

Development Review Committee

Staff Report

April 9, 2025



Case No:	25-DDP-0010
Project Name:	UEC Tenant Building
Location:	6895 Riverport Drive
Owner(s):	UEC Holdings Inc.
Applicant:	Trey Guyton
Jurisdiction:	Louisville Metro
Council District:	1 – Tammy Hawkins
Case Manager:	Tyler Pobiedzinski, Planner I

REQUEST

- **Detailed District Development Plan** with proposed Binding Elements

CASE SUMMARY

The subject property is approximately 5.25 acres, in the Suburban Workplace form district and in the EZ-1 Enterprise Zone zoning district, on Riverport Drive between Cane Run Road and Greenbelt Highway. The parcel is currently undeveloped, and the applicant is proposing an office/ warehouse building that is 35,375 square feet with 8 loading bays and 43 total parking spaces.

STAFF FINDING

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

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

This property is located within Riverport Section 1 under case #9-72-5, which requires that a detailed district development plan be submitted and approved for the site.

INTERESTED PARTY COMMENTS

No interested party comments were received.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDDP

- 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. The proposed development will meet the tree canopy and landscaping requirements of the LDC.

- 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 through a proposed new sidewalk connection to the adjacent TARC bus stop on Riverport Drive from the building, as well as providing adequate vehicle parking and bicycle parking requirements. 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.

- 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 proposed land uses are consistent with both existing and planned development of the area. The surrounding area currently features similar uses, and this proposal aligns with the established development pattern, ensuring compatibility with the community. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks and site design requirements of the Land Development Code.

- 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 complies with the applicable guidelines and policies of the Comprehensive Plan, as well as the requirements of the Land Development Code. Additionally, Economic Development Goal 1, Policy 2, encourages industries to, whenever possible, locate within industrial subdivisions or adjacent to existing industries to maximize the benefits of specialized infrastructure and support efficient land use planning.

REQUIRED ACTIONS:

- **APPROVE or DENY the Detailed District Development Plan with proposed Binding Elements.**

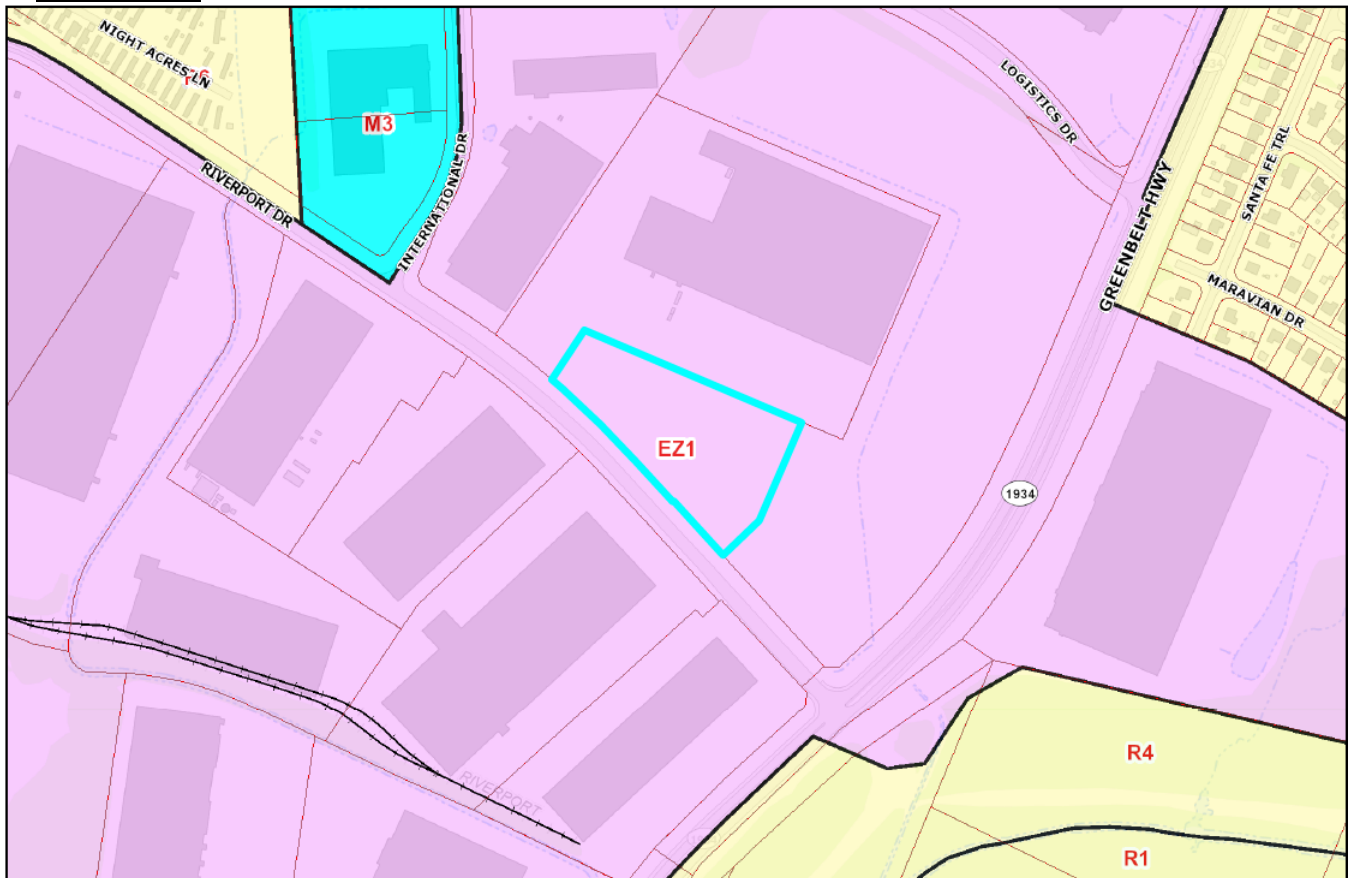
NOTIFICATION

Date	Purpose of Notice	Recipients
03/28/2025	Hearing before DRC	1 st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 1

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



3. 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 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 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, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - 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.
5. 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.