

Planning Commission
Staff Report
November 15, 2018



Case No:	18DEVPLAN1171
Project Name:	Wissing Office Building
Location:	704 Breckenridge Lane
Owner(s):	Raven3Kids Property LLC
Applicant:	Raven3Kids Property LLC
Jurisdiction:	Louisville Metro
Council District:	26 – Brent Ackerson
Case Manager:	Lacey Gabbard, Planner I

REQUEST:

Revised District Development Plan

CASE SUMMARY/BACKGROUND

The applicant is proposing to build an office building on an OR-1 zoned site located in St. Matthews. This site was rezoned from R-4 to OR-1 under docket 17ZONE1029. The current development plan proposes a structure which is over 25% larger than the one proposed in 17ZONE1029.

STAFF FINDING

The requests are adequately justified and meet the standards of review.

TECHNICAL REVIEW

MSD has given their preliminary approvals. Public Works has outstanding comments.

This structure has already been built.

Previous Cases

- 15410: CIZ from R-5 to OR (approved by the City of St. Matthews 7/23/13)
- 14EXTENSION1003: Extension of expiration of docket 15410
- 15DEVPLAN1101: RDDDP (approved by staff 9/18/15)
- 17ZONE1029: Zone change from R-4 to OR-1 (approved by the City of St. Matthews 12/13/17) with a Conditional Use Permit for off-street parking.

INTERESTED PARTY COMMENTS

Staff has received no comment from interested parties concerning this request.

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: The previous zoning case met all conservation requirements, and this current plan does not sufficiently deviate enough from that plan to warrant further measures.

- 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 appear to have been provided through the roadway connections, access, sidewalks and pedestrian connections proposed on 17ZONE1029.

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

STAFF: There is no requirement for open space for this proposal.

- 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 must approve the preliminary development plan and will ensure 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.

- 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 appear compatible with the existing and future development of the area. The one-story structures are similar in scale and setbacks are similar to other non-residential development along Breckenridge Lane.

- 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 generally conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

REQUIRED ACTIONS

- **RECOMMEND APPROVAL or DENIAL** to the City of St Matthews of the Revised Detailed District Development Plan

NOTIFICATION

Date	Purpose of Notice	Recipients
11-15-18	Hearing before Planning Commission	1 st tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 26

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



18DEVPLAN1171

feet



125



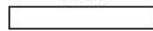
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2. Aerial Photograph



18DEVPLAN1171

feet



125



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