

# Development Review Committee

## Staff Report

November 5, 2014



<b>Case No:</b>	14DEVPLAN1141
<b>Project Name:</b>	At Home
<b>Location:</b>	11501 Bluegrass Parkway
<b>Owners:</b>	ARC GRLOUKY001, LLC
<b>Applicant:</b>	ARC GRLOUKY001, LLC
<b>Representative:</b>	Dunaway Engineering, Inc.
<b>Project Area/Size:</b>	10.481 acres
<b>Existing Zoning District:</b>	PEC, Planned Employment Center
<b>Existing Form District:</b>	SW, Suburban Workplace
<b>Jurisdiction:</b>	Jeffersontown
<b>Council District:</b>	11 – Kevin Kramer
<b>Case Manager:</b>	Matthew R. Doyle, Planner I

### REQUEST

- Revised Detailed District Development Plan

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The site is plan certain approved in Docket 9-41-78. It is located in Bluegrass Commerce Park (formerly known as Bluegrass Research and Industrial Park) in Jeffersontown.

At Home (formerly known as Garden Ridge) requests a Revised Detailed District Development Plan to bring the existing site into compliance. In 2010, a minor subdivision plat divided the original parcel into 3 lots. The owner/developer at the time refused to grant a crossover access easement and shared parking agreement and record it with the minor plat. The reconfiguration of the lot without the agreement left the subject site short of the 810 parking spaces that are required by binding element 3.

The current site is providing 495 parking spaces. The current Land Development Code (LDC) requires a minimum of 491 parking spaces. The applicants would like to remove binding element 3 with this revision as the site meets the parking requirements of the current LDC.

Other than the lot layout and parking, no other changes are requested at this time. Approval of the RDDDP along with removing binding element 3 would bring the site into compliance.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Retail	PEC	SW
<b>Proposed</b>	Retail	PEC	SW
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Hotel	PEC	SW
<b>South</b>	Retail	PEC	SW
<b>East</b>	Restaurant	PEC	SW
<b>West</b>	Hotel	PEC	SW

## PREVIOUS CASES ON SITE

9-41-78 & 10-12-78: City of Jeffersontown approved a change in zoning from single family residential to industrial park as well as a preliminary subdivision plan for Commonwealth Industrial Park.

13065: A minor subdivision plat that created 3 lots from 1 lot.

## INTERESTED PARTY COMMENTS

Staff has not received any communication from interested parties.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code (as adopted by the City of Jeffersontown)

## STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP and AMENDMENT TO BINDING ELEMENTS

- 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 does not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site.

- 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 will be provided. Transportation Planning Review has approved the preliminary development plan.

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

STAFF: Provisions of sufficient open space will be provided.

- 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. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways.

- 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 and to requirements of the Land Development Code.

### TECHNICAL REVIEW

The proposed development plan is in order and has received preliminary approvals from Transportation Planning Review and MSD.

### STAFF CONCLUSIONS

- The proposed development plan appears to be adequately justified based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established in the LDC for approving the RDDDP.

### REQUIRED ACTIONS

- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the Revised Detailed District Development Plan.

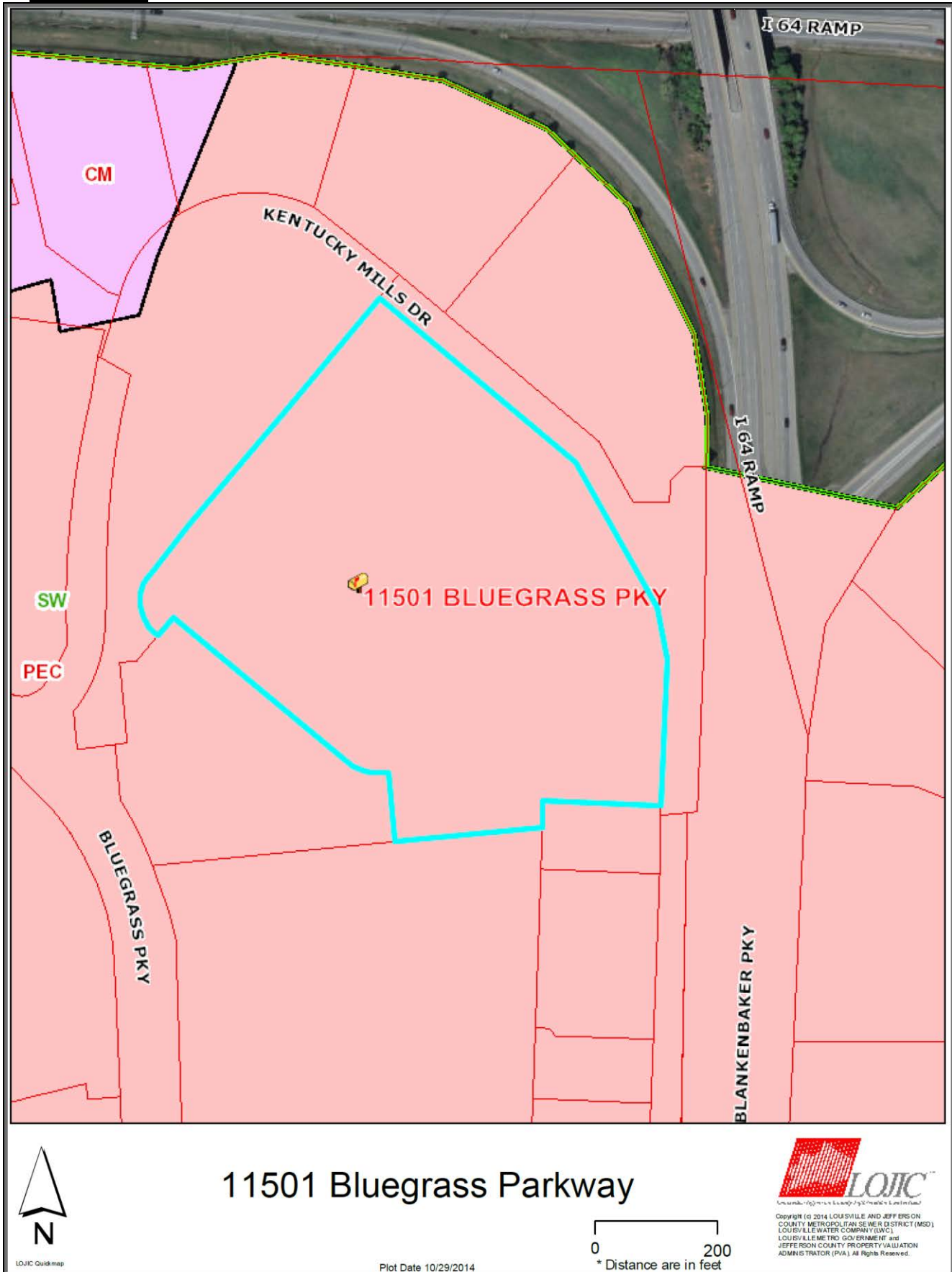
### NOTIFICATION

Date	Purpose of Notice	Recipients
10/23/14	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered neighborhood groups

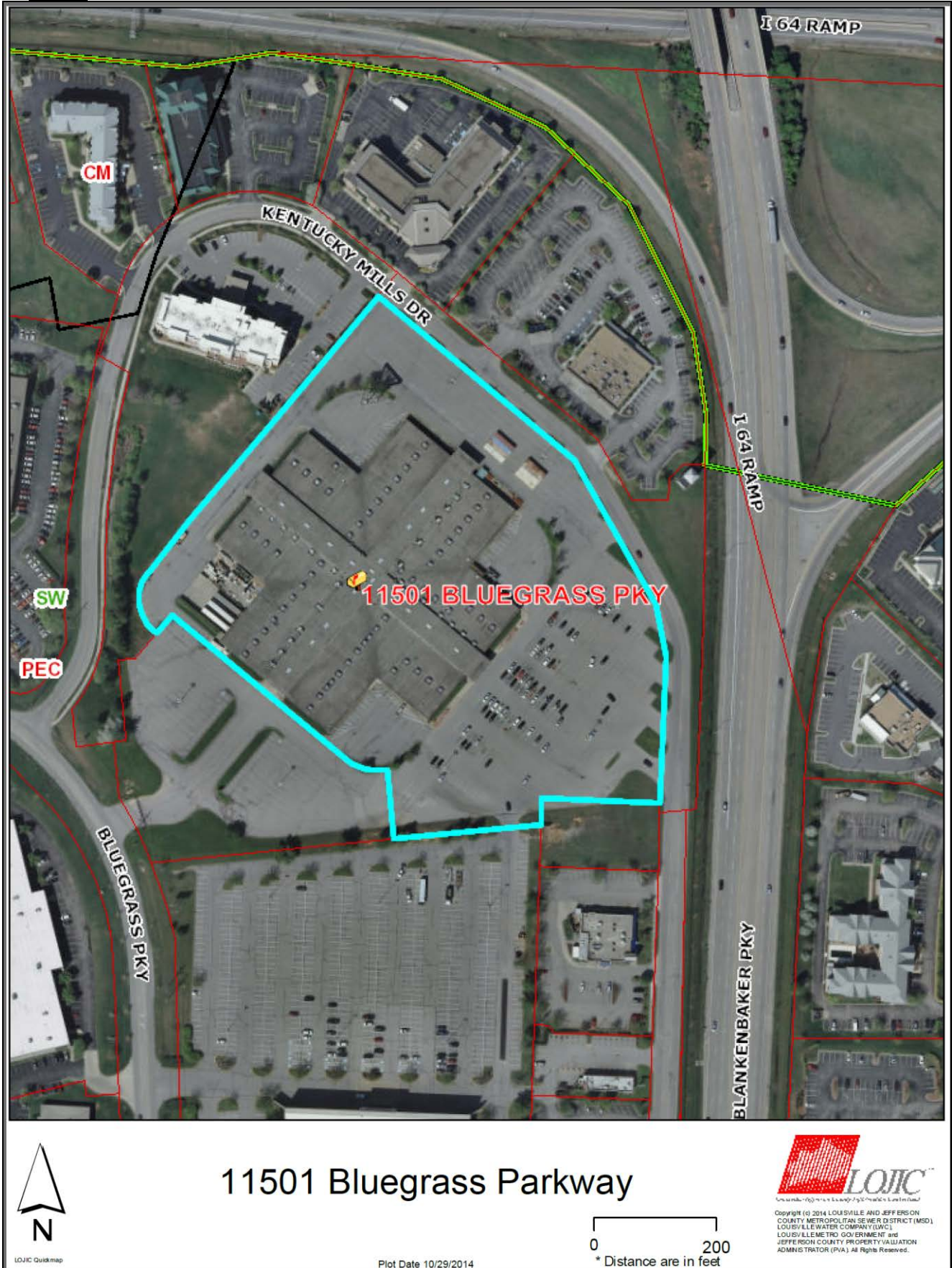
### ATTACHMENTS

1. Zoning Map
2. Aerial
3. Existing Binding Elements
4. Proposed Binding Elements

1. Zoning Map



2. Aerial



### **3. Existing Binding Elements**

**All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:**

1. The development shall be in accordance with the approved district development plan, land use and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission. All binding elements contained on the General District-Development Plan shall remain in effect for the detailed plan.
2. The development shall not exceed 162,000 square feet of gross floor area.
3. A minimum of 810 parking spaces shall be provided with 2% designed for handicapped accessibility.
4. Before a building or alteration permit and/or a certificate of occupancy is requested:
  - a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District,
  - b) The size and location of any proposed sign must be approved by the City of Jeffersontown. The City of Jeffersontown may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
  - c) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
5. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
6. There shall be no outdoor storage on the site.
7. If a building/paving permit is not issued within one year 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.

### **4. Proposed Binding Elements**

- ~~3. A minimum of 810 parking spaces shall be provided with 2% designed for handicapped accessibility.~~