

Development Review Committee

Staff Report

December 14, 2016



Case No:	16DEVPLAN1204
Request:	Revised Detailed District Development Plan
Project Name:	BTU Development
Location:	12101 Sycamore Station Place
Owner:	Todd Underhill, BTU Funding LLC
Applicant:	Stanley Lichtefeld, Lichtefeld Inc
Representative:	Alex Rosenberg, AL Engineering, Inc
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Laura Mattingly, Planner I

REQUEST

- Revised Detailed District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing a 35,344 square foot church expansion with an 8,000 square foot second floor to an existing 76,207 square foot athletic complex building, located north of Blankenbaker Road and east of I-64. The site has 376 existing parking spaces, which will be shared between the existing recreational establishment and the church expansion. The development will be accessed on the west side from Sycamore Station Place.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Athletic Complex	PEC	SW
Proposed	Athletic Complex/Church	PEC	SW
Surrounding Properties			
North	Office	PEC	SW
South	Council Service Center	PEC	SW
East	Single Family Residential/Vacant	PEC	SW
West	Office/Vacant	PEC	SW

PREVIOUS CASES ON SITE

9-68-00: Change in zoning from R-4 Single Family Residential to PEC, Planned Employment Center for a proposed industrial park. Approved by Planning Commission November 2, 2000.
Detailed District Development plan for 111,551 square foot athletic facility. Approved by Land Development & Transportation Committee January 26, 2006.

INTERESTED PARTY COMMENTS

None received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDP

- 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: LOJIC does not show any natural resources on site. The proposal meets all requirements for planting new tree canopy.

- 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 have been provided with the existing sidewalks along Sycamore Station Place and a pedestrian connection to the site from the public sidewalk. Vehicular access to adjacent sites is not required within the Suburban Workplace form district.

- 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 for this development.

- 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 land use and building design are compatible with the existing and future development of the area as this is a developing office/industrial area and a church will be less intense than other uses. The design will remain consistent with the existing building.

- 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 is in conformance with the Land Development Code as well as the policies and guidelines of the non-residential intent of the Comprehensive Plan.

TECHNICAL REVIEW

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

STAFF CONCLUSIONS

The Revised Detailed District Development Plan 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 approval of the RDDDP established in the Land Development Code

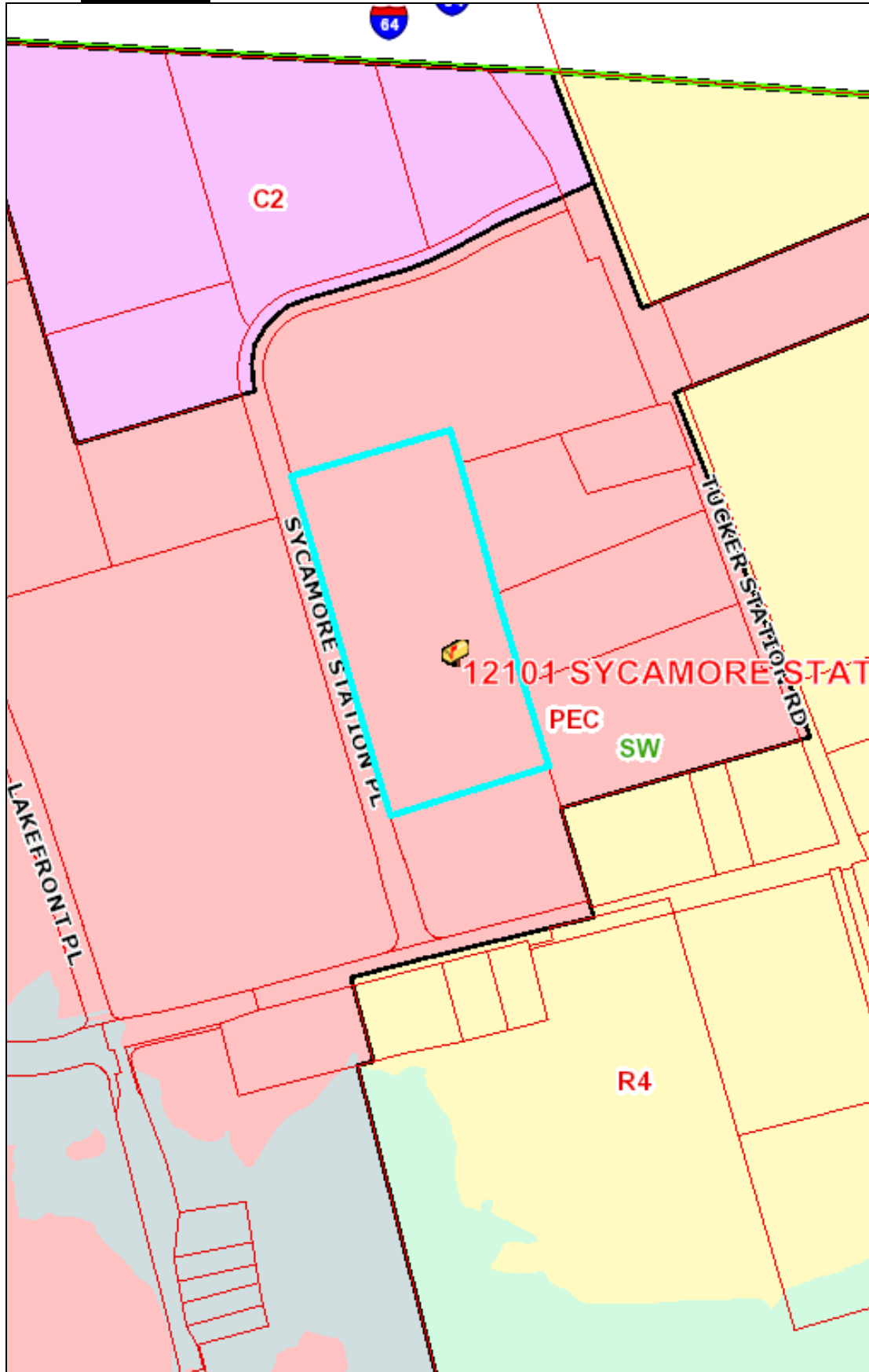
NOTIFICATION

Date	Purpose of Notice	Recipients
11/30/2016	Public Hearing - DRC	Neighborhood notification recipients
11/30/2016	Public Hearing - DRC	1 st tier adjoining property owners

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements
4. Proposed Amended Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements

All binding elements from the approved General District Development Plan (Docket # 9-68-00) are applicable to this site in addition, to the following:

Binding Elements, unique to this case – Docket No. 9-68-00:

- 1) “Except for accent and landscape lighting, all exterior lighting shall be pointed down to the ground. All lighting fixtures shall be fully shielded and shall utilize flat lenses. All exterior lighting fixtures in the side parking lots, excluding front, shall be reduced after closing hours to a level needed for adequate security only. Light levels due to lighting on the subject property shall be zero foot candles measured at the east property line. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer or other qualified professional, stating the at the lighting plan of the proposed development conforms with the above requirements and is in compliance in all other aspects with Chapter 4, Part 1.3 of the Land Development Code. Such compliance shall be maintained thereafter.”
- 2) There shall be no direct vehicular access to Tucker Station Road from individual tracts. The existing access points to Tucker Station Road are to be closed once development occurs, and access to the site will be made from Sycamore Station Place as shown on the development plan.
- 3) An eight-foot, double-sided, solid, wood fence shall be constructed in the twenty-five foot landscape buffer area along the east property line and shall connect to any adjoining fences on adjacent properties.
- 4) Other than what needs to be cleared for the referenced fence, all existing mature trees and bushes within 10 feet of the proposed twenty-five foot landscape buffer area along the east property line shall be preserved. Any trees on adjoining properties shall be protected from damage during construction or grading.
- 5) No garbage or recyclables collection services; no parking lot sweeping or cleaning; no deliveries, loading or unloading operations; no idling of vehicles; and no external construction or remodeling shall be conducted between the hours of 9:00 PM and 7:00 AM
- 6) Windows shall be as shown on the building plans shown with the development plan approved at the January 26, 2006 Planning Commission meeting. Vision glass windows shall have blinds or other window coverings in order to reduce or eliminate light emanating during night hours.
- 7) Before any permits are issued, the developer of Blankenbaker Station shall install street signs identifying Lake Front Place and Sycamore Station Place.

Standard Binding Elements - Docket No. 9-68-00

- 8.) 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.
- 9.) The development shall not exceed 111,551 square feet of gross floor area.

- 10.) No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
- 11.) 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
- 12.) Signs shall be in accordance with Chapter 8.
- 13.) 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.
 - a. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - 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.
- 14.) If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
- 15.) 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.
- 16.) There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
- 17.) 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.

- 18.) The property owner shall provide a cross over access easement if the property to the north/northwest is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
- 19) . The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to transmittal of the plan to the appropriate agencies.
20. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.

4. Proposed Amended Binding Elements

- 12.) The development shall not exceed ~~441,554~~ **119,551** square feet of gross floor area.
- 13.) 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~~ **Develop Louisville** and the Metropolitan Sewer District.
 - c. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. 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.
- 14.) If a building permit is not issued within ~~one year~~ **two years** of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.