

Development Review Committee

Staff Report

July 20, 2016



Case No:	16DEVPLAN1118
Project Name:	Blankenbaker Station II Lot 9
Location:	12500 Plantside Drive
Owners:	Hosts Development, LLC
Applicant:	Mindel Scott & Associates
Representative(s):	Bardenwerper Talbott & Roberts
Project Area/Size:	3.88 acres
Existing Zoning District:	PEC
Existing Form District:	SW, Suburban Workplace
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Detailed District Development Plan (RDDDP)** for proposed warehouse/office.

CASE SUMMARY

The applicant proposes a 50,575 SF warehouse containing 15,775 SF of office space along Plantside Drive, East of Blankenbaker Parkway, and Southwest of the intersection of I-64 and I-265. This proposal is being developed on a vacant tract within a larger employment center for mixed industrial and commercial uses that is currently undergoing development. The development will provide two points of ingress/egress to Plantside drive; one point to be shared with a future abutting use. The structure will have loading areas on the Eastern façade. Windows, glazing, animating features, and a customer entrance will be provided on the façade facing Plantside Drive. A pedestrian connection is being made from the customer entrance to the public sidewalk.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Vacant	PEC	SW
Proposed	Warehouse/office	PEC	SW
<i>Surrounding Properties</i>			
North	Commercial	PEC	SW
South	Vacant	PEC	SW
East	Vacant	PEC	SW
West	Vacant	PEC	SW

PREVIOUS AND ASSOCIATED CASES ON SITE

9-67-05/10-51-05: Change-in-zoning from R-4 to PEC and Preliminary Major Subdivision (approved by Planning Commission on March 30, 2006)

INTERESTED PARTY COMMENTS

Staff has not received any inquiries on this proposal.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (July 2016)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDDP, 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 conservation of natural resources, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites will be achieved by meeting the minimum required tree canopy protection areas prescribed by Chapter 10 of the Louisville Metro Land Development Code. An intermittent stream is located to the West of the development site on an adjacent property. A portion of the 100-yr floodplain is contained within the site. Coordination with the Metropolitan Sewer District will be required prior to construction plan approval to ensure appropriateness of design and water quality as it relates to water courses and flood plain.

- 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 a connection to the public sidewalk directly serving the customer entrance is provided. Separate entrances are made available for passenger vehicle use and heavy truck use to be shared with an abutting site.

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

STAFF: No open space is required for this proposal. The minimum tree canopy requirements are being met as prescribed by Chapter 10 of the Louisville Metro Land Development Code.

- 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 the existing and future development of the area as the proposed use, design, and scale are consistent with existing, proposed, and future development in the employment center. The employment center contains and intends to contain a mixture of commercial, office, and industrial uses of varying sizes, employment, and intensities.

- 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 development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code (LDC) as Guideline 3, Policy 1 encourages

compatibility of all new development and redevelopment with the scale and site design of nearby development and with the established patterns within the form district. Guideline 3, Policy 4 discourages nonresidential expansion into residential areas. The proposed development is located in a planned employment center and is consistent with the design and scale of surrounding uses.

TECHNICAL REVIEW

The proposed development plan has received preliminary approvals from Transportation Planning Review.

At the time of writing this staff report the Metropolitan Sewer District and the applicant were working to resolve issues pertaining to the floodplain and an adjacent detention basin. At the time of the hearing these issues are expected to be resolved.

A minor plat is currently under review to create the lot as shown on the development plan.

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 meeting, the Development Review Committee must determine if the proposal meets the standards established in the LDC for approving a Detailed District Development Plan.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Detailed District Development Plan.

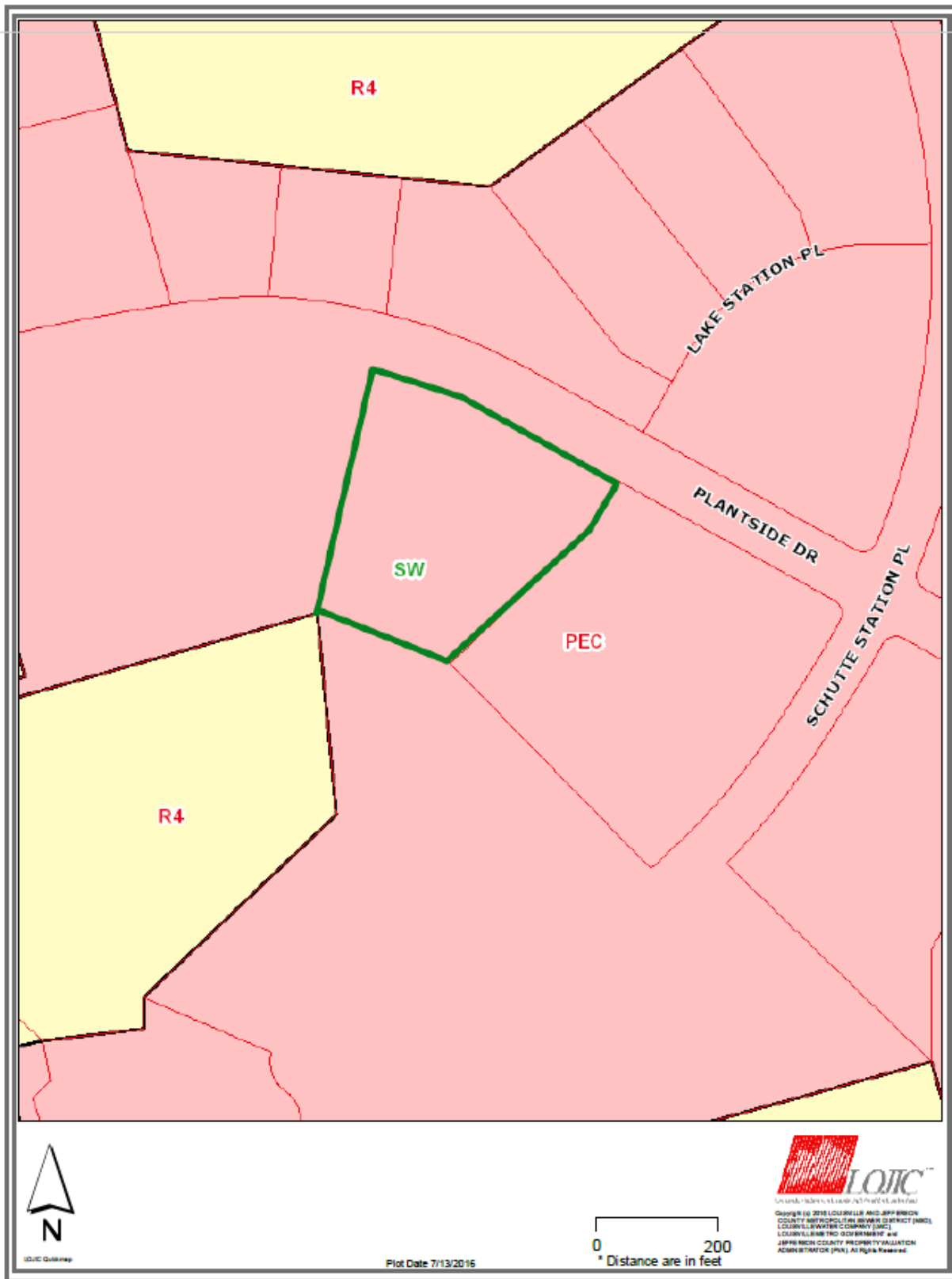
NOTIFICATION

Date	Purpose of Notice	Recipients
7/7/16	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 Photograph



3. Proposed Binding Elements

All binding elements from the approved General Development Plan 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 development shall not exceed 50,575 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
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:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. A minor plat shall be recorded creating the lot as shown on the plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - c. 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.
6. 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.
7. 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.
8. All signage shall be in compliance with Chapter 8 of the Land Development Code.