

Development Review Committee

Staff Report

September 14, 2016



Case No:	16DEVPLAN1157
Project Name:	Maple Brook Apartments
Location:	11518 Maple Brook Drive
Owner:	Maple Ventures, LLC
Representative:	Frost Brown Todd – Glenn Price
Project Area/Size:	10.86 acres
Existing Zoning District:	R-7, Multi-Family Residential
Existing Form District:	RC, Regional Center
Jurisdiction:	Louisville Metro
Council District:	17 – Glen Stuckel
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Revised Detailed District Development Plan** for binding element amendment to correct density

CASE SUMMARY

The applicant proposes to correct the density calculation of binding element #2 as shown on the revised district development plan approved by the Land Development and Transportation Committee on June 27, 2002. In brief, a binding element was placed upon the development plan approved at this time which included an adjacent site to the Northwest. The site to the Northwest has since been developed and the binding element was not properly revised for the current subject parcel. No changes to the binding elements of the adjacent site, the general district development plan, or any other binding elements of the approved detailed district development plan are required to make the requested correction. Binding element #2 reads:

The density of the development shall not exceed 13.93 dwelling units per acre (200 units on 14.36 acres)

The proposed binding element will read:

The density of the development shall not exceed 18.42 dwelling units per acre (200 units on 10.86 acres)

Additionally, a revised detailed district development plan is being requested for re-approval. No structures are proposed.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Multi-family	R-7	RC
Proposed	Multi-family	R-7	RC
Surrounding Properties			
North	Vacant (proposed Multi-family)	OR-3	RC
South	Commercial	C-2	RC
East	Multi-Family	R-6/R-7	RC
West	Commercial	C-1/C-2	RC

PREVIOUS CASES ON SITE

9-86-88: Change-in-zoning to R-7, OR-3, C-1, & C-2
DDDP for subject site and site to Northwest (approved 6/27/2002)

15605: DDDP for site to Northwest for 52 multi-family units

INTERESTED PARTY COMMENTS

Staff has not received any inquiries.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

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: The proposal does not appear to adversely impact the conservation of natural resources on the property proposed for development as no structures are being proposed at this time.

- 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 transportation within the development and the community is provided as the development provides access to public roads. Walks are provided to move pedestrians from vehicle use areas to building entrances.

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

STAFF: All landscaping required shall be in compliance with the approved landscape plan.

- 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 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 designs (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 existing and projected future development as the site is an area of mixed office, commercial, and residential uses.

- 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 proposal is in conformance with applicable policies of the Comprehensive Plan.

TECHNICAL REVIEW

There are no technical review items at this time.

STAFF CONCLUSIONS

The Revised Detailed District Development Plan to correct binding element #2 appears to be adequately justified and meets the standard of review based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for recommending approval of a revised detailed district development plan as established in the LDC to the City of Jeffersontown.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Revised Detailed District Development Plan to correct binding element #2. All other binding elements of the detailed district development plan approved by LD&T on June 27, 2002 will remain unchanged.

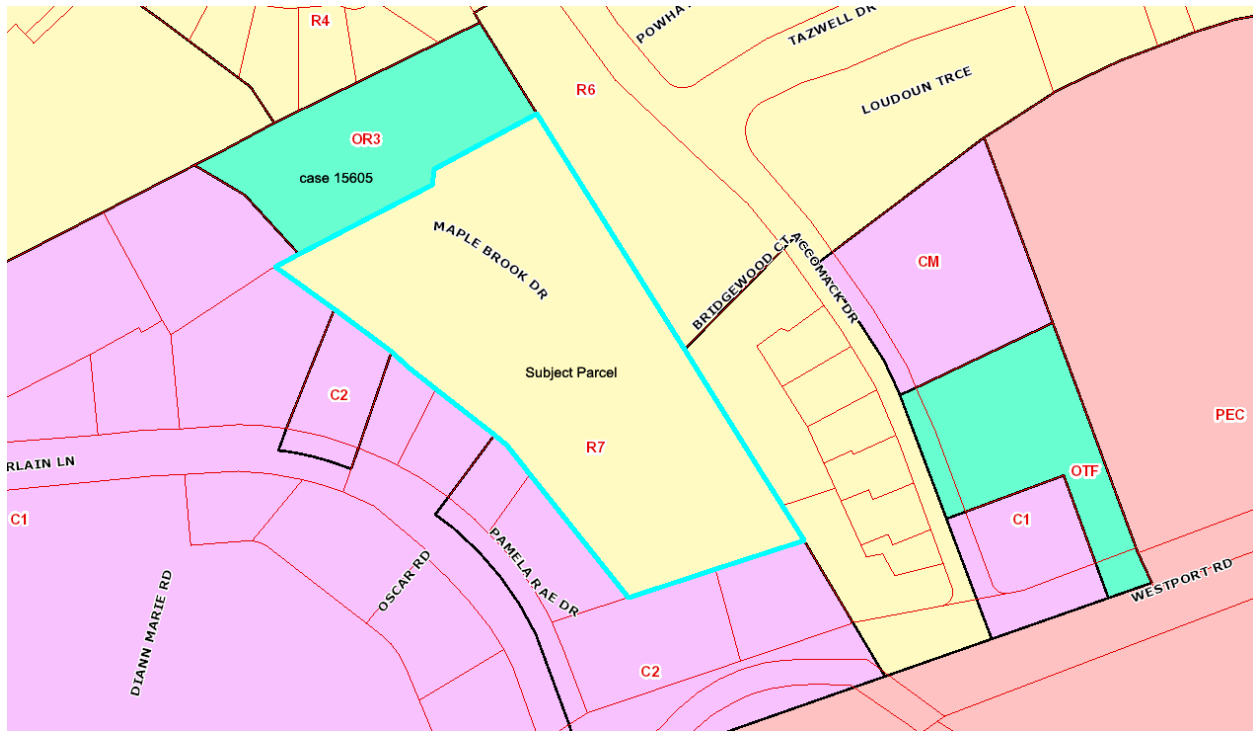
NOTIFICATION

Date	Purpose of Notice	Recipients
9/2/16	DRC	Adjoining property owners, applicant, owner, and registered users of Council District 17.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial

