

Development Review Committee

Staff Report

March 01, 2017



Case No:	17MOD1001
Project Name:	Air Hydro Power Binding Element
Location:	2550 Blankenbaker Pkwy
Owner:	MOB Investments
Representative:	Kevin Young – LD&D
Project Area/Size:	14.1 Acres
Existing Zoning District:	PEC, Planned Employment Center
Existing Form District:	SW, Suburban Workplace
Jurisdiction:	City of Jeffersontown
Council District:	20– Stuart Benson
Case Manager:	Jay Luckett, Planner I

REQUEST

- **Amendment to Binding Element**

CASE SUMMARY

The applicant proposes to amend binding element #11 of docket 15129 to address contributions to the Blankenbaker Road Improvement Project. Binding Element #11 reads as follows:

Per the approved development plan dated April 4, 2016 and Transportation Planning requirements and standards, the applicant shall provide the following: a contribution of up to 13% of the construction costs (labor and materials) of improving Blankenbaker Road to provide 24' of total pavement width (minimum 1' widening) with 6-8 foot shoulders from Electron Drive to Plantside Drive. The contribution shall be made to Louisville Metro Public Works upon presentation of final costs incurred by Louisville Metro in the construction of the road improvements. There shall be no direct access from the subject property to Blankenbaker Road until the earlier of the above improvements being made or the granting of an encroachment permit by the appropriate permitting authority.

The applicant proposes to amend the binding element to read:

The property owner/developer shall pay \$35,000 to the City of Jeffersontown towards the Jeffersontown Blankenbaker Road Improvement Project. Access to Blankenbaker Road shall be approved upon the City of Jeffersontown attaining ownership of Blankenbaker Road and approval of construction plans, designed to the satisfaction of the City of Jeffersontown Public Works Department to allow an adequate turning radius for trucks onto Blankenbaker Road. Construction access may be approved separately.

No additional binding elements or changes to the approved development plan are being requested at this time.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Light Industrial/Warehouse	PEC	SW
Proposed	Light Industrial/Warehouse	PEC	SW
Surrounding Properties			
North	Vacant	PEC	SW
South	Light Industrial/Warehouse	PEC	SW
East	Light Industrial/Warehouse	PEC	SW
West	Vacant	PEC	SW

PREVIOUS CASES ON SITE

15129: Change-in-zoning to PEC.
15ZONE1034: Change-in-zoning to PEC for Expansion.

INTERESTED PARTY COMMENTS

Staff has not received any inquiries on this proposal.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (Jeffersontown)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 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: There does not appear to be any environmental constraints or historic resources on the subject site.

- (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.

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

STAFF: Provisions for open space are not a requirement of this request.

- (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 design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: There are no proposed changes to site design or land use associated with this request.

- (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 proposal complies with the applicable guidelines of the Comprehensive Plan and Land Development Code.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

STAFF CONCLUSIONS

The amendment to binding element 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 hearing, the Development Review Committee must determine if the proposal meets the standards for approving an amendment to binding element as established in the LDC.

REQUIRED ACTIONS

- **RECOMMEND APPROVAL** or **DENIAL** of the amendment to binding element #11 to the City of Jeffersontown.

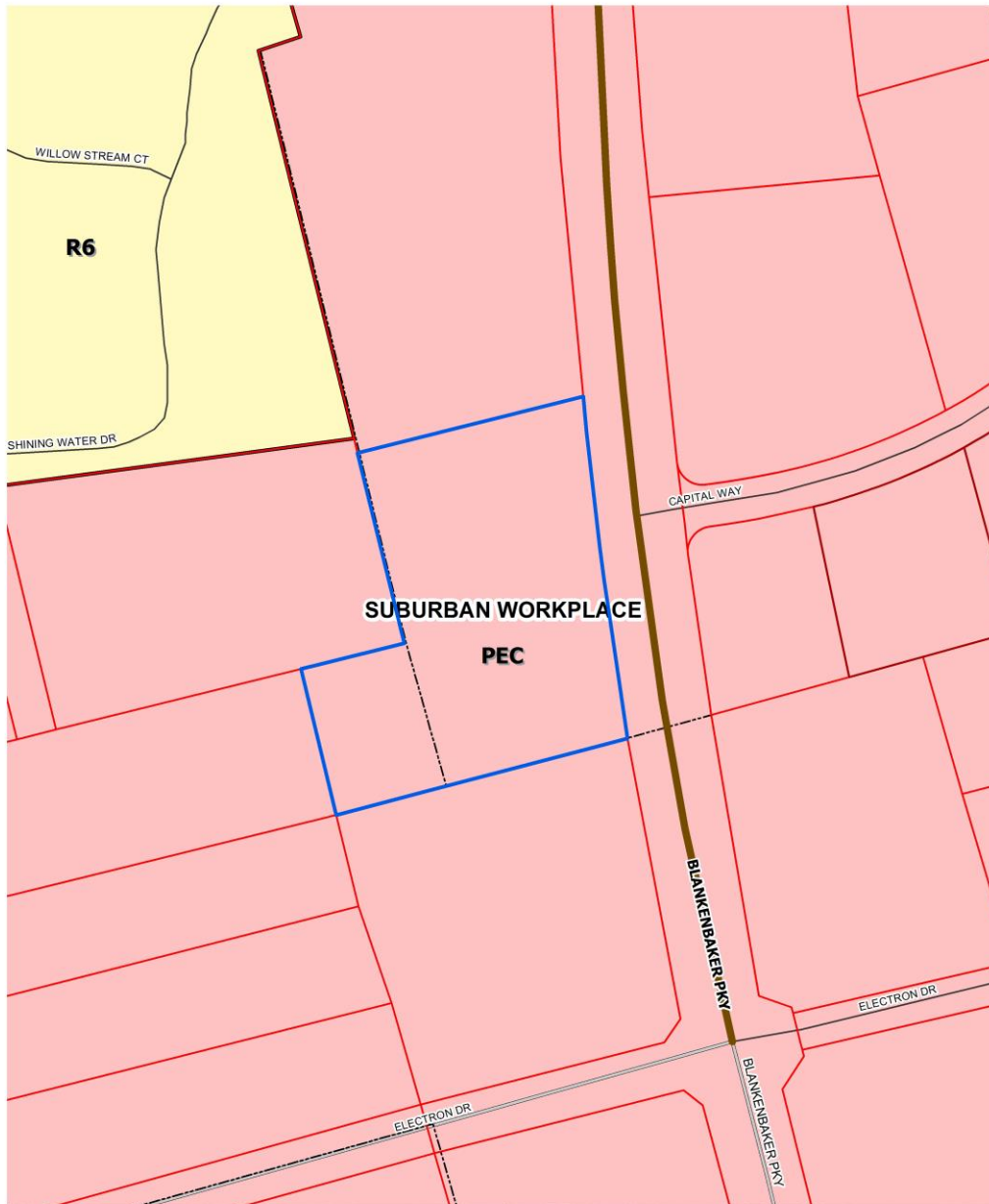
NOTIFICATION

Date	Purpose of Notice	Recipients
02/14/17	DRC	Adjoining property owners, applicant, owner, and registered users of Council District 20.

ATTACHMENTS

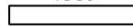
1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2550 Blankenbaker Pkwy

feet



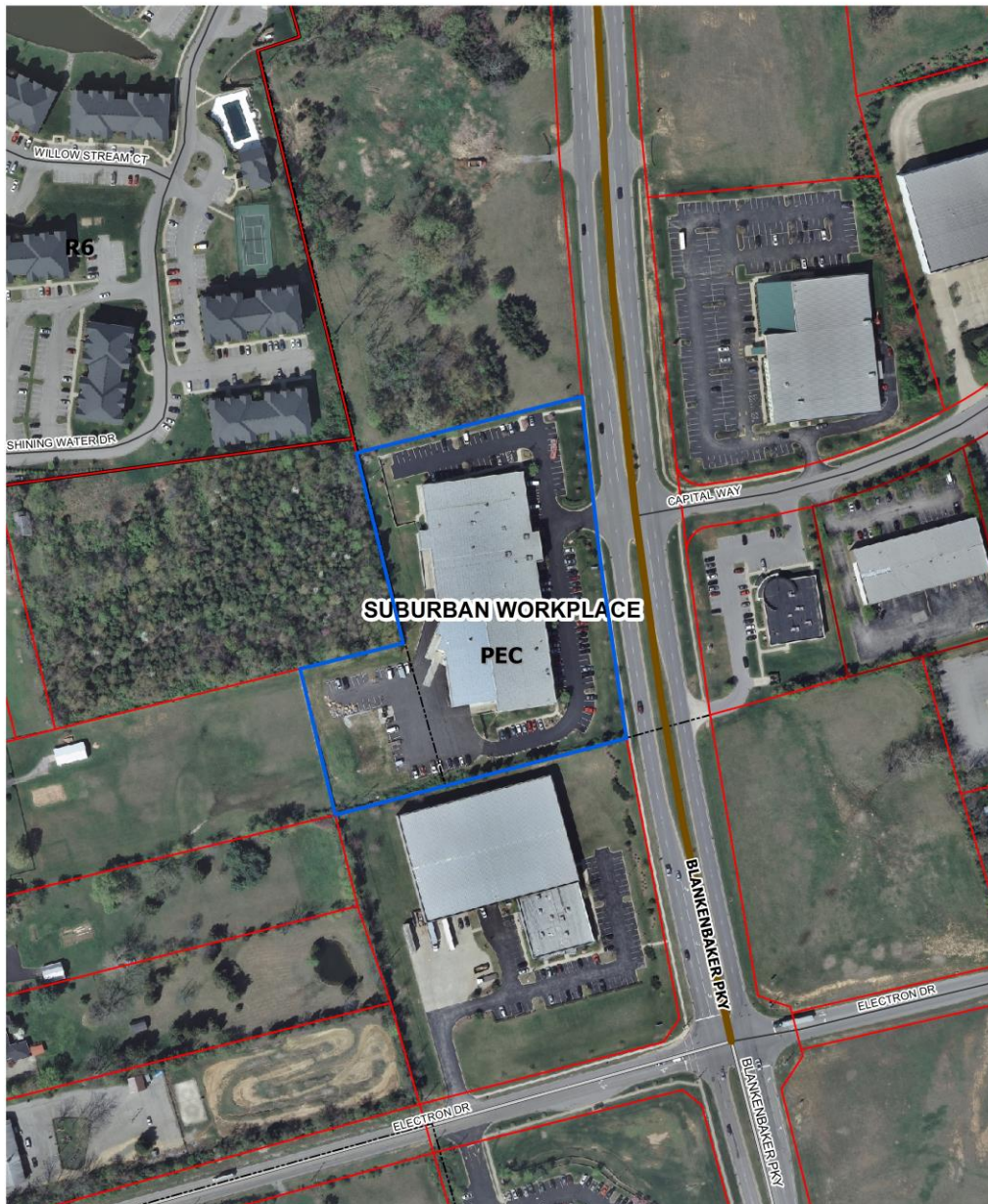
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Map Created: 2/22/2017

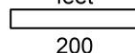


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2. Aerial



2550 Blankenbaker Pkwy
feet



Map Created: 2/22/2017



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