

**Land Development & Transportation  
Committee  
Staff Report**  
July 13, 2017



<b>Case No:</b>	17DEVPLAN1097
<b>Project Name:</b>	Louisville Electrician JATC Training Facility
<b>Location:</b>	1206 Durrett Lane
<b>Owner(s):</b>	Trustees for the Louisville Electricians Union
<b>Applicant:</b>	Same
<b>Representative:</b>	Ashley Bartley, Qk4
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	21 – Dan Johnson
<b>Case Manager:</b>	Laura L. Mattingly, AICP, Planner II

**REQUEST(S)**

- Revised Detailed District Development Plan

**CASE SUMMARY/BACKGROUND**

The applicant is proposing to demolish an existing vacant single family home and garage located off Preston Hwy, southeast of the I-65/I264 interchange, in order to construct a training facility for electricians. The new construction will consist of one 5,000 square foot facility and associated parking on the .31 acre lot. There will be one access point from Durrett Lane and all required buffers, pedestrian and vehicular connections have been proposed. This site was rezoned from C-1 to C-2 under case number 16ZONE1054, and was approved by Planning Commission on December 1, 2016.

**STAFF FINDING**

Staff finds that the proposal is in compliance with the Comprehensive Plan and the Land Development Code, has provided for all required site improvements and is compatible with existing development in the area. Staff has determined that the Revised Detailed Development Plan is adequately justified and meets the standard of review.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Land Development & Transportation Committee must determine if the proposal meets the standards for granting the proposed and RDDDP established in the Land Development Code.

**TECHNICAL REVIEW**

- The proposed development plan is in order and has received preliminary approvals from Transportation Planning Review and the Metropolitan Sewer District.

**INTERESTED PARTY COMMENTS**

Staff has not received any interested party comments.

**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: There does not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided 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, and Metro Public Works and the Kentucky Transportation Cabinet have approved the preliminary development plan.

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

STAFF: There are no open space requirements with the current 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 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. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways.

- 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.

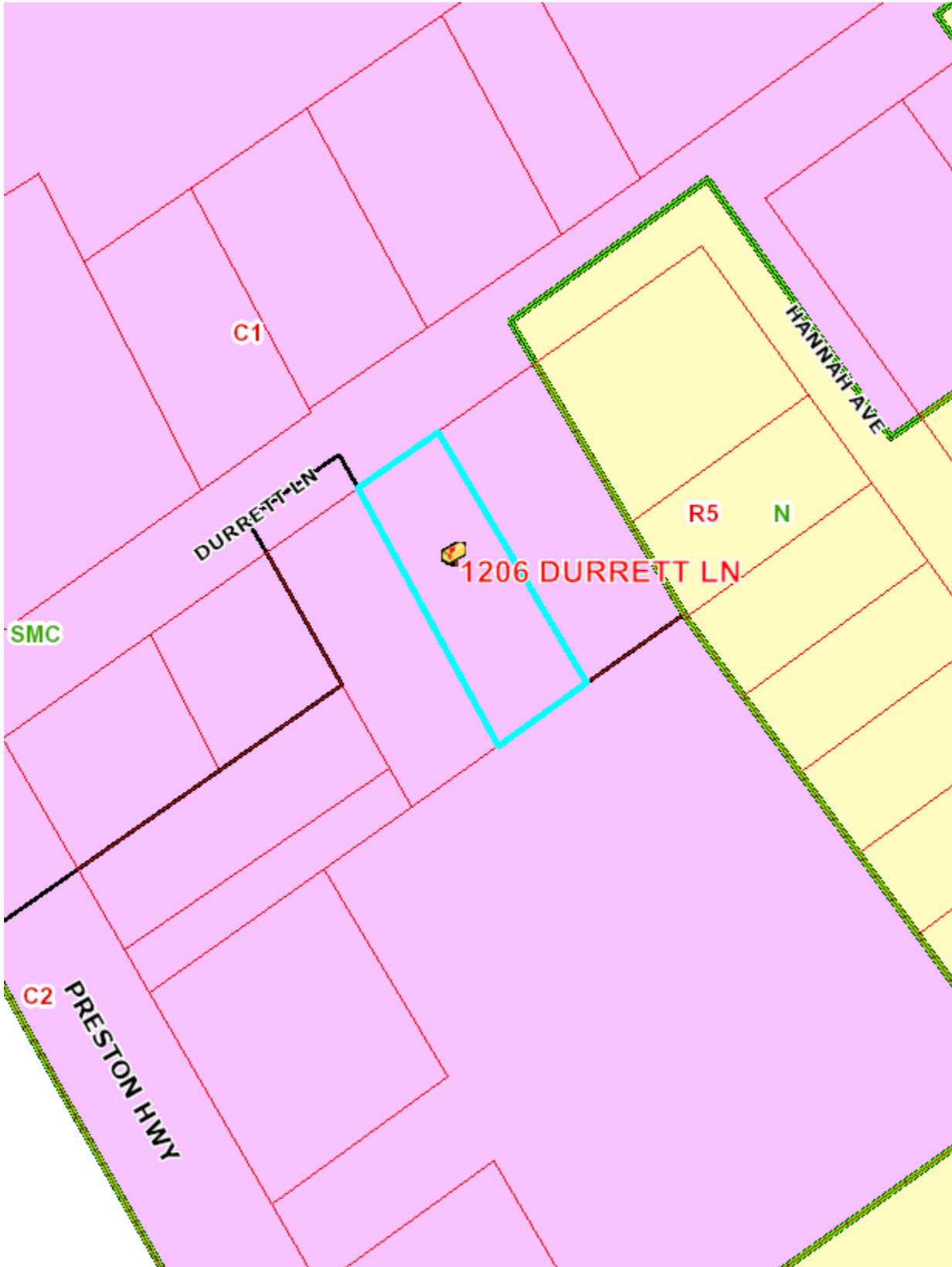
**NOTIFICATION**

Date	Purpose of Notice	Recipients
6/30/17	Hearing before LD&T	1 <sup>st</sup> tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 21

## **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements

1. Zoning Map



2. Aerial Photograph



### **3. Existing Binding Elements**

1. All development on the site shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed-upon binding element(s) unless amended pursuant to the LDC. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small free-standing signs, pennants, balloons or banners shall be permitted on the site.
3. 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.
4. Before any permit is requested, including but not limited to building, parking lot, change of use and/or site disturbance:
  - a. the development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. the property owner(s)/developer(s) must obtain approval of a detailed plan for screening, buffering and landscaping as described in LDC Chapter 10. Such plan shall be implemented prior to occupancy of the site and continually maintained thereafter.
5. If a building permit, parking lot permit or site disturbance permit is not issued within two years of the date of approval of the plan, the proposed expansion shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
6. No live, piped, radio or amplified outdoor music, outdoor entertainment or outdoor PA system shall be permitted on the 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 their content. These binding elements shall run with the land and the owner(s) and occupant(s) of the property shall at all times be responsible for compliance with them. 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. Elevations shall be submitted for Staff approval prior to obtaining construction permits.