

Development Review Committee

Staff Report

April 9, 2025



Case No:	24-DDP-0025
Project Name:	Watterson Center Ct
Location:	10619 Watterson Center Ct
Applicant:	Brentwood Property Design and Investment LLC
Representative:	Brentwood Property Design and Investment LLC
Jurisdiction:	Louisville Metro
Council District:	11 – Kevin Kramer
Case Manager:	Catherine Gomez, Planner I

REQUEST(S)

- **Revised Detailed District Development Plan** with amendments to binding elements.

CASE SUMMARY

The subject site is zoned PEC Planned Employment Center in the Suburban Workplace form district in the City of Jeffersontown, on Watterson Center Ct to the east of Watterson Trail. The applicant is proposing to complete two new office buildings from a previously approved development plan under case #17232 that were not built by the previous property owners. The applicant is proposing an overall 16,355 square foot addition to the existing contractor shop development, for a total gross floor area of 48,175 square feet. Both office buildings have been reduced in size from the previous plan, and a sidewalk fee-in-lieu will be requested for the required sidewalk along Watterson Trail.

Associated Cases:

9-6-03 – Change in zoning and general district development plan approved February 11, 2003
17232 – Revised detailed district development plan approved June 24, 2012
18412 – Revised detailed district development plan approved December 5, 2012
13DEVPLAN1057 – Revised detailed district development plan approved November 5, 2013

STAFF FINDING

The proposed plan meets the guidelines of the Comprehensive Plan and requirements of the Land Development Code and is adequately justified for approval based on the analysis contained in the standard of review.

TECHNICAL REVIEW

This site is subject to the Jeffersontown Land Development Code (2006).

Transportation Planning and MSD have preliminarily approved the proposal.

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: There do not appear to be any environmental constraints or historic resources on the subject site. A Landscape plan will be submitted to meet the tree canopy requirements of the Jeffersontown Land Development Code.

- 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. The development does require a sidewalk along the frontage of the site on Watterson Trail, however the applicant will request a sidewalk fee-in-lieu to the City of Jeffersontown.

- 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.

- 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. The applicant proposed the new additions to have an exterior design that adopts the features of the existing structures, including but not limited to similar brick siding, shingle roofing, and vinyl windows.

- 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 requirements of the Land Development Code. The Planned Employment Center zoning district intends to provide sufficient space in attractive, landscaped, and planned industrial parks for industrial operations. The proposed office buildings are part of an ongoing contractor shop development within the industrial park center of Jeffersontown. Because of this, the proposed development fulfills the intent to ensure compatibility between industrial operations within the park and the existing activities and the character of the community in which the park is located. Community Form Goal 1 Policy 3.1.10 characterizes the Suburban Workplace form district predominately as industrial and office use where the buildings are setback from the street in a landscaped setting. The proposed office buildings are in the rear

corner of the lot surrounded by tree canopy that screens the adjacent properties at a reasonable setback. Furthermore, Community Form Goal 1 Policy 4 from the Comprehensive Plan calls to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Since the proposed office buildings complete a previously approved plan in the industrial park, and the applicant proposes the building to be of similar façade to the existing structures, the development plan is in conformance with the Comprehensive Plan and Land Development Code.

REQUIRED ACTIONS:

- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with amendments to Binding Elements

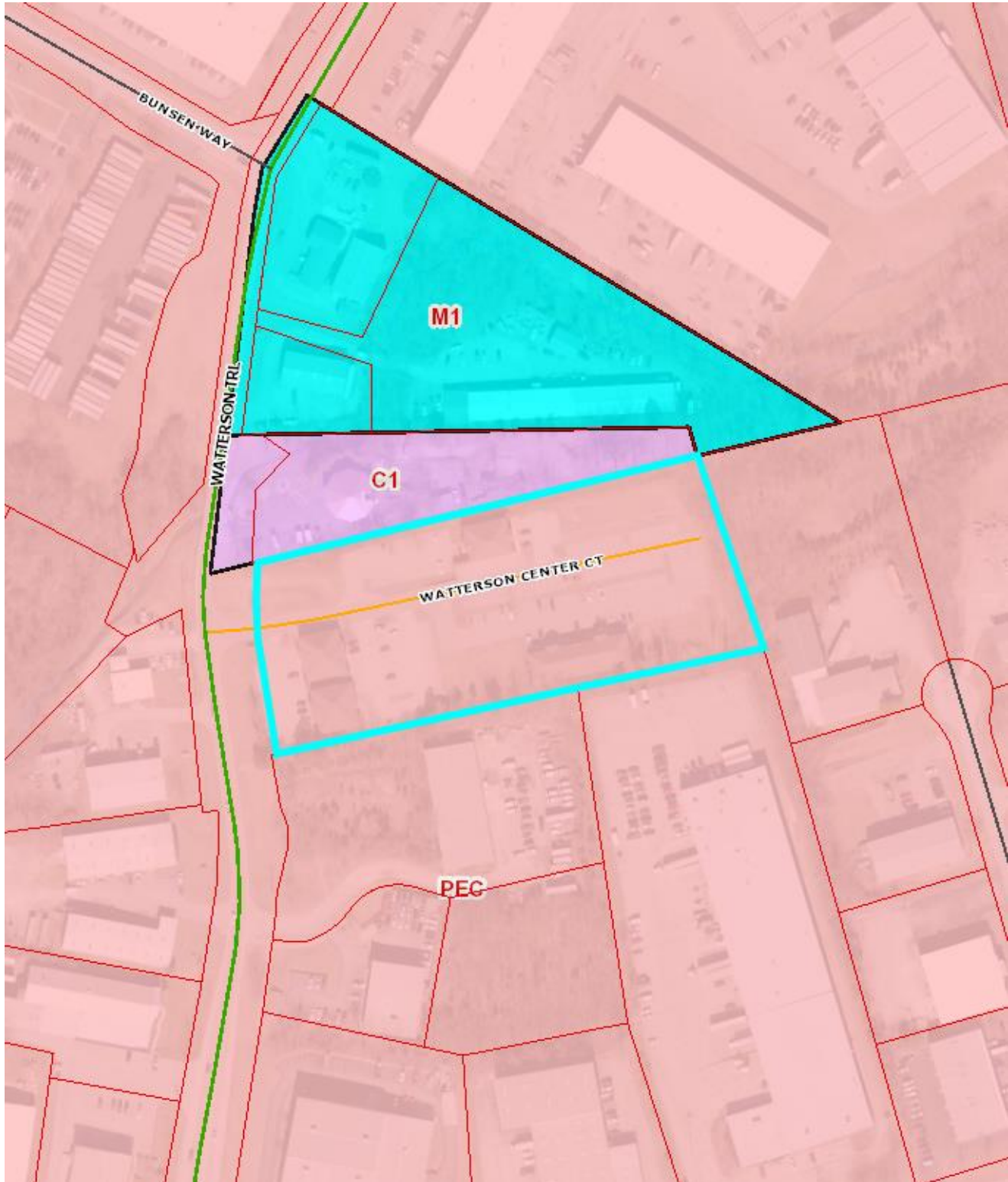
NOTIFICATION

Date	Purpose of Notice	Recipients
3/30/2025	Hearing before DRC	First 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
4. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements with Proposed Changes

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 and agreed upon binding elements unless amended pursuant to the Zoning District Regulations-Land Development Code. Any changes/additions/alterations, ~~additions OR 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. The development shall not exceed 59,820 square feet of gross floor area.~~

~~3. The only permitted freestanding sign shall be a monument style sign, located as shown on the approved development plan/sign plan. The sign shall comport with the Jeffersontown, KY Sign Ordinance. No certificate of occupancy shall be issued until the Fire District approves of numbering of buildings.~~

4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.

5. There shall be no outdoor storage, display, or sales except as permitted under the Land Development Code and within designated areas on the approved development plan.

6. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties. ~~Lighting fixtures shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site.~~

7. 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.

8. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:

- a. The development plan must receive full construction approval from Codes and Regulations Transportation Planning section and the Metropolitan Sewer District (700 West Liberty).
- b. ~~Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.~~
- c. ~~A minor subdivision plat shall be recorded dedicating additional right-of-way to Watterson Trail to provide a total of 55 feet from the centerline. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.~~
- d. 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.

9. 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 and the City of Jeffersontown, KY.

10. 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.

11. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.

~~12. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the May 10, 2012 LD&T meeting. If other buildings are different than these materials and designs, information with respect to same shall be provided to the Planning Commission and City of Jeffersontown, KY for review and approval.~~

~~13. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.~~

4. Proposed Binding Elements

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 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 free-standing signs, pennants, balloons, or banners shall be permitted on the site.
3. There shall be no outdoor storage, display, or sales except as permitted under the Land Development Code and within designated areas on the approved development plan.
4. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties.
5. 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.
6. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from Codes and Regulations Transportation Planning section and the Metropolitan Sewer District (700 West Liberty).
 - b. 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.
7. 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 and the City of Jeffersontown, KY.
8. 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.
9. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.