

Development Review Committee

Staff Report

November 30, 2016



Case No:	16DEVPLAN1197
Request:	Revised Detailed District Development Plan
Project Name:	11505 Bluegrass Pkwy Hotel
Location:	11505 Bluegrass Pkwy
Owner:	Gregory A. Wells, NTS Realty Holdings Limited Partnership
Applicant:	Roshan Patel, Kana Hotels, Inc.
Representative:	Ann Richard, Land Design & Development Inc
Jurisdiction:	Jeffersontown
Council District:	11 – Kevin Kramer
Case Manager:	Laura Mattingly, Planner I

REQUEST

- Revised Detailed District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing a 42,000 square foot 4-story hotel located within the City of Jeffersontown, southwest of the I-64/Blankenbaker Pkwy exchange. The lot is currently used for parking for the abutting retail development. The proposal includes 45,642 square feet of vehicle use area with 103 proposed parking spaces. The site will maintain the existing access from Bluegrass Parkway and will provide vehicular connection to the site to the northeast. The proposed plan is in compliance with the Jeffersontown Land Development Code. The removal of the existing parking will not affect the site to the northeast, as they meet the parking requirements in the Land Development Code with the spaces on their site only.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Parking	PEC	SW
Proposed	Hotel	PEC	SW
<i>Surrounding Properties</i>			
North	Retail/Vacant	PEC	SW
South	Retail	PEC	SW
East	Retail	PEC	SW
West	Warehouse/Office	PEC	SW

PREVIOUS CASES ON SITE

9-41-78 & 10-12-78: City of Jeffersontown approved a change in zoning from single family residential to industrial park as well as a preliminary subdivision plan for Commonwealth Industrial Park.

- 13065: A minor subdivision plat that created 3 lots from 1 lot. Owner at that time did not record crossover access agreement with plat, leaving site short of the parking required by Binding Element #3 on the site.
- 14DEVPLAN1141: Revised Detailed District Development plan to bring former retail establishment into compliance and removal of Binding Element #3.

INTERESTED PARTY COMMENTS

None received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (as adopted by the City of Jeffersontown)

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 will be provided. The developer will be paying a fee-in-lieu to the City of Jeffersontown for a sidewalk along the abutting public ROW due to the roadway improvements planned for the area, as noted on the plan in General Note #8. Transportation Planning Review 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 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 area is developed with a mixture of commercial and warehouse activities.

- 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 is in order and has received preliminary approvals from Transportation Planning Review and the Metropolitan Sewer District.
- A cross access agreement will be recorded with the property to the east prior to issuance of the Certificate of Occupancy.
- The developer will pay a sidewalk fee-in-lieu to the City of Jeffersontown due to the roadway improvements planned for this area.

STAFF CONCLUSIONS

The Revised Detailed District Development Plan 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 recommending approval of the RDDDP established in the Land Development Code to the City of Jeffersontown.

REQUIRED ACTIONS

- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the Revised Detailed District Development Plan.

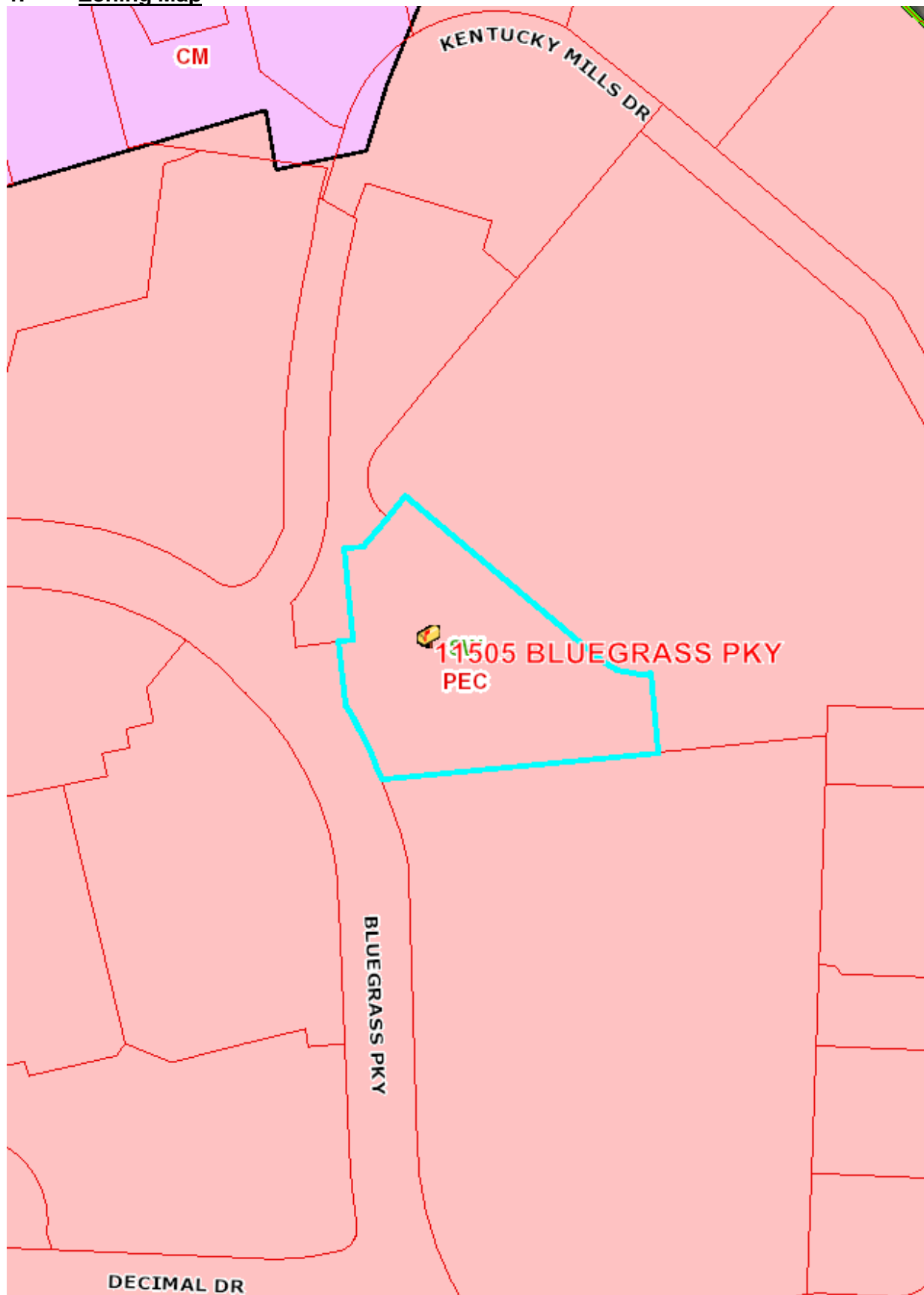
NOTIFICATION

Date	Purpose of Notice	Recipients
11/15/2016	Public Hearing - DRC	Neighborhood notification recipients
11/17/2016	Public Hearing - DRC	1 st tier adjoining property owners

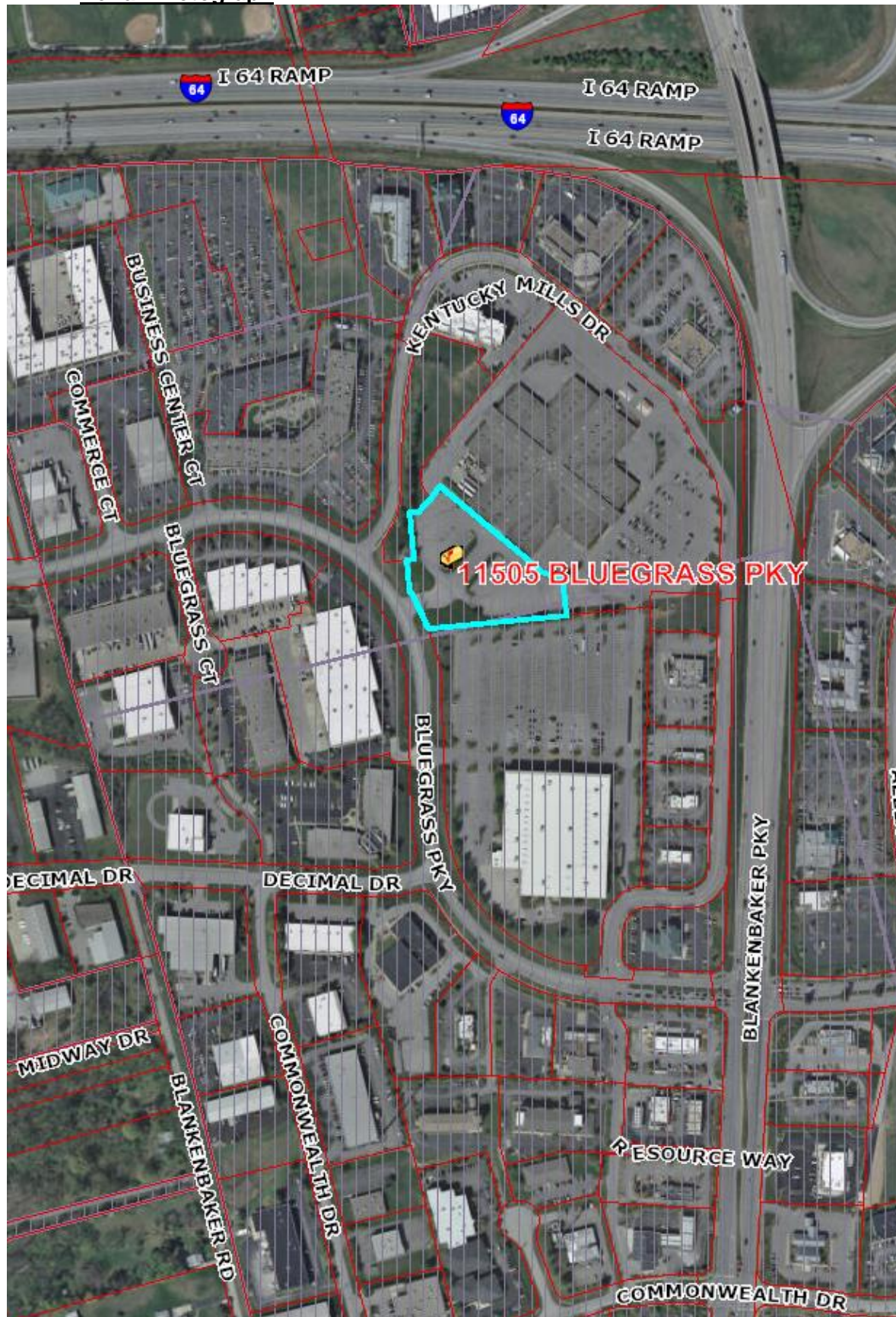
ATTACHMENTS

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 Development Plan (9-41-78) are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, land use and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission. All binding elements contained on the General District-Development Plan shall remain in effect for the detailed plan.
2. The development shall not exceed 162,000 square feet of gross floor area.
3. Before a building or alteration permit and/or a certificate of occupancy is requested:
 - a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District,
 - b) The size and location of any proposed sign must be approved by the City of Jeffersontown. The City of Jeffersontown 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 plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
4. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site.
6. If a building/paving 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.

4. Proposed Amended Binding Elements

2. The development shall not exceed ~~162,000~~ **42,000** square feet of gross floor area.
3. Before a building or alteration permit and/or a certificate of occupancy is requested:
 - a) The development plan must be reapproved by ~~the Jefferson County Department of Public Works and Transportation~~ **Develop Louisville** and the Metropolitan Sewer District,
 - b) The size and location of any proposed sign must be approved by the City of Jeffersontown. The City of Jeffersontown 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 plan for screening (buffering/landscaping) as described in ~~Article 12~~ **Chapter 10**. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
6. If a building/paving permit is not issued within ~~one year~~ **two years** 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.