

Land Development and Transportation Committee

Staff Report

June 11, 2020



Case No:	19-WAIVER-0039
Project Name:	2509 Plantside Waiver
Location:	2509 Plantside Dr
Owner(s):	HWHWD Partnership
Applicant:	HWHWD Partnership
Jurisdiction:	Jeffersontown
Council District:	11 – Kevin Kramer
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Waiver** of 10.2.4.B to not provide the 15-foot PEC property perimeter buffer.

CASE SUMMARY

The applicant has proposed an expansion of an existing office/warehouse site. Per Jeffersontown Land Development Code, uses in the PEC zoning district other than C-1 uses must provide a 15-foot landscape buffer at all property lines. The applicant is requesting a waiver of these requirements adjacent to an internal property line.

STAFF FINDING

The request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

The waiver is associated with a Category 2B development plan under review by the City of Jeffersontown.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- a. The waiver will not adversely affect adjacent property owners; and,

STAFF: The will not adversely affect adjacent property owners, as the buffer area is internal to the existing developed site.

- b. The waiver will not violate the Comprehensive Plan; and,

STAFF: The waiver will not violate the comprehensive plan, as it will allow for continued use of an existing light industrial site within an established activity center. The waiver will not allow an unreasonable circumvention of the regulations or cause a hazard to the public.

- c. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant; and,

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant. Other areas of the subject site will provide all required buffers, including along external property lines.

- d. Either: 1. The applicant has 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 2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant, as it would require removal of existing drive areas and structures.

REQUIRED ACTIONS:

- **RECOMMEND** that the **City of Jeffersontown APPROVE** or **DENY** the **Waiver**

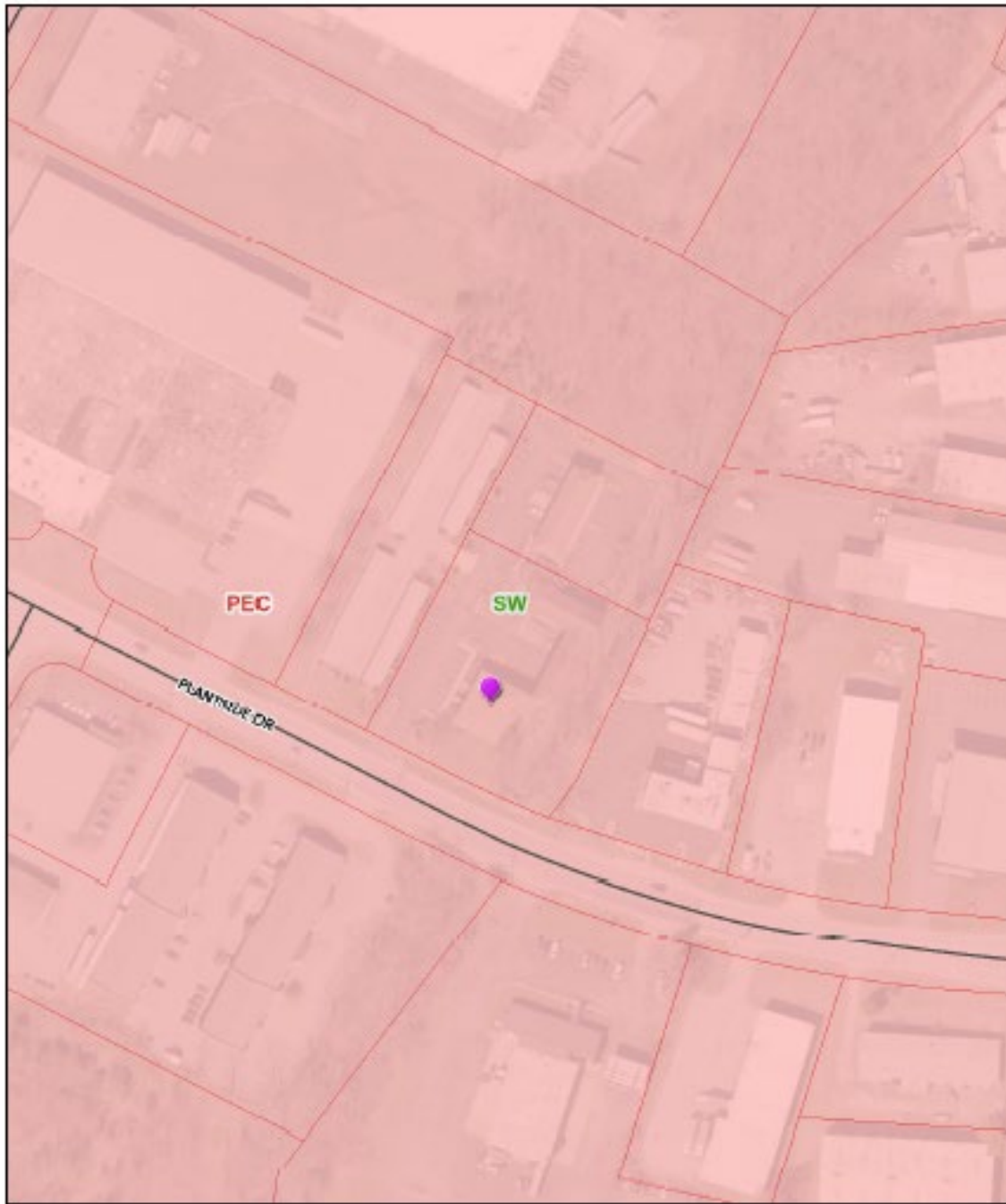
NOTIFICATION

Date	Purpose of Notice	Recipients
5-25-20	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 11

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



20-WAIVER-0039

Tuesday, June 2, 2020 | 10:17:48 AM



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2. Aerial Photograph



20-WAIVER-0039

Tuesday, June 2, 2020 | 10:15:48 AM



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