

20-DDP-0047

Revised Detailed District Development Plan BAE Systems Expansion



Planning & Zoning Committee
January 12, 2021

Requests

- Revised Detailed District Development Plan
- Waiver of Land Development Code sections 5.5.4.B.1, 5.7.1 and 10.2.4 to encroach into the required 50' property perimeter landscape buffer area.
- Waiver of Land Development Code section 2.6.1.A.1 to encroach into the 200 ft setback adjacent to a residential use.

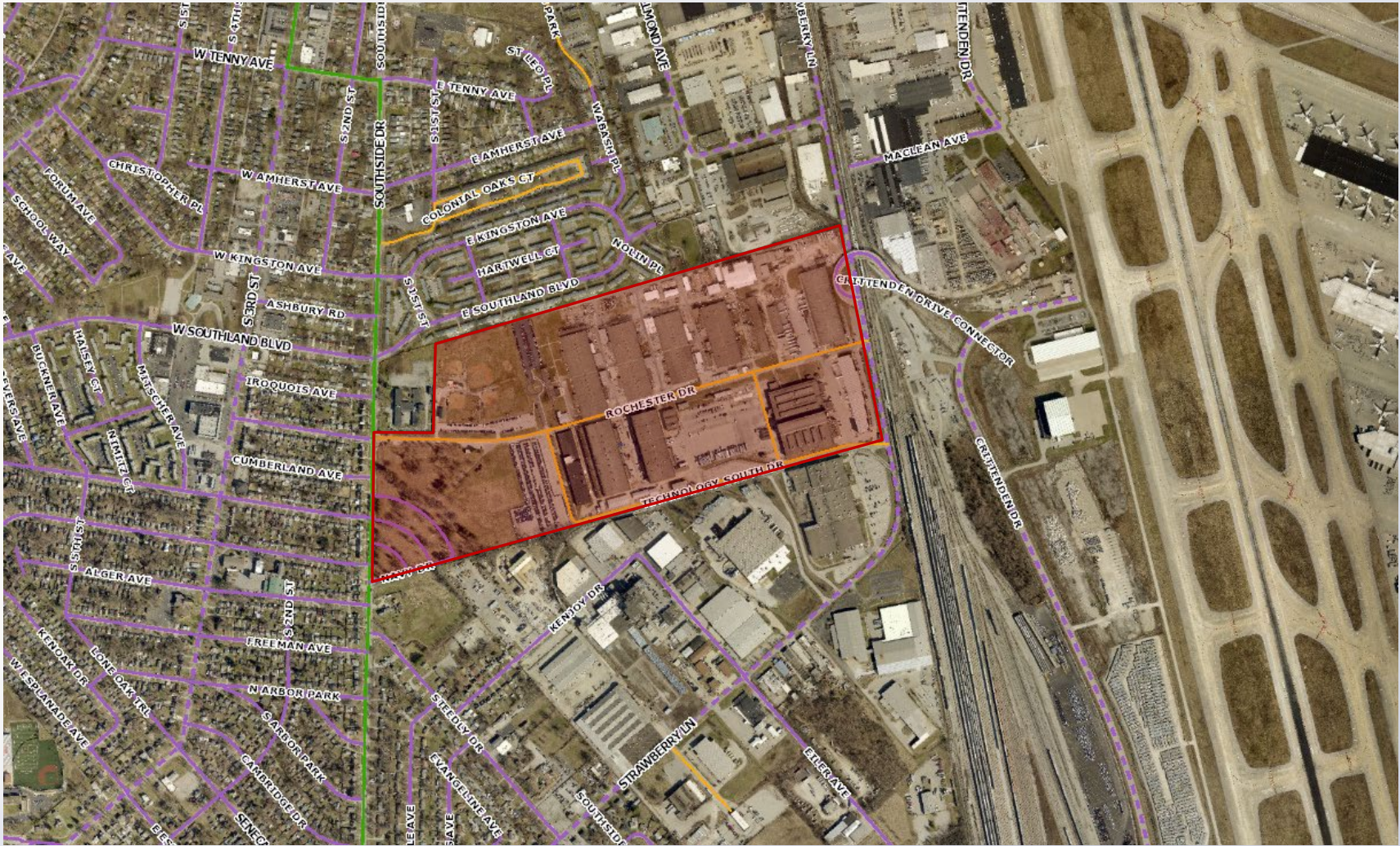
Location



105 Rochester Dr.

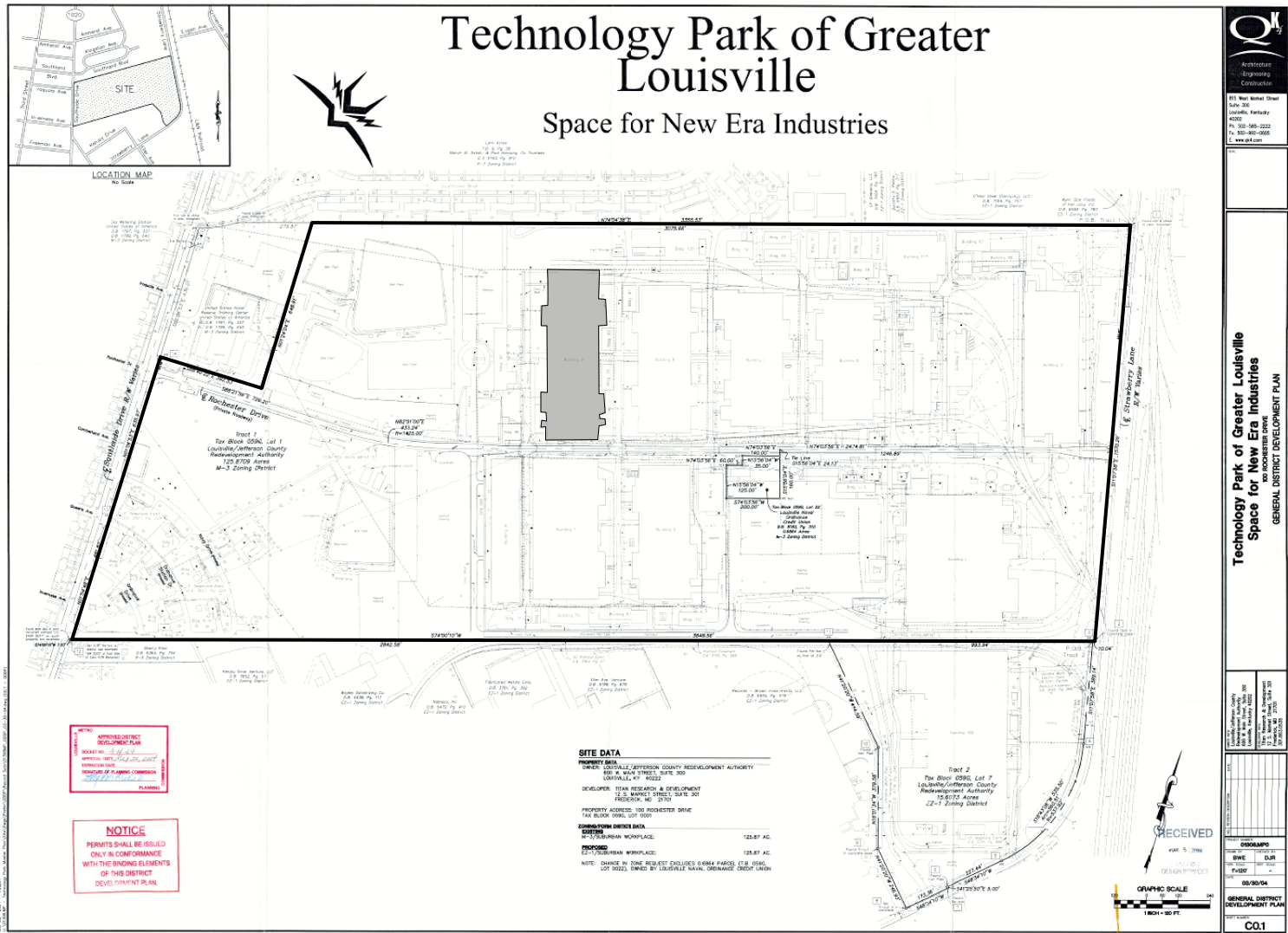
District 21 - Nicole George

Location



Location

Technology Park of Greater Louisville Space for New Era Industries



Q
Architects
Engineering
Construction

815 West Market Street
Suite 300
Louisville, Kentucky
40202
Ph: 502-585-2222
F: 502-493-0055
www.qad.com

Technology Park of Greater Louisville
Space for New Era Industries
100 HENDERSON DRIVE
GENERAL DISTRICT DEVELOPMENT PLAN

Proposed Plan



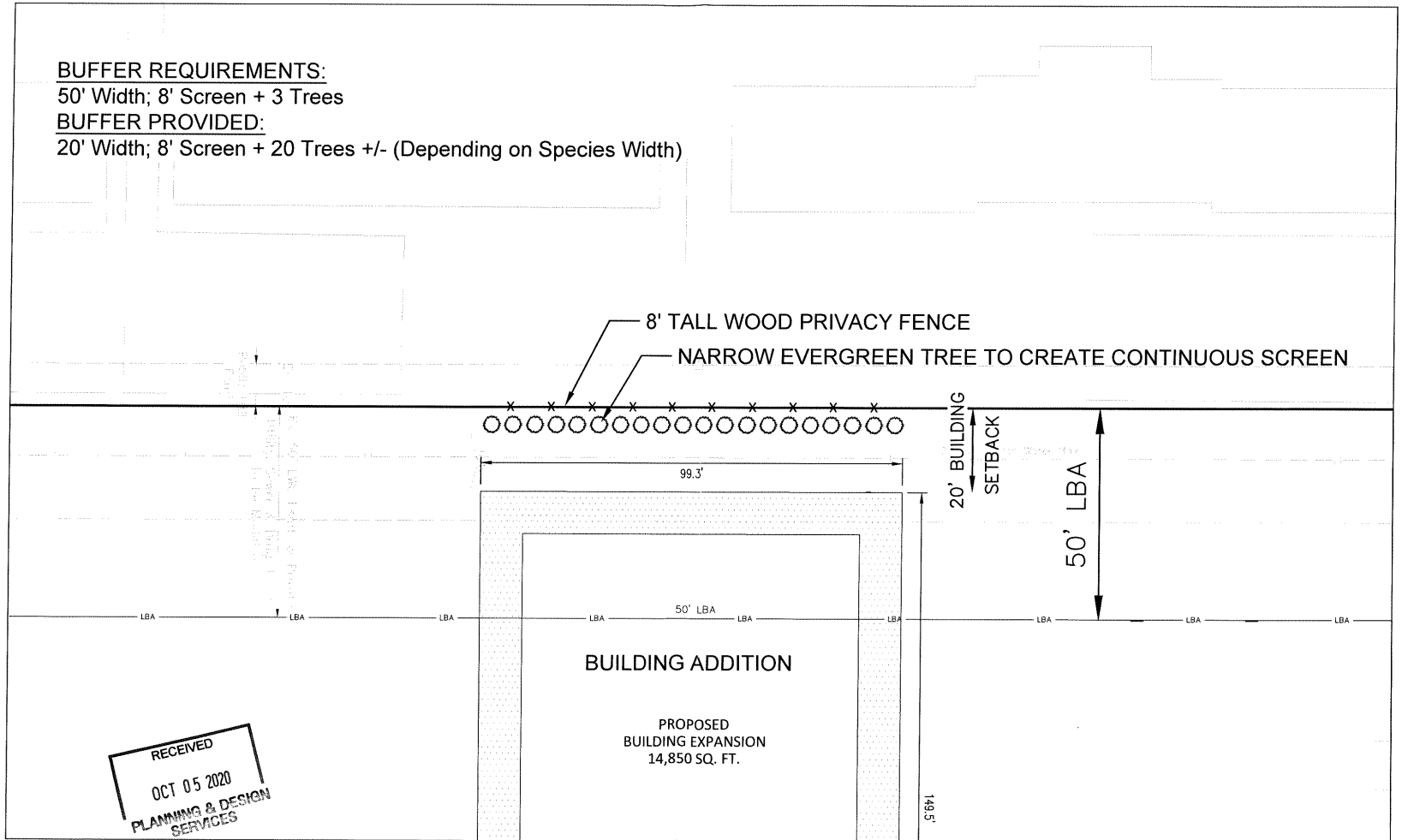
Landscape Detail

BUFFER REQUIREMENTS:

50' Width; 8' Screen + 3 Trees

BUFFER PROVIDED:

20' Width; 8' Screen + 20 Trees +/- (Depending on Species Width)



RECEIVED
OCT 05 2020
PLANNING & DESIGN
SERVICES

BAE EXPANSION LANDSCAPE AND SCREENING EXHIBIT



0 10 20
1 INCH = 20 FT.

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Planning Commission

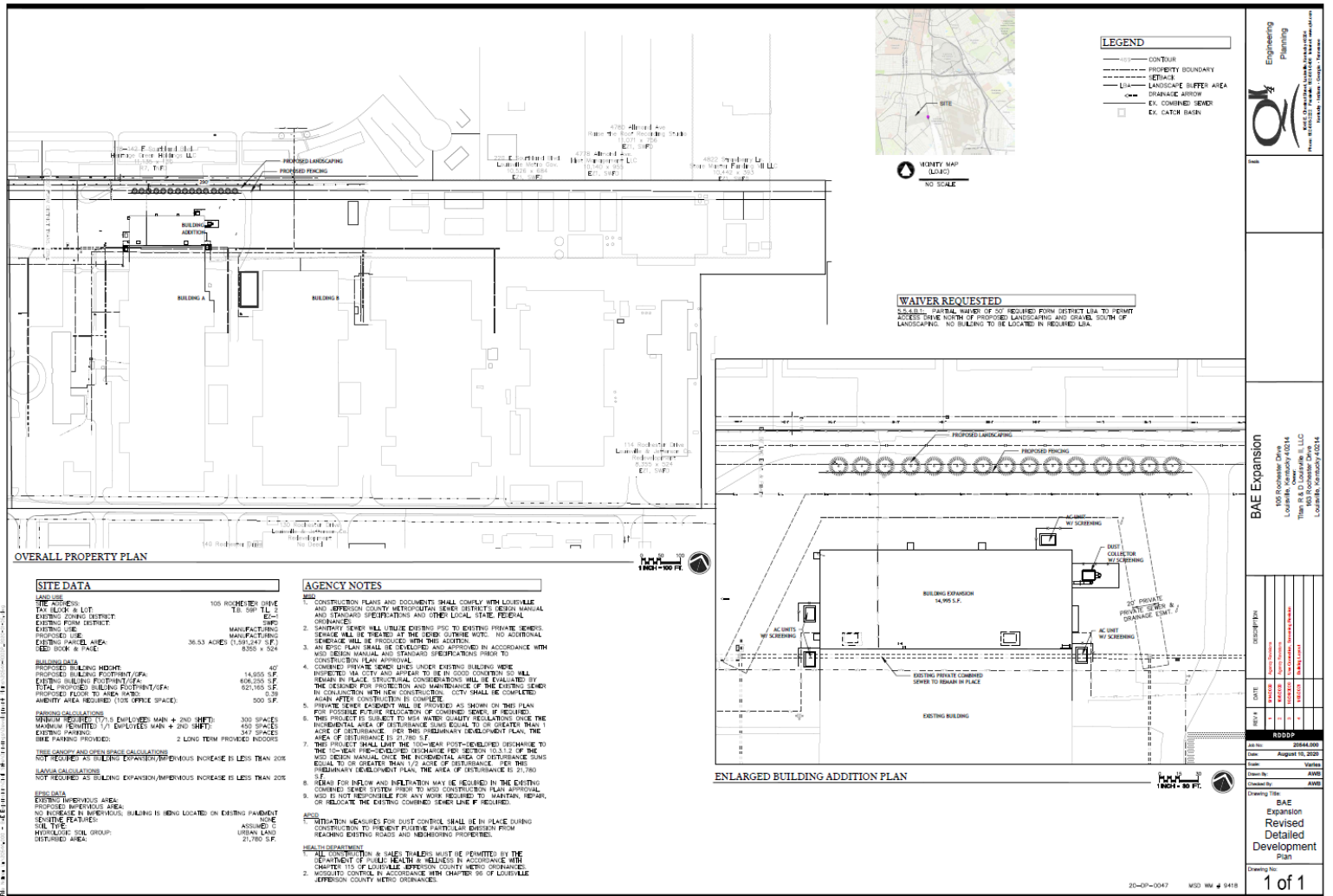
- DRC approved on October 14, 2020
 - Approved by a vote of 4-0 and 1 abstention
- Appeal filed by the Heritage Green Apartments
 - Complained of not receiving notice
 - Complained of inaccurate information presented regarding apartment complex
- Planning Commission hearing on November 19, 2020
 - Five people spoke in opposition.
 - Approved by a vote of 6-4.

Planning Commission

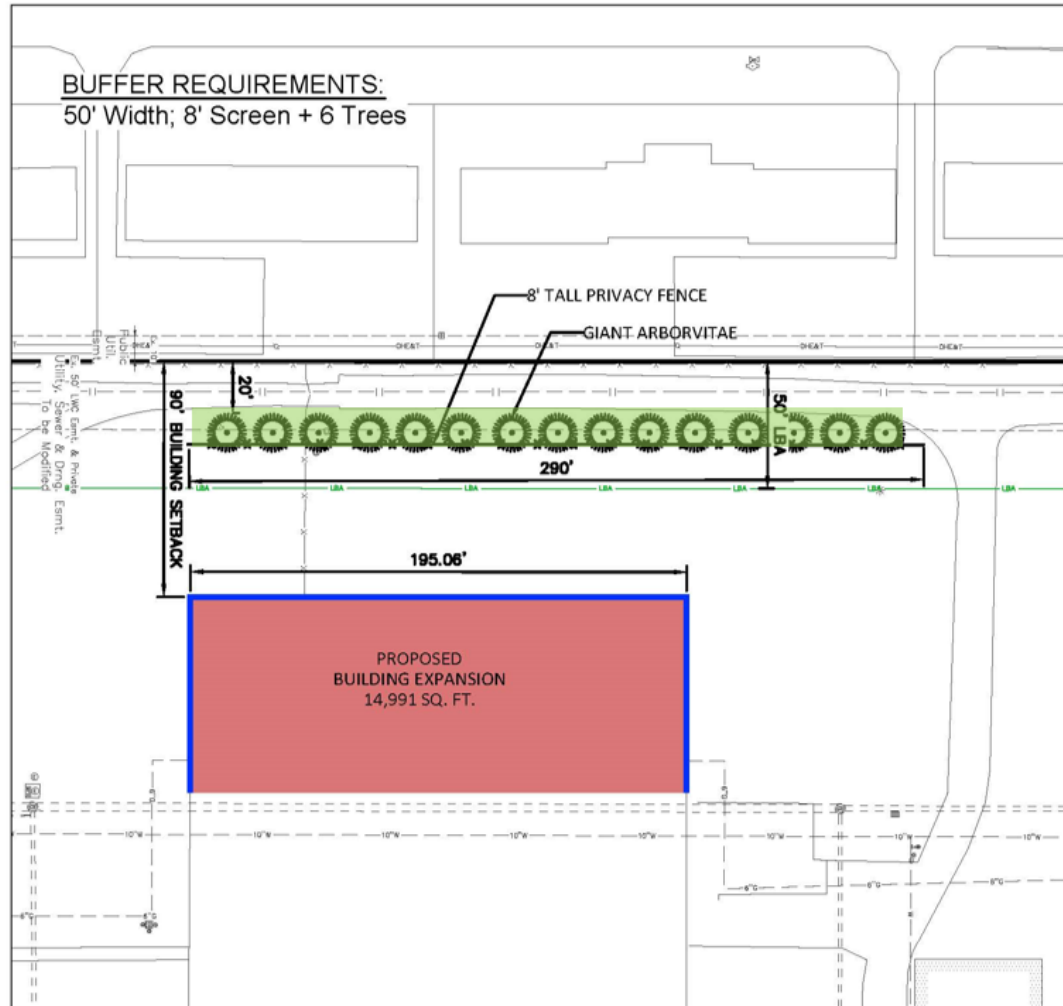
Approved by Planning Commission

8. The applicant shall provide screening as shown on the landscaping exhibit presented to the Development Review Committee on October 14, 2020, with the plantings and screening extending from the western edge of Building A to the eastern side of building B at the drive lane. The final location and type of trees shall be shown on the approved landscape plan and chosen in conference with Planning and Design Services staff landscape architect.
9. The applicant shall submit a noise study to Planning and Design Services staff prior to requesting a building permit. The study should establish the existing noise levels of the residential property. Within twelve months of receiving a Certificate of Occupancy permit for the addition, an additional noise study shall be submitted. If any increase is detected, the Planning Commission shall determine appropriate methods for mitigation. Studies shall be performed during each working shift (AM/PM)

Proposed Plan



Proposed Plan



BAE EXPANSION LANDSCAPE AND SCREENING EXHIBIT



Binding Elements

Approved by Planning Commission

8. The applicant shall provide screening as shown on the landscaping exhibit present to the Development Review Committee on October 14, 2020, with the plantings and screening extending from the western edge of Building A to the eastern side of building B at the drive lane. The final location and type of trees shall be shown on the approved landscape plan and chosen in conference with Planning and Design Services staff landscape architect.

Proposed

8. The applicant shall provide screening as shown on the landscaping exhibit present to **Metro Council on January 12, 2021**, with the plantings and screening extending from the western edge of Building A to the **western** side of building B at the drive lane. The final location and type of trees shall be shown on the approved landscape plan and chosen in conference with Planning and Design Services staff landscape architect.

Required Actions

Uphold, Modify or Overturn the Planning Commission decision.
Council may amend or add binding elements.

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