

Development Review Committee

Staff Report

May 17, 2017



Case No:	17DEVPLAN1029
Project Name:	Blankenbaker Station II – Lot 19
Location:	12400 Schutte Station PLace
Owner(s):	Hosts Development, LLC
Applicant:	Hosts Development, LLC
Representative(s):	Mindel, Scott, & Associates
Project Area/Size:	8.23 acres
Existing Zoning District:	PEC, Planned Employment Center
Existing Form District:	SW, Suburban Workplace/
Jurisdiction:	Louisville Metro
Council District:	20– Stuart Benson
Case Manager:	Joel P. Dock, Planner II

REQUEST

- Detailed District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing an 86,056 square foot warehouse/office with 290 parking spaces. The subject site is located within an existing activity center on a vacant lot East of Blankenbaker Parkway from which access will be achieved via Plantside Drive, South of Tucker Station/S. Pope Lick Road, and West of Interstate-265. Loading areas and truck maneuvering is located to the rear of the structure opposite the public right-of-way. Pedestrian connection from the building entrance to the proposed sidewalk is provided. Building rendering displays a variation of materials, windows, change-in-height, and multiple entrances facing the public roadway.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant	PEC	SW
Proposed	Warehouse/office	PEC	SW
Surrounding Properties			
North	Private road for warehouse	PEC	SW
South	Warehouse/office	PEC	SW
East	Warehouse/office	PEC	SW
West	Warehouse/office	PEC	SW

PREVIOUS CASES ON SITE

9-67-05: Rezoning to PEC with General District Development Plan (approved 3/30/16)

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW FOR DDDP, RDDDP, AND AMENDMENT TO BIDNING 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 have any adverse impact on any environmental features or historic resources. No karst features were indicated on the plan. Minimum requirements for tree canopy will be provided.

- 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 has been provided. Connection to the public roads and sidewalks is provided.

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

STAFF: Tree canopy will be provided as required by Chapter of the 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 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 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 overall site design and land uses are compatible with the existing and future development of the area as the proposed warehouse is similar in design and scale to surrounding 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 development plan conforms to applicable guidelines and policies of the Comprehensive Plan as Guideline 6, Policy 1 recommends limiting land uses in workplace districts only to those land uses necessary to meet the needs of the industrial subdivision or workplace district and their employees. Guideline 6, Policy 4 encourages industries, to the extent possible, to locate in industrial subdivisions or adjacent to an existing industry to take advantage of special infrastructure needs. The proposed plan is located within a developing planned employment area of mixed uses in the workplace form district with infrastructure in place to accommodate transportation needs.

TECHNICAL REVIEW

All agency comments have been addressed. Preliminary approval has been received from Transportation Planning staff and the Metropolitan Sewer District.

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 Land Development & Transportation/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

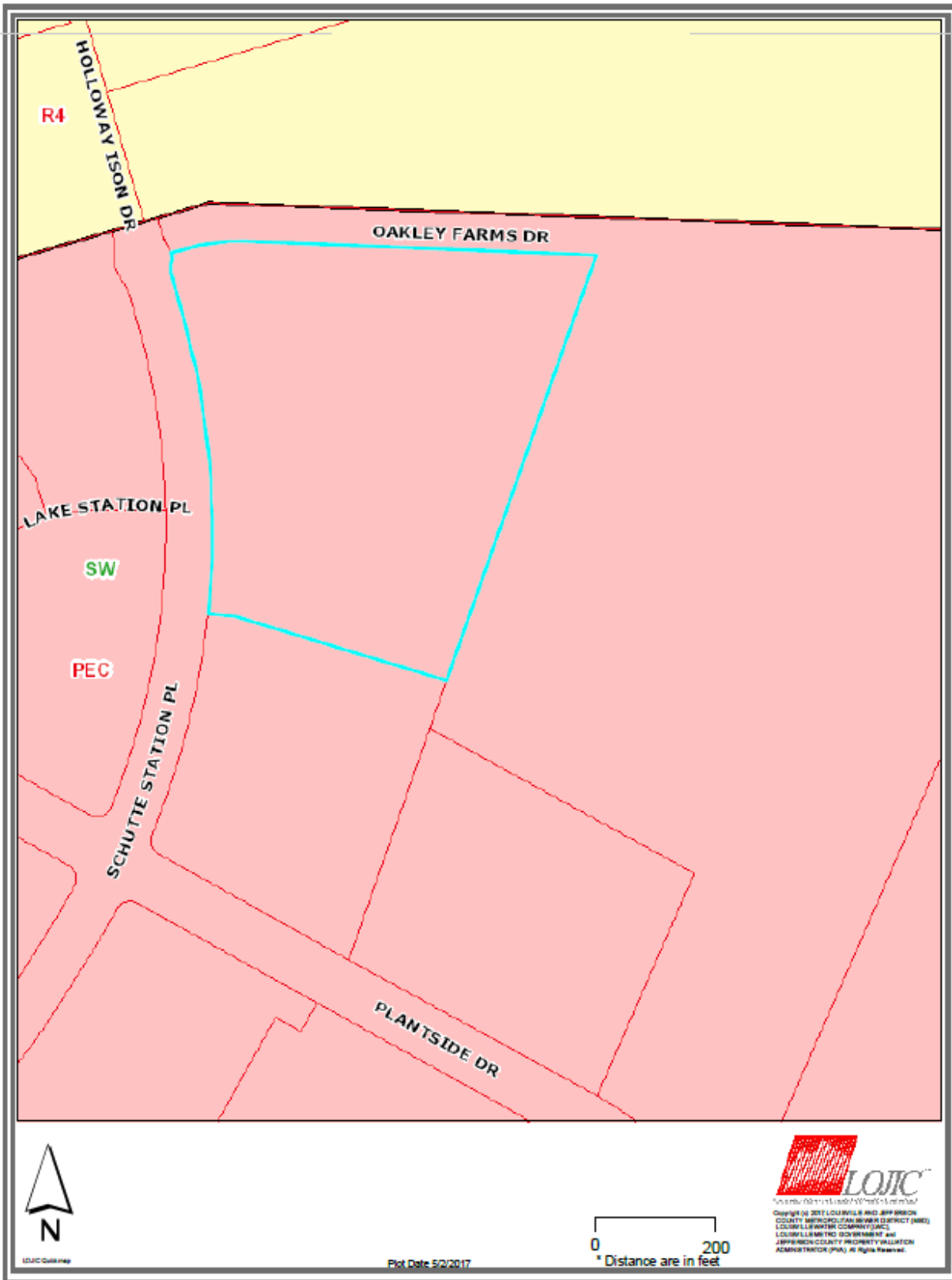
NOTIFICATION

Date	Purpose of Notice	Recipients
5/5/17	Hearing before LD&T/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**



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. 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 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. 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.
3. 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.
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. No overnight idling of trucks shall be permitted on-site.
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.