

Development Review Committee

Staff Report

August 25, 2016



Case No:	16DEVPLAN1153
Request:	Revision of Detailed District Development Plan
Project Name:	Hi-Float
Location:	13025 Middletown Industrial Blvd.
Owner:	M & D Enterprises
Applicant:	Phillip Kash, PhD
Representative:	Jason Lange
Jurisdiction:	Middletown
Council District:	19 – Julie Denton
Case Manager:	Beth Jones, Planner II

REQUEST

Revision of Development Plan and Binding Elements to accommodate expansion of existing warehouse/office building.

CASE SUMMARY/SITE CONTEXT

Applicant proposes to expand an existing 9,000 sf warehouse/office building to add 2,990 sf of warehouse space, bringing the total square footage to 11,990 square feet. Binding Element 2 requires amendment to reflect proposed building size.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Warehouse/office	M-2	SW
Proposed	Warehouse/office	M-2	SW
<i>Surrounding Properties</i>			
North	Commercial Office	M-2	SW
South	Manufacturing	M-2	SW
East	Industrial Warehouse	M-2	SW
West	Industrial Warehouse	CM	SW

PREVIOUS AND ASSOCIATED CASES ON SITE

9-54-78: Plan Certain Zone Change from R4 to M2
Hi-Float Detailed District Development Plan

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 (Middletown)

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 surrounded by existing commercial and industrial development and does not appear to add substantial negative impact on existing natural resources.

- b. The provision of safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: There are no transportation improvements associated with this proposed development. Sidewalks do not currently exist and are not required. 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: There are no open space requirements associated with the proposed 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 provision of adequate drainage facilities on the subject site.

- e. The compatibility of the overall site designs (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: Overall site design and land use is compatible with existing development on adjacent parcels.

- 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.

TECHNICAL REVIEW

The proposed development plan has received preliminary approvals from Transportation Planning and the Metropolitan Sewer District. The proposed plan is not requesting and does not require waivers or variances.

STAFF CONCLUSIONS

The Revised Detailed District Development Plan appears to meet the standard 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

Recommending APPROVAL or DENIAL of the Revised Detailed District Development Plan and amendment of the Binding Elements to the City of Middletown.

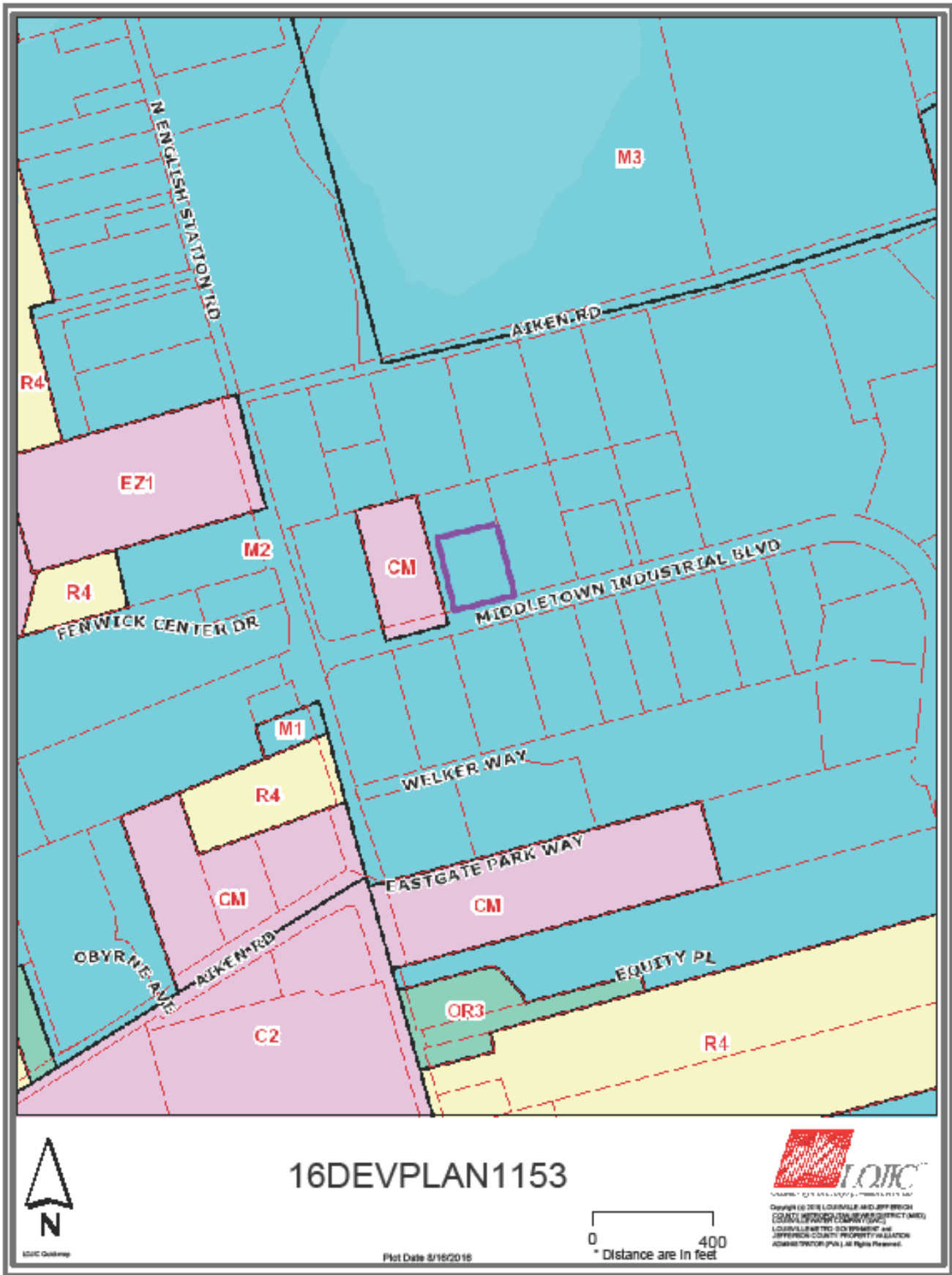
NOTIFICATION

Date	Purpose of Notice	Recipients
8/11/16	LD&T	Adjoining property owners, applicant, owner and registered users of Council District 19.

ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements

DOCKET NO. 9-54-78 (City of Middletown)
Developer: Hi-Float
Location: Lot 3A - Middletown Industrial Park
Request: Detailed District Development Plan

Subject to the following binding elements:

1. The development will be in accordance with the approved district development plan. No further development will occur.
2. The development shall not exceed 4,800 square feet of gross floor area.
3. Before a building permit is issued:
 - a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and MSD.
 - b) The size and location of any proposed signs must be approved by the City of Middletown. The City of Middletown may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
 - c) The property owner/developer must obtain approval of a detailed landscape plan as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
4. If a building permit is not issued within one year of the date of approval of the plan, 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.
5. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use.
6. The above binding elements may be amended as provided for in the Zoning District Regulations.

4. Proposed Binding Element Amendment

2. The development shall not exceed ~~4,800~~ **12,000** square feet of gross floor area.