

# Development Review Committee Staff Report

November 2, 2016



<b>Case No:</b>	16DEVPLAN1174
<b>Project Name:</b>	Universal Woods
<b>Location:</b>	2909 Blankenbaker Road
<b>Owner:</b>	Universal Woods Incorporated
<b>Representative:</b>	AL Engineering, INC. – Alex Rosenberg
<b>Project Area/Size:</b>	10.5 acres
<b>Existing Zoning District:</b>	PEC, Planned Employment Center
<b>Existing Form District:</b>	SW, Suburban Workplace
<b>Jurisdiction:</b>	City of Jeffersontown
<b>Council District:</b>	20 – Stuart Benson
<b>Case Manager:</b>	Joel P. Dock, Planner I

## REQUEST

- **Detailed District Development Plan** for proposed warehouse with offices

## CASE SUMMARY

The applicant proposes an 186,862 square foot warehouse with an additional 16,540 square feet of office space in Eastern Jefferson County. The subject site is located along Blankenbaker Road roughly 1.3 miles South of Interstate-64 via Blankenbaker Parkway. Parking will be provided on the side and front of the building with loading bays from the South wall. Unified vehicular access is provided to the abutting distribution center property. No waivers or variances have been requested with this proposal. Previous waivers requested with the general plan were approved and in effect on this detailed plan; including, a sidewalk waiver along the frontage and a reduction of the 50 foot landscape buffer area along the rear property line to 15 feet.

## LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Vacant	PEC	SW
<b>Proposed</b>	Vacant	PEC	SW
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Residential	PEC	SW
<b>South</b>	Proposed Distribution	PEC	SW
<b>East</b>	Parking Lot (CUP)	R-4	SW
<b>West</b>	Industrial	PEC	SW

## PREVIOUS CASES ON SITE

11275: Change-in-Zoning from R-4 to PEC (approved 12/3/2009)

14DEVPLAN1159: General district development plan for warehouse/distribution center with waivers and detailed district development plan for adjacent site (approved 12/17/2014)

## INTERESTED PARTY COMMENTS

Staff has not received any interested party comment at this time.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020

Land Development Code (July, 2004 with amendments)

### 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 there are no environmental constraints. Minimum tree preservation standards will be met at the time of filing an application for tree preservation and landscaping.

- 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 the development and the community is provided as the development will provide unified/cross access with abutting site and one new access point to Blankenbaker road. Sidewalks within the development will safely connect employees and patrons to building entrances.

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

STAFF: Open space is not required for the requested detailed district development plan. Landscaping will be provided as required by the Land Development Code in effect for the City of Jeffersontown to buffer incompatible uses.

- 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 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 located at the edge of a mixed industrial and commercial employment area with access to nearby interstates via an arterial level roadway and minimal vehicular intrusion into residentially used properties.

- 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 as Guideline 3, Policy 4 discourages non-residential expansion into existing residential areas, while encouraging appropriate transitions from non-residential to residential uses. The Planned Employment Center zoning district is designed to provide opportunities for employment close to residential areas, and thus to reduce travel time from home to work and the burden on the streets and transit system. The subject site is within a PEC zoning district and located at the edge of an industrial and commercial area which is within proximity to residential areas, but appropriately transitions so as not to be a nuisance to residential uses. The subject site is easily accessible from an arterial level roadway which minimizes the impact of traffic on residential areas.

### TECHNICAL REVIEW

Preliminary approval has been received by Transportation Planning and Metropolitan Sewer District.

A sidewalk waiver was granted in case 14DEVPLAN1159 to eliminate the sidewalk requirement along this facility and the adjacent facility to the South. Binding Element #20 of the GDDP requires grading along the frontage to ensure for the future construction of the sidewalk.

### STAFF CONCLUSIONS

The Detailed District Development Plan 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 detailed district development plan as established in the LDC to the City of Jeffersontown.

### REQUIRED ACTIONS

- Recommend **APPROVAL** or **DENIAL** of the Revised Detailed District Development Plan to the City of Jeffersontown.

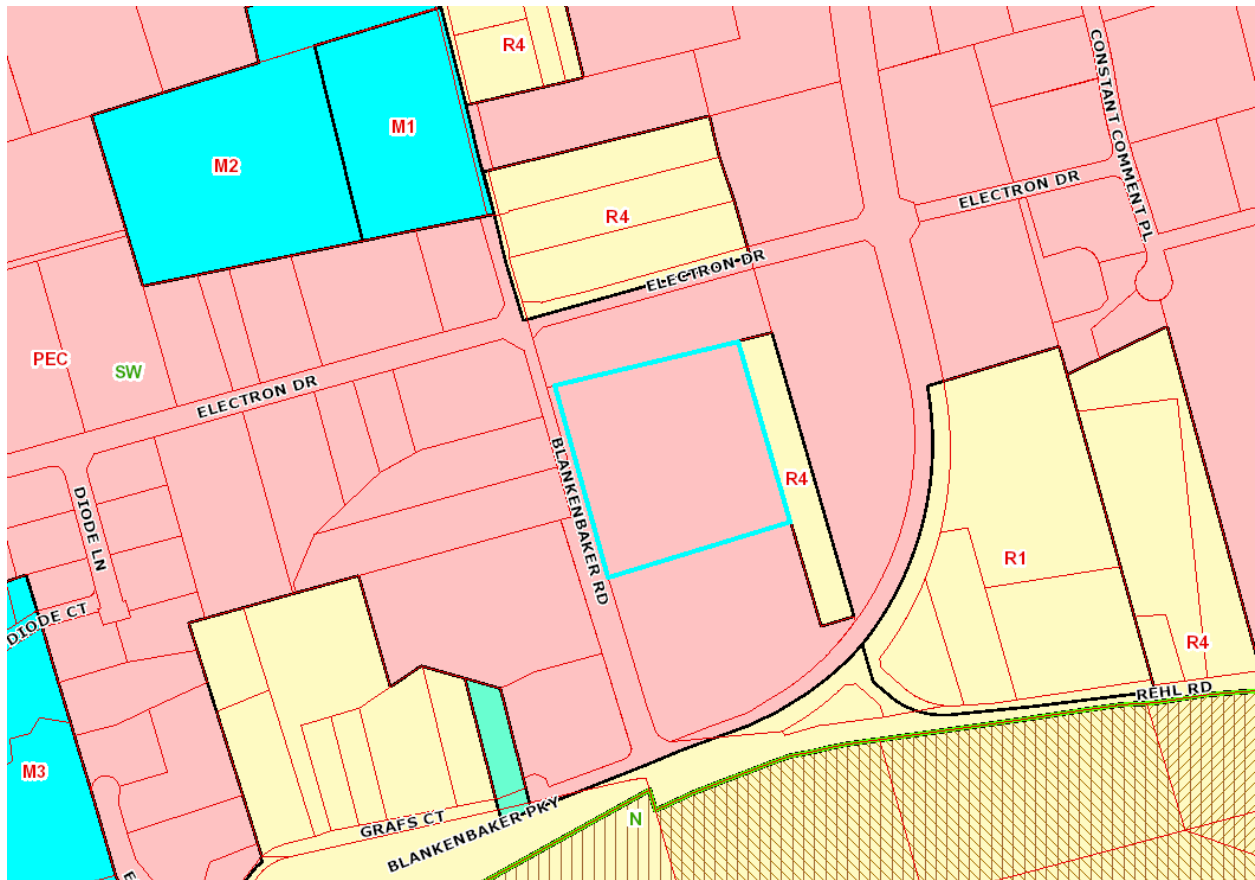
### NOTIFICATION

Date	Purpose of Notice	Recipients
10/20/16	DRC	Adjoining property owners, applicant, owner, and registered users of Council District 20.

### ATTACHMENTS

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

## 1. Zoning Map



## 2. Aerial



## 3. Binding Elements

All binding elements from the approved General Development Plan (14DEVPLAN1159) 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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The square footage of the development shall not exceed 219,942 square feet of gross floor area.
3. Signs shall be in accordance with the Ch. 8 of the Land Development Code and all ordinances applicable within the City of Jeffersontown.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
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. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or demolition permit) is requested:
  - a. The development plan must receive full construction approval from the Jeffersontown Department of Permitting, Planning, and Code Enforcement; Jeffersontown Department of 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. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
7. 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.
8. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
9. 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.