plan to allow the addition of a structure for a day care to an existing retail shopping center. This proposal was approved by DRC on May 2, 2011.

9-52-96PW:

A request for a change in zoning from R-4 and C-1 to C-2 on property known as 5718 Outer Loop. This request was approved Fiscal Court on December 10, 1996.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STAFF CONCLUSIONS

The applicant is requesting a second extension of expiration until May 2, 2016. The Planning Commission may grant requests for extensions of expiration of the preliminary plan if the Commission finds that exceptional circumstances or extraordinary hardship justifies such request. The applicant states the need for more time to secure a tenant as the exceptional circumstance.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the request for an extension of expiration.

NOTIFICATION

Date	Purpose of Notice	Recipients
5/6/15	Meeting before DRC	1 st tier adjoining property owners Registered neighborhood groups Speakers from previous public hearings

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

