

# Development Review Committee

## Staff Report

October 1, 2014



<b>Case No:</b>	14devplan1119
<b>Request:</b>	<b>Revised Detailed District Development Plan</b>
<b>Project Name:</b>	<b>7201 Logistics</b>
<b>Location:</b>	<b>7201 Logistics</b>
<b>Owner:</b>	<b>RC TWAY Company</b>
<b>Applicant:</b>	<b>RC TWAY Company</b>
<b>Representative:</b>	<b>Land Design and Development</b>
<b>Jurisdiction:</b>	<b>Louisville Metro</b>
<b>Council District:</b>	<b>1-Attica Scott</b>
<b>Case Manager:</b>	<b>Julia Williams, AICP, Planner II</b>

### REQUEST

- Revised Detailed District Development plan

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: EZ-1  
 Proposed Zoning District: EZ-1  
 Existing Form District: SW  
 Existing Use: Warehouse  
 Proposed Use: Warehouse/Semi-Trailer storage  
 Minimum Parking Spaces Required: 156  
 Maximum Parking Spaces Allowed: 241  
 Parking Spaces Proposed: 167  
 Plan Certain Docket #:10-01-00

The property is currently an office/warehouse. Existing trees are preserved on the site within a Woodland Protection Area adjacent to existing residential homes.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Warehouse	EZ-1	SW
<b>Proposed</b>	Warehouse/Outdoor Storage	EZ-1	SW
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Single Family Residential	R-4/R-6	N
<b>South</b>	Industrial	EZ-1	SW
<b>East</b>	Industrial	EZ-1	SW
<b>West</b>	Industrial	EZ-1	SW

## PREVIOUS CASES ON SITE

10-01-00- Subdivision plan for Riverport area

## INTERESTED PARTY COMMENTS

None received.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

## STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP

- 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: Existing trees are being preserved in a WPA along the rear of the property adjacent to single family residential.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: The vehicular and pedestrian entrances and connections will not change with the proposal.

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

STAFF: Sufficient open space is being provided to meet the requirements of the LDC. Open space is provided in the form of buffers and the WPA along the rear of the site.

- 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: Drainage from the new portion of the site will be directed to a bio-retention basin. MSD has preliminarily approved the proposal.

- 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 expansion of the site closer to the residential is consistent with the previous proposal except that instead of a building a storage area is proposed.

- 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: No waivers or variances are being requested which indicates that the proposal meets the LDC and Comprehensive Plan.

## TECHNICAL REVIEW

- Agency review comments have been addressed.

## STAFF CONCLUSIONS

No waivers or variances are being requested which indicates that the proposal meets the LDC and Comprehensive Plan.

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 for granting a revised district development plan established in the Land Development Code.

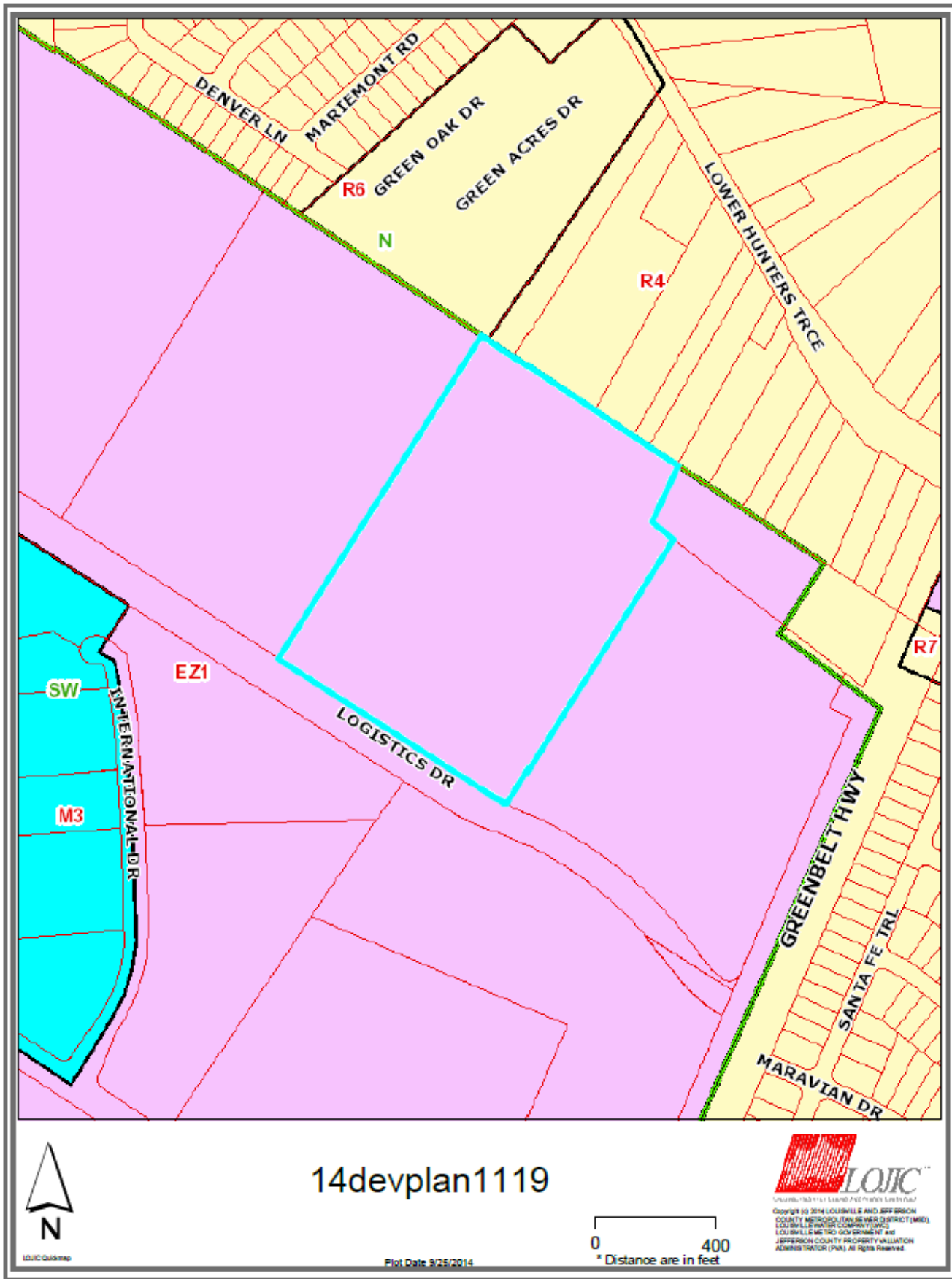
## NOTIFICATION

Date	Purpose of Notice	Recipients
9/19/14	Hearing before DRC on 10/1/14	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 1 Notification of Development Proposals

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing General Plan Conditions of Approval
4. Proposed Conditions of Approval.

1. **Zoning Map**



2. Aerial Photograph



### **3. Proposed Conditions of Approval**

All Conditions of Approval 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 conditions of approval unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any conditions of approval 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 240,000 square feet of gross floor area.
3. No outdoor 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 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.
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. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. 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.
9. The site shall be developed in accordance with the woodland protection areas delineated on the site plan, tree preservation plan and related notes. Any modification of the woodland protection area requires notification of adjoining property owners and LD&T action.

10. Woodland Protection Areas (WPAs) identified on this plan represent portions of the site that shall permanently preserve all existing vegetation. All clearing, grading and fill activity in these areas must be in keeping with restrictions established at the time of development plan approval. No further clearing, grading, construction or other land disturbing activity shall take place within designated WPAs beyond pruning to improve the general health of the tree or to remove dead or declining trees that may pose a public health and safety threat, or for the installation of sewer or drainage facilities.
11. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.