

Development Review Committee

Staff Report

March 17, 2021



Case No:	21-CFR-0001
Project Name:	JCPS – Echo Trail Middle School
Location:	2601 Echo Trail
Owner:	Jefferson County School District
Applicant:	Susan Biasioli – Jefferson County School District
Jurisdiction:	Louisville Metro
Council District:	19 – Anthony Piagentini
Case Manager:	Zach Schwager, Planner I

REQUEST(S)

Community Facility Review and Floyds Fork Overlay Review for a new 147,400 sq. ft. Jefferson County Public School

CASE SUMMARY/BACKGROUND

The subject property is located on the east side of Echo Trail in between Floydsview Place and S. English Station Road and is within the Floyds Fork Overlay District. The applicant is proposing to construct a new 147,400 sq. ft. public school and associated parking and athletic field. The structure will be two-stories tall with a maximum height of 37'-4". The minimum parking required is 200 spaces with a maximum of 333 spaces and the applicant will provide 141 visitor/employee spaces and 67 bus loading and potential spaces for a total of 208 spaces.

STAFF FINDING

Planning & Design staff reviewed the proposed plan against the Community Facility Review and Floyds Fork Overlay District guidelines. Comments were provided to the applicant that encouraged more compliance with the Floyds Fork guidelines and ensuring that the Echo Trail Scenic corridor's rural appearance is preserved. Staff noted that this could be accomplished by considering a redesign of the location of the parking on the site to the side or rear of the structure by moving the school structure toward Echo Trail and/or increase landscaping in between Echo Trail and the parking in front of the structure. The parking is still in front of the structure on the site plan, but landscaping will be provided. Staff also noted that a landscape buffer area should be provided along the perimeter of the property, steep slopes should not be disturbed, grading and filling should be minimized to preserve scenic vistas, signage should be limited to monument style or attached with no LED or pole signs, and potential traffic impacts to Shelbyville Road and Taylorsville Road should be addressed. Staff finds that the parking location and landscape buffer areas around the perimeter of the property need to be addressed at the meeting.

TECHNICAL REVIEW

The development plan has received preliminary approval from MSD and Transportation Planning.

INTERESTED PARTY COMMENTS

No interested party comments were received.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Community Facility Review and Floyds Fork Overlay Review

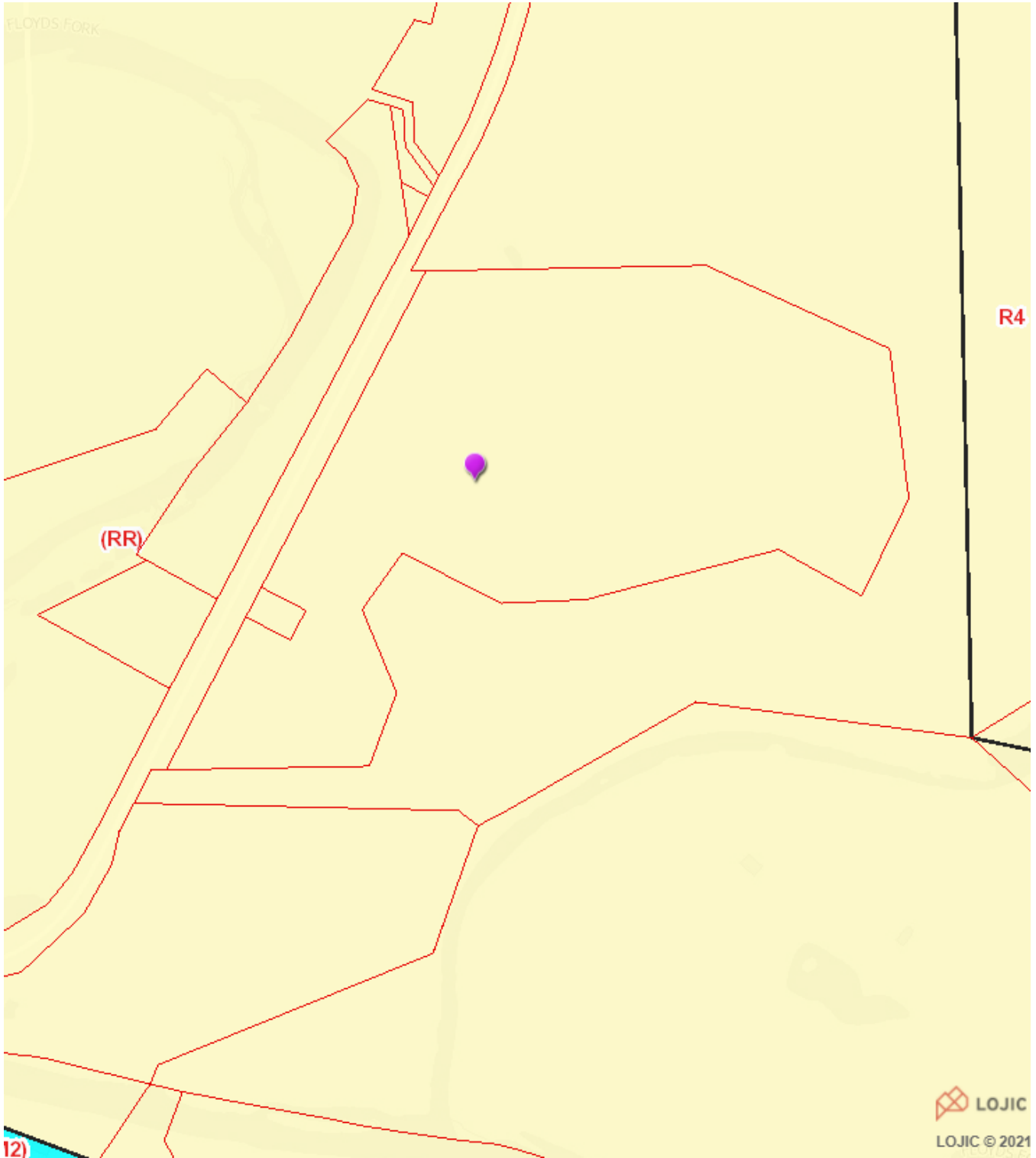
NOTIFICATION

Date	Purpose of Notice	Recipients
03/01/2021	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 19

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

