

Land Development & Transportation Committee Staff Report

July 23, 2020



Case No:	20-DDP-0031
Project Name:	Encompass Health
Location:	11800 Bluegrass Avenue
Owner(s):	Papa Johns USA, Inc.
Applicant:	Encompass Health Corporation
Representative(s):	Dinsmore & Shohl, LLP
Jurisdiction:	City of Jeffersontown
Council District:	20 – Stuart Benson
Case Manager:	Joel P. Dock, AICP, Planner II

REQUEST(S)

- Detailed District Development Plan

CASE SUMMARY

A physical rehabilitation hospital has been proposed at the corner of Bluegrass Parkway and Campus Place in the City of Jeffersontown. The subject site is located west of Blankenbaker Parkway and south of Interstate-64. The proposal calls for a single-story having 72,000 sq. ft and 160 parking spaces. The City of Jeffersontown reviewed and approved the Conditional Use Permit to allow for the hospital on July 8, 2020. No variances or waivers have been requested.

Associated Cases

9-41-78: General District Development Plan (formerly Commonwealth Industrial Park) approved 2/5/1981. Binding Elements Last revised 6/26/1986. All binding elements of the general plan are applicable to this 1st detailed plan on the subject site.

STAFF FINDING

The detailed district development plan appears to be adequately justified based on the staff analysis contained in the standard of review.

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: The site contains natural and historic features that have been acknowledged and accommodated on the development plan.

- 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 as pedestrian connections to public ways and sidewalks or multi-use path will be provided along all frontages.

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

STAFF: Sufficient open space is provided as areas for stream buffer and internal amenities 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 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 proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development as the subject property is located in an employment center containing a variety of intensities with convenient access to transportation infrastructure.

- 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 proposed development plan conforms to Plan 2040. The proposal is in the Suburban Workplace form district and the proposed development plan conforms to the requirements of the Land Development Code adopted by the City of Jeffersontown.

REQUIRED ACTIONS:

- **RECOMMEND** to the City Of Jeffersontown that the **Detailed District Development Plan** be **APPROVED** or **DENIED**

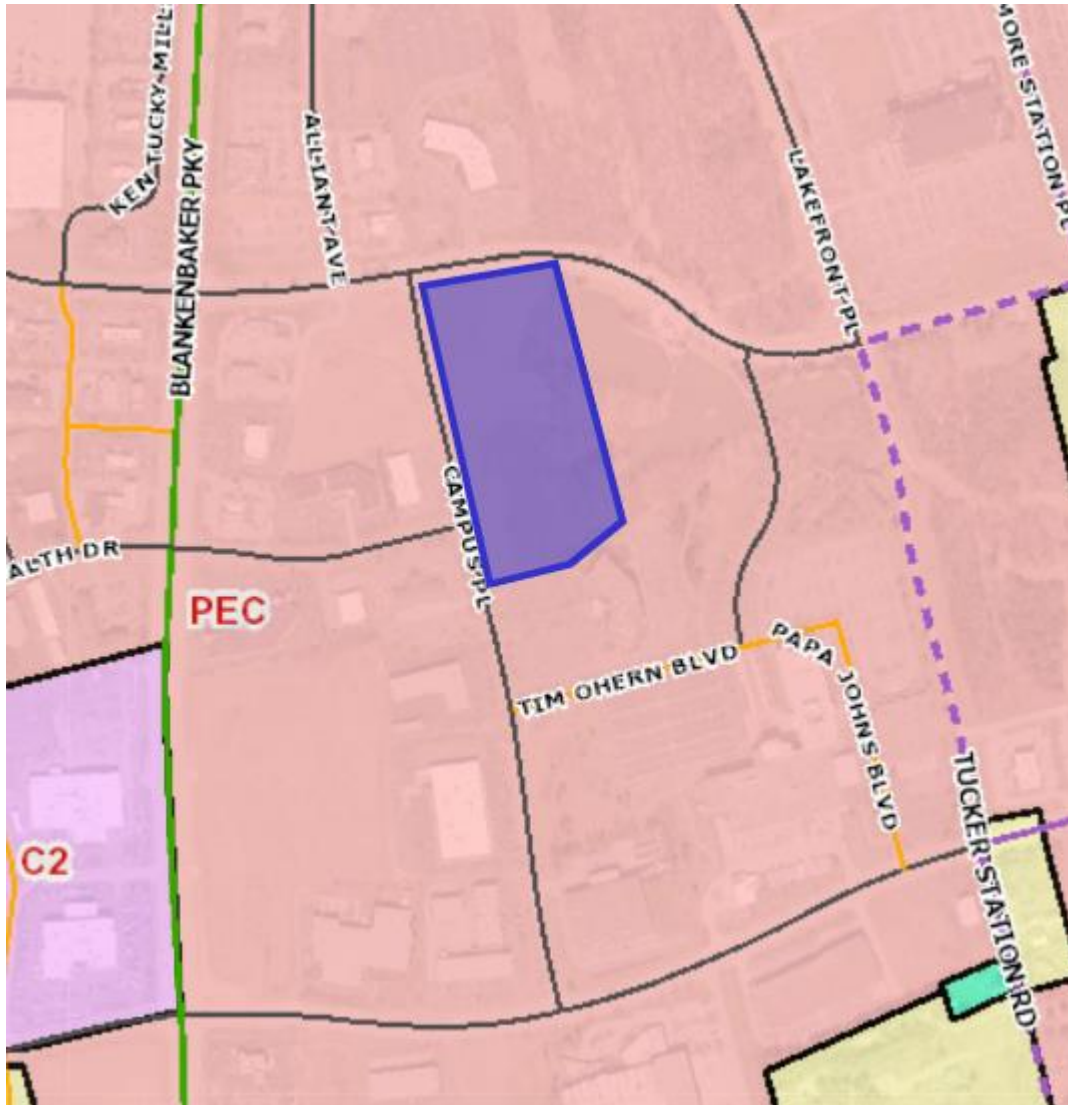
NOTIFICATION

Date	Purpose of Notice	Recipients
7/9/20	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 13

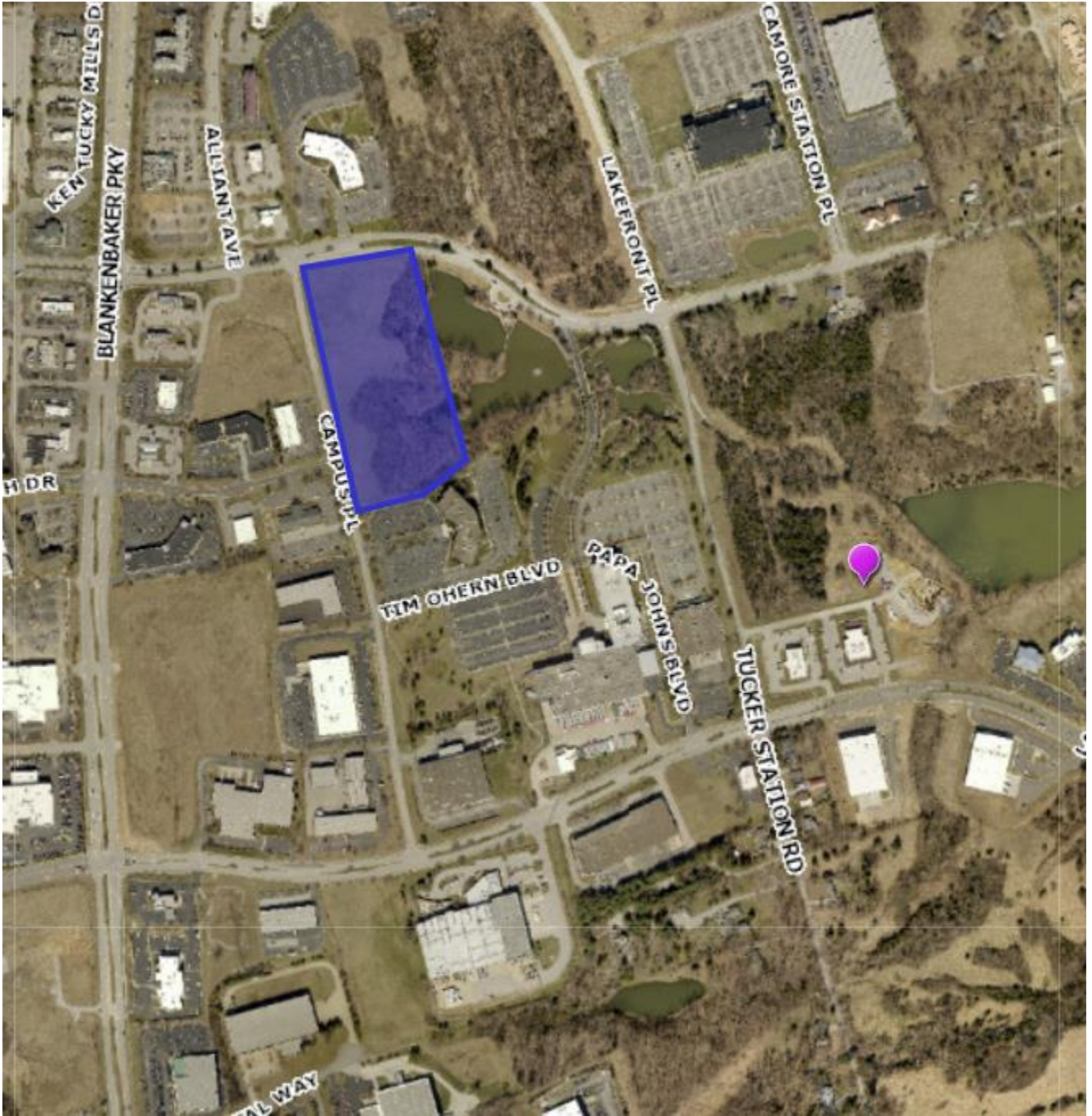
ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Proposed Binding Elements

All binding elements from the approved General Development Plan (docket 9-41-78) are applicable to this 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 and the City of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from the City of Jeffersontown, 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
 - c. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 23, 2020 LD&T meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
3. 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.
4. 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.
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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.