

# Planning Commission Staff Report

November 18, 2021



<b>Case No:</b>	21-AMEND-0009
<b>Project Name:</b>	Blankenbaker Station Lots 11 & 12
<b>Location:</b>	Blankenbaker Station II (Plantside Drive - Tucker Station Road to Rehl Road), including Schutte Station Place (Parcel ID 0039 - 0551 - 0000)
<b>Owner(s):</b>	Multiple Owners
<b>Applicant:</b>	Foresee Investment, LLC
<b>Representative(s):</b>	Bardenwerper, Talbott, & Roberts, PLLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	20 – Stuart Benson
<b>Case Manager:</b>	Joel P. Dock, AICP, Planning Coordinator

## REQUEST(S)

- Amendment to Binding Element

## CASE SUMMARY

Binding element #14 of the approved general district development plan for Blankenbaker Station II, last revised by case 14489, restricts land uses within the plan area to those uses permitted within the PEC zoning district and contains additional land use restrictions. The requested amendment is associated with a change in zoning request from PEC to M-3, Industrial, case 21-ZONE-0103, on Lots 11 & 12 of the approved general plan to allow for the manufacturing of magnets. The change in zoning request was considered at the Planning Commission public hearing on November 4, 2021 and continued to allow for this amendment to binding element to be noticed for the hearing on the 18<sup>th</sup>. The proposed amendment will allow an exception for lots 11 & 12 only. The amendment is proposed to read as follows:

14. Use of the subject site (except as stated in BE# 15 below) shall be limited to uses permitted in the PEC district. ~~with the following exceptions:~~ **The following uses are also prohibited:** residential uses; trailer courts or recreation vehicle campgrounds; junk yards; drilling for and removing of oil, gas or other hydrocarbon substances; refining of petroleum products; commercial petroleum storage yards; commercial excavation of building or construction materials (except as excavation is necessary in the course of construction of this site); distillation of bones; dumping, disposal, incineration or reduction of garbage, sewer, dead animals or other refuse; fat rendering; stockyard or slaughter of animals; smelting of iron, tin, zinc or other ores; cemeteries; jail or honor farms; labor or migrant worker camps; foundries; animal or poultry farms; production of insecticides, fungicides or disinfectants; bus garages and repair shops; fairgrounds; flea markets; coal and coke storage and sales. **The land use restrictions described by this binding element shall be applicable to lots 11 & 12 (Schutte Station Place), except that the manufacturing of magnets, an M-3, Industrial land use as described in case 21-ZONE-0103 shall be permitted.** Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.

15. *Uses on Lot 8 and the portion of Lot 24 identified on the development plan shall be limited to those uses permissible in the PRO zoning district.  
Modified by the Development Review Committee on September 22, 2010, case # 14489*

### **STAFF FINDING**

The amendment to binding element has been adequately justified for approval based on staff's analysis contained in the standard of review.

### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR AMENDMENT TO BIDNING ELEMENTS AND DISTRICT DEVELOPMENT PLANS**

- 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 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 will be provided. The amendment will allow for an exception to lots 11 & 12 only which are the subject of a revised detailed district development plan. All landscape buffers, stream buffers (MSD) and canopy will be provided as required.

- 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 not be adversely impacted by the amendment.

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

STAFF: The amendment does not impact the ability to provision sufficient 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 will ensure the provisions of adequate drainage facilities 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 amendment allows for the operation of magnet manufacturing which does inhibit compatible site design, screening or canopy and allows for further industrial concentration in a workplace.

- 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 land use exception requested is more particularly described in case 21-ZONE-0103, which has been demonstrated to conform with Plan 2040. The industrial exception requested allows for the concentration of industrial and employment uses in a workplace form district instead of isolated industrial sites and allows for the use to be served by an adequate transportation network.

**REQUIRED ACTIONS**

- **APPROVE** or **DENY** the **Amendment to Binding Element #14**

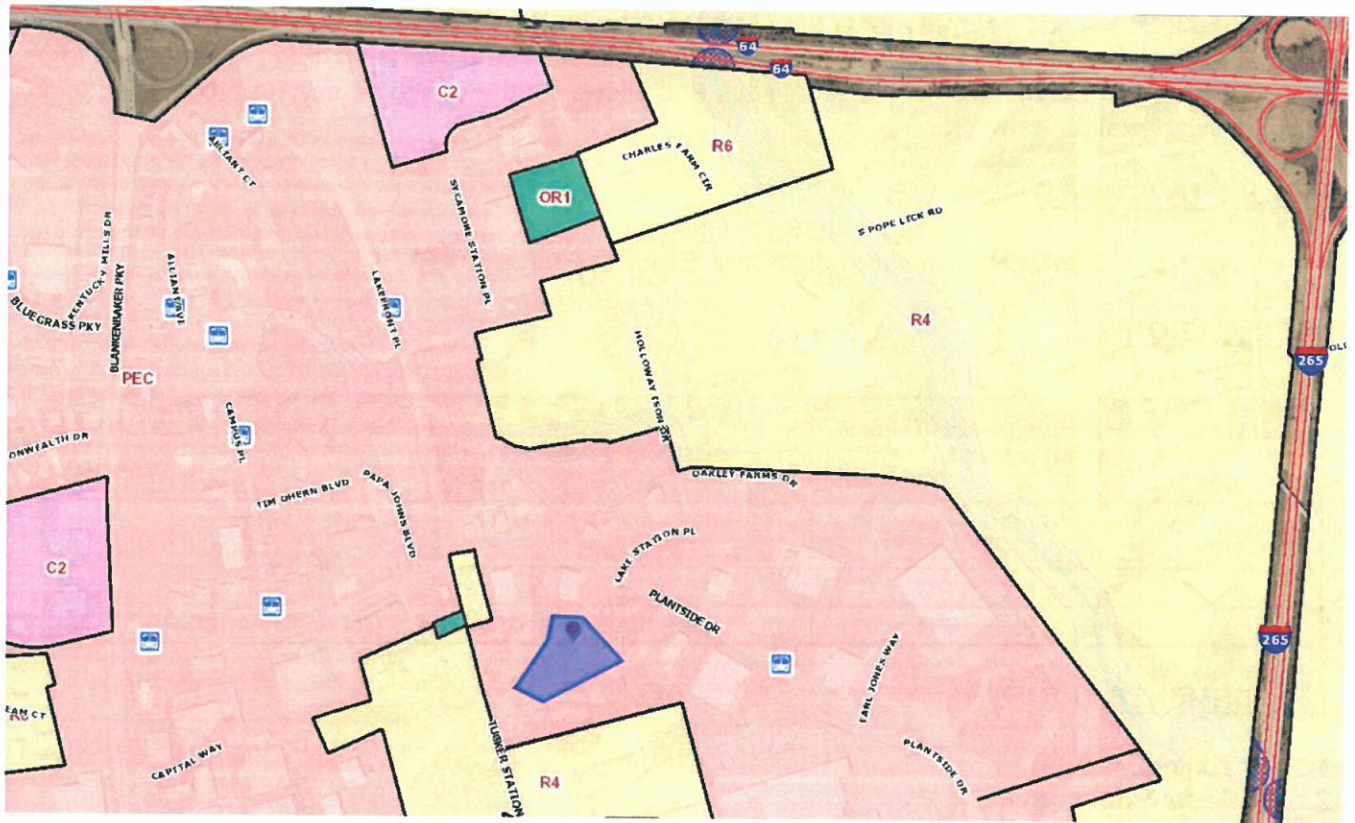
**NOTIFICATION**

Date	Purpose of Notice	Recipients
11/8/21	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 20
	Hearing before Planning Commission	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 20
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements 9-67-05 revised by case 14489 (2010)

1. **Zoning Map**



2. Aerial Photograph



## BINDING ELEMENTS

### Blankenbaker Station II DOCKET # 9-67-05

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.  
  
If any proposals for detailed district development plans or proposals for changes to these binding elements are made, written notice shall be given to the Tucker Station Neighborhood Association, Blackacre Foundation and Floyd's Fork Environmental Preservation Association.
2. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
3. Prior to development of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each future detailed plan shall be in adequate detail and subject to additional binding elements.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested for a given lot:
  - a. The development plan for such lot must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, 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 for such lot. Such plan shall be implemented prior to occupancy of the lot and shall be maintained thereafter.
  - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved for such lot prior to obtaining approval for site disturbance on such lot.
6. An index map indicating the lotting pattern for the overall development site shall be submitted to staff and updated with any proposal which affects the lotting pattern as approved on the General District Development Plan.  
*Modified by the Development Review Committee on July 11, 2007, case # 8918*
7. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of any structure or land for a 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. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the Land Development Code and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.

#### Design Standards

9. Façade elevations for each detailed district development plan shall be in accordance with applicable form district standards and shall be reviewed by the Planning Commission, or a committee thereof prior to approval and transmittal of the plan(s) to the appropriate permitting agencies.

## **Signage**

10. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
11. Signage attached to a building shall not exceed 300 square feet in size per façade.
12. Freestanding signs shall be monument style signs and shall be limited to six feet in height.

## **Lighting**

13. All exterior lighting shall be turned off or dimmed to the lowest level necessary for adequate security between the hours of 11:00 p.m. and 7:00 a.m.

## **Land Use Restrictions**

14. Use of the subject site (except as stated in BE# 15 below) shall be limited to uses permitted in the PEC district, with the following exceptions: residential uses; trailer courts or recreation vehicle campgrounds; junk yards; drilling for and removing of oil, gas or other hydrocarbon substances; refining of petroleum products; commercial petroleum storage yards; commercial excavation of building or construction materials (except as excavation is necessary in the course of construction of this site); distillation of bones; dumping, disposal, incineration or reduction of garbage, sewer, dead animals or other refuse; fat rendering; stockyard or slaughter of animals; smelting of iron, tin, zinc or other ores; cemeteries; jail or honor farms; labor or migrant worker camps; foundries; animal or poultry farms; production of insecticides, fungicides or disinfectants; bus garages and repair shops; fairgrounds; flea markets; coal and coke storage and sales. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.
15. Uses on Lot 8 and the portion of Lot 24 identified on the development plan shall be limited to those uses permissible in the PRO zoning district.  
*Modified by the Development Review Committee on September 22, 2010, case # 14489*
16. There shall be no loading docks and no truck parking or idling on the south side of any building within 200 feet of the south property line of Lot 24 or within 150 feet of the west property line of Lot 8 (the "Areas"). Truck maneuvering (as opposed to truck parking and idling) shall be permitted within the referenced Areas outside the landscaped buffer areas required in binding element 19 below. However, loading docks or truck parking and idling may be located within the Areas outside the landscaped buffer areas described in binding element 19 below if located on the east, west and north sides of any building on lot 24 and if located on the north, south and east sides of any building on lot 8. In the event that loading docks or truck parking and idling occur within the Areas, a screening wall shall be constructed adjacent to the loading dock or truck parking and idling area to prevent sound originating from activities associated with the loading dock or truck parking and idling area from exceeding the average decibel level as measured over a 24-hour period (leg) at the south property line of lot 24 or the west property line of lot 8. The wall shall be designed with the assistance of an expert in the field of sound.  
*Modified by the Development Review Committee on September 22, 2010, case # 14489*
17. For lots other than lot 8 and the portion of Lot 24 identified on the development plan, no idling of trucks shall be permitted within 100 feet of single-family residences.  
*Modified by the Development Review Committee on September 22, 2010, case # 14489*
18. No garbage or recyclable collection services, no parking lot sweeping, no exterior maintenance of yards or other properties (except snow removal), no idling of vehicles, and no external construction or remodeling shall be conducted between the hours of 9:00 PM and 7:00 AM.

## **Buffers & Environmental**

19. There shall be a 75-foot wide 10-foot tall (as measured at the property line) irrigated landscaped berm and a 6-foot privacy fence along the portions south side of Lot 24 and a 50-foot wide 6-foot tall (as measured at the property line) irrigated landscaped berm and a 6-foot privacy fence along the west side of Lot 8. Berms on these lots shall be constructed prior to the issuance of a building permit and shall be landscaped in accordance with the requirements of the Land Development Code. A planting plan for these buffer areas (retaining mature trees near the property line where possible and enhanced with evergreen trees planted on the residential side of the berms to create a solid visual screen) shall be submitted for approval by the Planning Commission, or committee thereof, with the detailed district development plan for each of these lots.

20. ~~Except as stated in BE #19 above, the perimeter of the site, except along the north and east property lines common to the property which the applicant/developer has under contract, shall have a 50-foot Landscape Buffer Area provided on the General Plan. Wider buffer areas may be required by the Planning Commission at the time of detailed plan review.~~

All perimeter LBA's adjacent to residential properties shall be 50 feet wide with the following exceptions:

- The perimeter LBA shall be as specified in Binding Element 19 above for those property lines specified therein
- Along the north and east property lines common to the property which the applicant/developer has under contract or owns
- Along Tucker Station Road north of Plantside Drive and any other publicly-dedicated rights-of-way internal to the development.
- Wider or narrower buffer areas may be required by the Planning Commission at the time of detailed plan review.

*Modified by the Development Review Committee on January 21, 2009, case # 12224*

21. In order to provide stream protection and a wildlife corridor which links to the off-site blue line stream, the two intermittent streams on the subject property, identified on the development plan, shall be protected 25 feet on either side of the centerline of these streams (50 total), except as may be disturbed, if at all, for utilities, with designated tree preservation areas assuring the maintenance of healthy trees over 3 inches in caliper.
22. All abutting properties shall be provided easement access to sanitary sewer at the property line. To the extent that a sewer easement runs parallel instead of perpendicular to the property line of an adjoining property to be served by the referenced sewer easement, said easement, if desired by the adjoining property owner, shall run half on each property.
23. "All flood plain areas, all areas containing slopes steeper than 20 percent, areas with unique or sensitive environmental features and all perimeter landscape buffer areas, should be protected until DDDP review and shall be evaluated at that time for each lot within the overall development.

"An analysis for each individual lot or development plan identifying environmental constraints which may require mitigation including but not limited to topography, soils and karsts, shall be submitted at the time of DDDP review."

"Furthermore, no sight disturbance outside of "to be dedicated rights-of-way" or "to be dedicated utility easements, including (should be excluding) (see entry at 01:20) the areas necessary for construction and accommodation of these rights-of-ways and utility easements shall be permitted prior to approval of Detailed District Development Plans."

"Perpendicular crossing of perimeter 50 ft LBAs with a "to be dedicated right-of-way" or a "to be dedicated utility easement", shall only be permitted at a minimum width necessary to extend the utility or infrastructure. No other encroachment into a perimeter 50 ft LBA shall occur until DDDP approval."

*Modified by the Planning Commission on November 15, 2007, case # 9992*

### **Stormwater Management**

24. All stormwater drainage from impervious areas of development shall be channeled to a series of stormwater management basins or designed wetlands in order to achieve established standards for minimizing impact on the water quality, quantity and rate of flow onto neighboring properties and into neighboring streams and ponds. A note to this effect shall be added to the development plan. This requirement shall be monitored and enforced by the Metropolitan Sewer District.

### **Traffic & Transportation**

25. All street signs shall be installed by the Developer, and shall conform with the *Manual on Uniform Traffic Control Devices* (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first building on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
26. Construction traffic shall be restricted to Blankenbaker Parkway, Plantside Drive and Bluegrass Parkway.
27. Based on the traffic impacts of this development, the following development conditions shall apply:



- (a) The Jordon Jones and Goulding Traffic Impact Study dated October 24, 2005 ("JJG Study") requires that Urton Lane Corridor be constructed from Plantside Drive / Rehl Road to Taylorsville Road or before development relating to the final 25% of the total a.m. and p.m. peak hour trips anticipated by the above-referenced Study can occur. Approval for development (based on this final 25% or final 25% of the total land area) shall require an updated traffic and air quality impact study.
- (b) Development shall be prohibited on lots 27, 28, 29, and the portion of lot 26 shown on the approved general district development plan as area reserved for future corridor alignment, which is approximately 25% of the overall net land area, until such time as the Snyder Freeway interchange location and Urton/Plantside corridor alignment are determined.
- (c) Plantside Drive shall not connect to Rehl Road until such time as:
  - i. Urton Lane is constructed from Plantside Drive/Rehl Road to Taylorsville Road; or
  - ii. After a public hearing with advance written notice to first and second tier adjoining property owners, registered neighborhood organizations, and anyone who spoke at a previous public hearing on this case, the Planning Commission determines, with input from transportation planning staff, that the area road network can adequately support the traffic that will result from the connection.

*Modified by the Development Review Committee on September 22, 2010, case # 14489*

- 28. No later than prior to construction plan approval on the first lot of the development generating the last 25 percent of total a.m. and p.m. peak hour trips anticipated by the "JJG Study", the road improvements identified on page 17 of the "JJG Study" for the Blankenbaker Parkway and Plantside Drive intersection, which are reproduced and set forth in the exhibit book presented at the March 23, 2006 public hearing, shall be constructed by this Developer per KTC requirements, assuming these improvements have not already been constructed by other developers. Financial contributions to the cost of same may be made by or required as a consequence of other development plan approvals.  
*Modified by the Development Review Committee on September 22, 2010, case # 14489*
- 29. No later than prior to construction plan approval on the last lot of the development generating the first 50 percent of the total a.m. and p.m. peak hour trips anticipated by the "JJG Study", the road improvements identified on page 15 of the "JJG Study" for the Blankenbaker Parkway and Plantside Drive intersection, which are reproduced and set forth in the exhibit book presented at the March 23, 2006 public hearing, shall be constructed by this Developer per KTC requirements, assuming these improvements have not already been constructed by other developers. Financial contributions to the cost of same may be made by or required as a consequence of other development plan approvals.  
*Modified by the Development Review Committee on September 22, 2010, case # 14489*
- 30. Prior to construction plan approval by Metro Public Works for any lot fronting on Tucker Station Road that will require tractor trailer access from its west frontage along Tucker Station Road or generate trips resulting in the need for a center turn lane, the Developer shall provide construction plans for and bond improvements to widen Tucker Station Road. Prior to development of Lot 1, developer shall create left turn lanes south onto Plantside Drive, north onto Bluegrass Parkway. Metro Public Works shall make efforts to assure utility relocation on Tucker Station Road between Bluegrass Parkway and Plantside Drive, and the developer shall dedicate additional area for the utility relocation as needed.  
*Modified by the Development Review Committee on September 22, 2010, case # 14489*
- 31. Funding for the design and installation of traffic signals as required by Metro Standards shall be provided by this Developer at Tucker Station Road intersections with Plantside Drive and Bluegrass Parkway if and when required by Metro Public Works, assuming same have not previously been required as a consequence of other development plan approvals; traffic Signal installation shall be performed by Metro Electrical Maintenance
- 32. Updated traffic data shall be provided as required by Transportation Planning staff.  
*Modified by the Development Review Committee on July 11, 2007, case # 8918*
- 33. Right-of-way for the Urton Lane Corridor, if not already constructed, as shown on the development plan, shall be dedicated by developer within 60 days of a request from the Director of Public Works or at the time of the recording of Lots indicated on the RGDDP, whichever occurs first.  
*Modified by the Development Review Committee on September 22, 2010, case # 14489*

34. No driveways shall be allowed that access Tucker Station Road between Plantside Drive and Rehl Road.

**Covenants, Conditions and Restrictions (Car's)**

35. The development shall include an amended set of Covenants, Conditions and Restrictions (CCRs), from Blankenbaker Station Phase I, applicable to Phase II, substantially in accordance with that produced at the March 23, 2006 Planning Commission public night hearing, which final set of CCRs shall be reviewed prior to recording by the Planning Commission legal counsel for consistency with these binding elements and the CCRs finally presented to the Planning Commission in this case.
36. Included in the Car's referenced above shall be these provisions:
- a. Existing natural vegetation, with enhancements where necessary, are preferred over replanting in landscape buffer areas; in open areas, native grasses and heavy vegetation are encouraged; and the need for mowing and maintenance can be minimized by this practice.
  - b. Sidewalks along scenic corridor shall be dark in color and meandering in nature.
  - c. Bicycle paths shall be provided, where possible, on perimeter and internal streets.
  - d. Except for security fencing where required as a consequence of the nature of a particular business, three or four-board "horse fencing" shall be encouraged where fencing is utilized, and such horse fencing shall be required along Tucker Station Road.
  - e. Except for landscape and accent lighting, all exterior lighting, whether freestanding or attached, and whether on building lots or along streets or in common areas, shall be fully shielded, shall utilize flat lenses, and shall be pointed directly to the ground.
  - f. Blinds or other window treatments shall be required on all building windows in order to increase the likelihood that night lighting will be eliminated or diminished by virtue of blinds and window treatments that may be closed during evening hours.
  - g. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line or permitted on the site.
  - h. The development shall include a property owners association to maintain roads, common areas, fences, streams and vegetation within common areas of the development and an architectural review committee to review building designs.
  - i. The design standards shall be as set forth in the public hearing Master Plan documents booklet reviewed at the March 23, 2006 Planning Commission public hearing.
37. An 8 foot high wall, constructed of brick or stone or combination thereof, shall be constructed along the south right-of-way of the proposed Plantside Drive extension adjacent to 2111 Tucker Station Road. Said wall shall be constructed within one year of the approval of the general development plan. Landscaping shall be installed along the Plantside Drive side of the wall. The design of the wall shall be subject to approval by the Louisville Metro Department of Public Works and shall be designed in accordance with the scenic corridor standards applicable to Tucker Station Road, and shall not interfere with traffic safety along Tucker Station Road or Plantside Drive.