

Development Review Committee
Staff Report
August 25, 2016



Case No:	16DEVPLAN1144
Request:	Revision of Detailed District Development Plan
Project Name:	Eastpoint Business Center Lot 230A
Location:	13410 Eastpoint Centre Drive
Owner:	Michael K. Schroering
Applicant:	Michael K. Schroering
Representative:	Kathy M. Linares, Mindell Scott & Associates
Jurisdiction:	Louisville
Council District:	19 – Julie Denton
Case Manager:	Beth Jones

REQUEST

Revision of Detailed District Development Plan to construct new building for use as call center, medical offices or other PEC-approved use.

CASE SUMMARY/SITE CONTEXT

Applicant proposes to construct a new single story 32,500 sq ft office building. The site is located within an established business park.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Undeveloped	PEC	SW
Proposed	Commercial Office	PEC	SW
<i>Surrounding Properties</i>			
Northeast	Open space	PEC	SW
Northwest	Religious; Commercial Office	PEC	SW
Southwest	Commercial Office	PEC	SW
Southeast	Commercial Warehouse; Open space	PEC	SW

PREVIOUS AND ASSOCIATED CASES ON SITE

09-5-89: Rezoning from R-4 to PEC (approved March 16, 1989; DDDP approved May 28, 1998)

INTERESTED PARTY COMMENTS

Staff has not received any formal inquiries or interested party comments at this time.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020

Land Development Code (revised July 2016)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP AND 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: The proposed development is surrounding by existing development of a similar nature and does not appear to add substantial negative impact on the existing natural resources.

- 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 the development and the community have been made. Transportation Planning has approved the preliminary development plan.

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

STAFF: Site development includes an outdoor amenity area with a stairway connection to an existing walking path on the adjacent open space parcel.

- 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.

- 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 existing and future development of the area. Adjoining properties within the Eastpoint Business Center are developed with a mixture of office, warehouse and commercial uses. The plan includes landscape buffers along the frontages, sufficient parking and sidewalks for pedestrian mobility.

- 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 (LDC).

TECHNICAL REVIEW

The proposed development plan has received preliminary approvals from planning staff, Transportation Planning and the Metropolitan Sewer District.

STAFF CONCLUSIONS

The Revised Detailed District Development Plan appears to meet standards of review based on staff analysis.

Based upon the staff report and testimony and evidence presented at the public meeting, the Land Development & Transportation Committee must determine if the proposal meets standards established in the LDC for approval of a Revised Detailed District Development Plan.

REQUIRED ACTIONS

APPROVE or **DENY** the Revised Detailed District Development Plan.

NOTIFICATION

Date	Purpose of Notice	Recipients
8/9/16	LD&T	Adjoining property owners, applicant, owner and registered users of Council District 19.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

Published: August18, 2016

