

Development Review Committee

Staff Report

July 29, 2020



Case No:	20-DDP-0017
Project Name:	Vinings of Claibourne Phase II
Location:	13508 Factory Ln
Owner(s):	Vinings of Claibourne Phase II, LLC.
Applicant:	Vinings of Claibourne Phase II, LLC.
Jurisdiction:	Louisville Metro
Council District:	19 – Anthony Piagentini
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Detailed District Development Plan** with binding elements.

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct 291 multifamily units across 4 buildings on approximately 9.68 acres. The site is zoned OR-3 and is in the Suburban Workplace and Neighborhood form districts. The site is part of the St Joseph's Property rezoned under docket 16ZONE1019 and is located in northeastern Louisville Metro just east of La Grange Rd near the Gene Snyder Freeway. In addition to the main structures, associated parking, a clubhouse, a pool and other amenities are proposed as part of this plan. The site plan proposes access to both Factory Ln and Terra Crossing Blvd.

STAFF FINDING

The proposed use is compatible with the development pattern of the area, and consistent with the General Development Plan. The Detailed District Development Plan is adequately justified.

TECHNICAL REVIEW

The subject site is lot 3B as shown on the General District Development Plan approved under docket 16ZONE1019.

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Edna Jones, an adjacent property owner, sent an email outlining some concerns with the current proposal. The letter was forwarded to the applicant.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDDP

- 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 cultural or natural 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 has been provided, and Metro Public Works 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: Open space is being provided per the Land Development Code, including recreational open space.

- 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 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.

- 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. Buildings and parking lots will meet all required setbacks.

- 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.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Detailed District Development Plan** with binding elements.

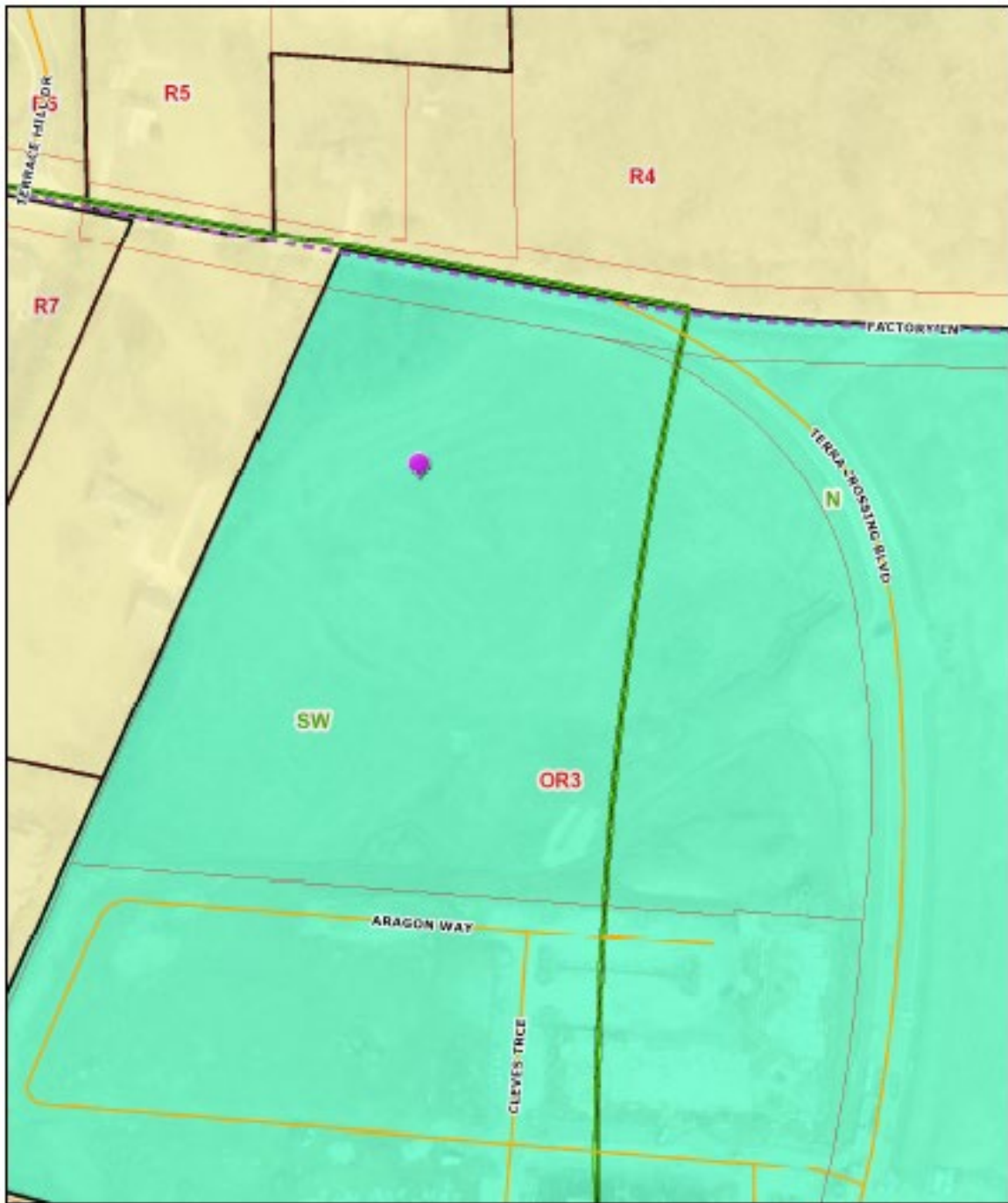
NOTIFICATION

Date	Purpose of Notice	Recipients
7-10-20	Hearing before PC	1 st tier adjoining property owners, speakers at the Planning Commission public hearing. Registered Neighborhood Groups in Council District 19

ATTACHMENTS

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

1. Zoning Map



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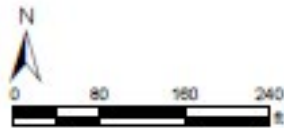
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2. Aerial Photograph



20-DDP-0017

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This map is not a legal document and should only be used for general reference and identification.

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, 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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.
5. 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.