

Development Review Committee

Staff Report

September 6, 2023



Case No:	23-DDP-0056
Project Name:	Motor Vehicle Sales
Location:	2125 Blankenbaker Parkway
Owner(s):	2125 Blankenbaker Parkway LLC
Applicant:	2125 Blankenbaker Parkway LLC
Jurisdiction:	City of Jeffersontown
Council District:	11 – Kevin Kramer
Case Manager:	Ethan Lett, Planner I

REQUEST(S)

- Revised Detailed District Development Plan

CASE SUMMARY/BACKGROUND

The proposal is for an automobile dealership consisting of two phases. Phase 1 of the project proposes sales and service buildings with an associated car wash totaling 42,000 sqft. Phase 2 proposes an additional 28,000 sqft sales and service building. There are two access points from Blankenbaker Parkway with the southernmost entrance being shared with the commercial use to the south. Though this plan proposes a 4th building, the total floor area has been decreased by 18,000 sqft from the previously approved plan. The total parking has also been decreased, and the proposed car wash has been repositioned on the site.

Associated Cases:

9-76-83: Change in Zoning and General District Development Plan approved December 15, 1983

10-14-83: Revised Preliminary Subdivision Plan approved June 8, 2000

21-ZONE-0151: Change in Zoning and Detailed District Development Plan approved May 26, 2022

STAFF FINDING

The proposal is adequately justified for approval based on the staff's analysis contained in the standard of review.

TECHNICAL REVIEW

Land Development Code (2006) 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 do 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 has been provided, and Metro Public Works 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 pertinent to the current proposal. Future multi-family development proposed on the subject site will be required to meet Land Development Code requirements.

- 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 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 site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

- 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. The subject site is adjacent to a major activity corridor characterized by employment centers and commercial uses of varying intensities. The site design is compatible with the form of established developments.

REQUIRED ACTIONS:

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

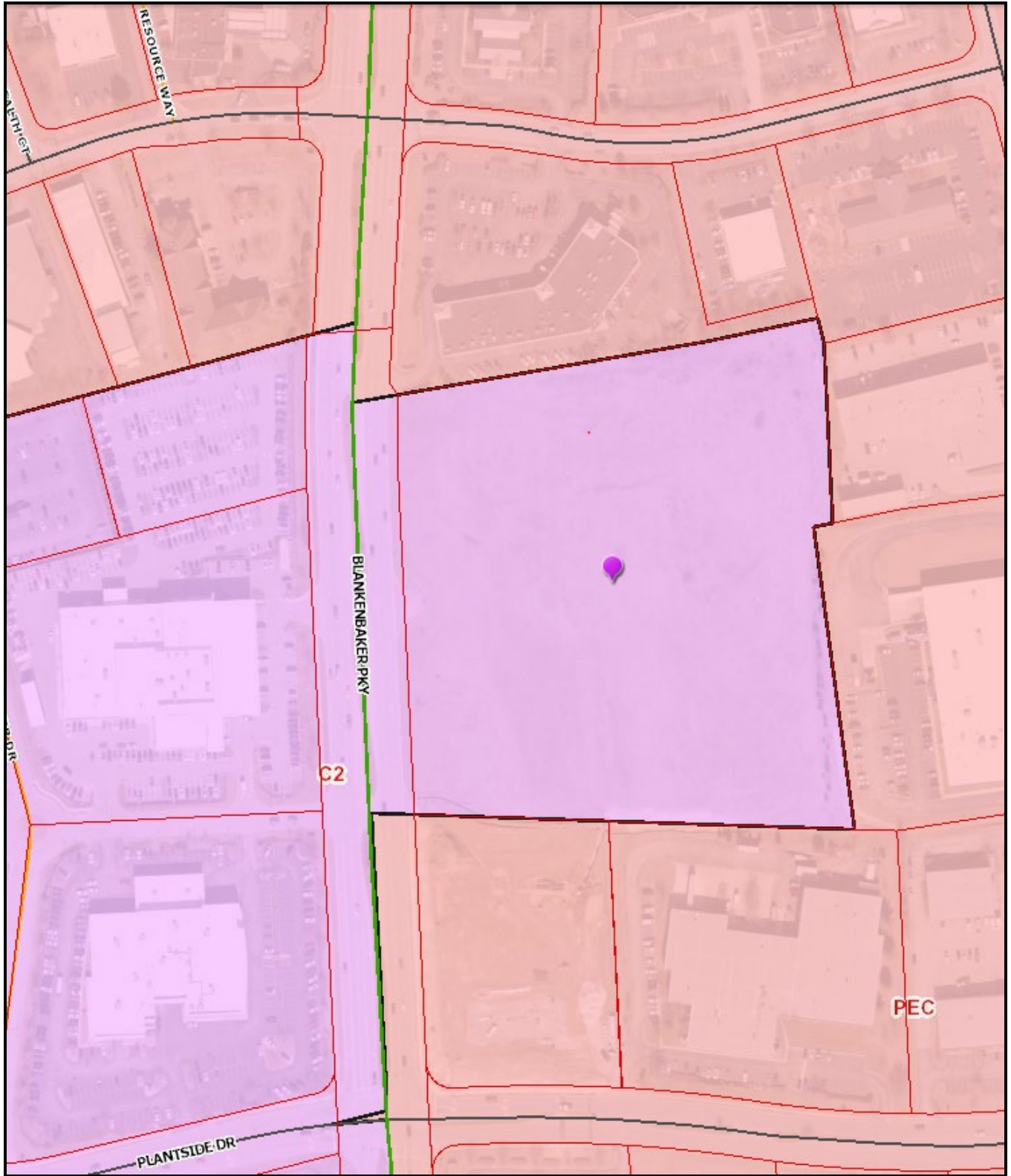
NOTIFICATION

Date	Purpose of Notice	Recipients
	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 11

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements with Proposed Changes

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements with Proposed Changes

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee and to the City of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance), is requested:
 - a. The development plan must receive full construction approval from KYTC, Jeffersontown Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - e. The materials and design of proposed structures for Phase 1 shall be substantially the same as depicted in the rendering as presented at the ~~May 26, 2022 Planning Commission~~ **September 6, 2023 Development Review Committee** meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
 - f. Final elevations/renderings for Phase 2 structures shall be submitted for review and approval by Planning Commission staff and the City of Jeffersontown City Council. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.

7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. Lighting
 - a. All exterior lighting, whether freestanding or attached to any structure, including parking lot lights, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground. The following are exceptions to this requirement:
 - i. Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output per fixture.
 - b. No LED or metal halide lighting shall have a correlated color temperature (CCT) exceeding 4000 degrees Kelvin.
 - c. The parking lot fixtures shall be no higher than 20-foot light poles atop a three-foot base (as measured from the ground level).
 - d. One (1) hour after closing time for the dealership, parking lot lighting shall be reduced by at least fifty percent (50%).
 - e. Interior lighting visible from the street shall be reduced by at least fifty percent (50%) at least one (1) hour after closing.
9. Signage – All signage shall be in conforming with the City of Jeffersontown sign ordinance in addition to the following:
 - a. No lighted signage shall be placed above the building height.
 - b. All lighted signage shall be backlit or halo lit.
 - c. No changing image or moving signs shall be permitted.
 - d. Applicant proposes to install a freestanding business sign no taller than 20-feet in height.
10. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash, and other debris.