

Development Review Committee

Staff Report

August 15, 2018



Case No:	18DEVPLAN1113
Project Name:	Research Drive Expansion
Location:	1725 and 1729 Research Drive
Owner(s)/Applicant:	Kyle Noltemeyer Capital, LTD.
Representative(s):	Amy E. Cooksey – Mindel, Scott, and Associates
Project Area/Size:	3.83 acres (166,835 sq. ft.)
Zoning:	PEC
Form District:	Suburban Workplace
Jurisdiction:	City of Jeffersontown, KY
Council District:	11 – Kevin Kramer, 18 – Marilyn Parker
Case Manager:	Ross Allen – Planner I

REQUEST(S)

- Approval of a **Category 3 Development Plan** for an 80,119 sq. ft. warehouse and accessory offices.
Recommendation to the City of Jeffersontown, KY.
- Approval of a **General Waiver** from LDC 5.5.2.B.2 to allow the western off street loading and refuse collection areas to be visible from the public street and to not provide screening.
Recommendation to the City of Jeffersontown, KY.

CASE SUMMARY/BACKGROUND

The subject site is located in eastern Jefferson County on two parcels with a total acreage of approximately 3.83 acres in the City of Jeffersontown, KY. The northernmost parcel is an existing warehouse of approximately 27,754.8 sq. ft. with loading docks facing south, adjacent to Research Drive which will be removed as a result of the current proposal. The second parcel is directly abutting on the southern property line of the previously discussed parcel with an approximately 45,580 sq. ft. warehouse with loading docks and a vehicular use area (VUA) as located south of the building, perpendicular to Research Drive, that will also be removed for the current proposal to be constructed.

The current proposal includes a one story (45 ft. height) 80,119 sq. ft. warehouse with accessory offices. The accessory offices are located within the proposed structure on the northeastern portion of the structure and the central western portion of the proposed structure as facing Research Drive. The proposed warehouse will also have loading docks located on the southwestern portion (perpendicular/facing Research Drive) and the northwestern portion (facing north or parallel to Research Drive) each loading dock area will have four docking bays. The combined total for both the loading/maneuvering/storage areas and two vehicular parking areas, one is parallel to Research Drive and the other as located on the northeastern portion of the parcel with a combined Vehicular Use Area of approximately 37,205 sq. ft. including three ADA spaces, and two carpool spaces. The two separate vehicular parking areas (VUA's) have a total of 47 parking spaces which is within the minimum and maximum requirements. The applicant will also provide 7.5% as required towards Interior Landscape Areas being approximately 2,794 sq. ft. for both the loading/maneuvering/storage and vehicular parking areas.

The applicant has also indicated that landscaping requirements are not required per Jeffersontown LDC 10.1.2.B.3 this was also reiterated in Jeffersontown, KY Planning Dept. review of the Category 3 Development Plan.

Related Cases:

All cases shown below are for an adjacent parcel directly abutting the southernmost parcel on case no. 18DEVPLAN1113.

15DEVPLAN1145 – 1733 Research Drive, proposed warehouse expansion in PEC, total of 66,850 sq. ft. Case was withdrawn, no case files in Hansen nor on the internal case files. (Docket # 10-35-70)

15LSCAPE1180 – 1733 Research Drive. A landscape plan for a proposed 1 story warehouse with a footprint of 66,850 sq. ft.. Approved on 11/30/2015.

15WAIVER1030 – 1733 Research Drive, A landscape waiver for a proposed warehouse expansion in PEC, for total of 66,850 sq. ft.. Landscape waiver form LDC 10.2.4.B to not provide the 15 ft. side yard landscape buffer area along the northeastern property line as required in PEC zone. Approved on 11/17/2015.

15MISC1056 - 1733 Research Drive. No files were found, the public portal indicates that the case was closed. No other information is available.

STAFF FINDING / RECOMMENDATION

- **Category 3 Development Plan** for an 80,119 sq. ft. warehouse and accessory offices. The proposed building is replacing two separate warehouse facilities on two separate parcels. General note #16 references the need for a deed of consolidation or minor subdivision plat which will be necessary since the proposed building crosses current parcel lines as shown in LOJIC/PVA data. Staff asks that the committee make a recommendation to the City of Jeffersontown, KY.
- **General Waiver** from LDC 5.5.2.B.2 to allow the western off street loading and refuse collection areas to be visible from the public street and to not provide screening. The area where the waiver is being requested is an entrance way with the loading docks facing Research Drive, unless the applicant redesigned the building to move the loading docks then the waiver is necessary. Staff asks that the committee make a recommendation to the City of Jeffersontown, KY.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<u>Subject Property</u>			
Existing	Industrial – Awakening Church and Cope Plastics Inc.	PEC	Suburban Workplace
Proposed	Industrial – Warehouse/Accessory Office	PEC	Suburban Workplace
<u>Surrounding Properties</u>			
North	Public and Semi-Public – Signs Now, Industrial – East End Plumbing Supply Inc.	PEC	Suburban Workplace
South		PEC	Suburban Workplace
East	Industrial – CRG Technologies, Martco	PEC	Suburban Workplace
West	Public and Semi-Public – Signs Now, Commercial – Liquidators World, Industrial – Feeders Supply Warehouse	PEC	Suburban Workplace

TECHNICAL REVIEW

**** Transportation Planning and MSD have preliminarily stamped the development plan**** (Needs to be reviewed once all comments have been resolved by Transportation Planning and MSD).

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Land Development Code (LDC August 2017a)
Comprehensive Plan (Cornerstone 2020)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR A GENERAL WAIVER from LDC 5.5.2.B.2 to allow the western off street loading and refuse collection areas to be visible from the public street and to not provide screening.

(a) Will the waiver adversely affect adjacent property owners?

STAFF: The applicant stated in their justification, “No, as the loading area is mostly behind the front yard setback.” Staff upon reviewing the proposal determined that the orientation and the location of the loading docks as designed into the footprint of the proposed structure has an ingress/egress directly to the front and facing Research Drive thus either the entrance or the loading docks would need to be relocated/reoriented for screening to be provided.

(b) Will the waiver violate the Comprehensive Plan?

STAFF: The applicant stated in their justification, “No, as there will be appropriate screening along the parking lot vehicle use area which will help to screen the loading area and the side yard buffers will also screen the loading area as well.” Review of the subject site and adjacent properties within the general vicinity show a majority of the loading docks oriented in a north/south direction or parallel to Research Drive. One property as located to the southwest on the western side of Research Drive does have a loading dock perpendicular or facing Research Drive so although not out of character for the area it is also not the normal circumstance.

(c) Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

STAFF: The applicant stated in their justification, “Yes, as the configuration of the loading docks on each end of the building is far away from the street as is possible to fit on the site.” Review of the subject site and adjacent properties within the general vicinity show a majority of the loading docks oriented in a north/south direction or parallel to Research Drive. One property as located to the southwest on the western side of Research Drive does have a loading dock perpendicular or facing Research Drive so although not out of character for the area it is also not the normal circumstance. The orientation and the location of the loading docks as designed into the footprint of the proposed structure has an ingress/egress directly to the front and facing Research Drive thus either the entrance or the loading docks would need to be relocated/reoriented for screening to be provided.

- (d) Has either (a) the applicant incorporated other design measures that exceed the minimums of The district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

STAFF: The applicant stated in their justification, "The strict application of the provisions would deprive the applicant of the use of the site for warehouse use as he would not be able to have room for trucks to maneuver to the loading docks. There are two existing warehouses on these two lots which will be demolished for one larger warehouse on one lot to meet our customer demand."

REQUIRED ACTIONS

- **Approve/Deny - Category 3 Development Plan** for an 80,119 sq. ft. warehouse and accessory offices. As a recommendation to the City of Jeffersontown, KY.
- **Approve/Deny - General Waiver** from LDC 5.5.2.B.2 to allow the western off street loading and refuse collection areas to be visible from the public street and to not provide screening. As a recommendation to the City of Jeffersontown, KY.

NOTIFICATION

Date	Purpose of Notice	Recipients
August 15, 2018	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 11 and 18 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

