

# Development Review Committee

## Staff Report

April 9<sup>th</sup>, 2025



<b>Case No:</b>	25-AMEND-0003
<b>Project Name:</b>	C5 Centerport at SDF
<b>Location:</b>	8105, 8107, 8111, 8113, 8117, 8119, & 8201 Minor Lane and Shadeswood Avenue
<b>Applicant:</b>	C5 Centerport, LLC
<b>Representative:</b>	C5 Centerport, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	13 – Dan Seum Jr.
<b>Case Manager:</b>	Molly Clark, Planner II

### **REQUEST**

- **Amendment to binding elements** to abandon binding elements from 9-64-86

### **CASE SUMMARY**

The subject site has a recent change in zoning from R-4, R8-A & C-2 to EZ-1 approved under 24-ZONE-0110 for the development of 1.2 million sq. ft. of industrial warehousing. Primary access to the site will be obtained from Minor Lane. The proposed amendment to binding elements will not involve any changes to the approved plan under 24-ZONE-0110. The subject site will remain subject to the binding elements approved under 24-ZONE-0110. This is a request to abandon the previously approved plan binding elements under 09-64-86: which was a change in zoning from R-4 to R-8 & C-2 (approved by Planning Commission on 8/21/86 with revisions approved on 1/26/89, 2/23/89, & 10/30/03).

### **STAFF FINDING**

The request is adequately justified for approval based on the analysis contained in the standard of review

### **INTERESTED PARTY COMMENTS**

Staff has not received any interested party comments.

## **STANDARD OF REVIEW AND STAFF ANALYSIS FOR 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. 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 and the Kentucky Transportation Cabinet have 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.

### **REQUIRED ACTIONS:**

- **APPROVE** or **DENY** the **Amendment to Binding Elements** to abandon binding elements from 9-64-86

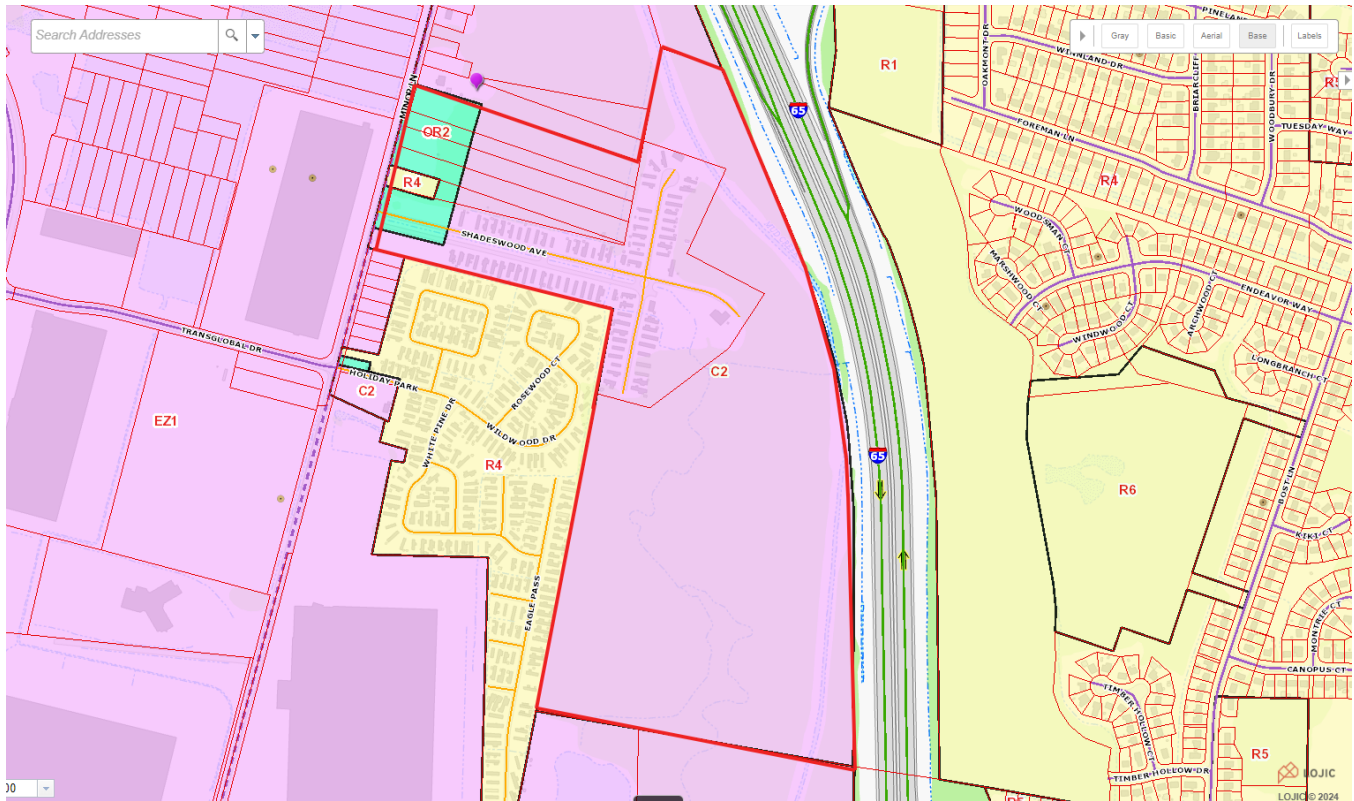
### **NOTIFICATION**

Date	Purpose of Notice	Recipients
3-28-25	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 13

### **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements to be abandoned

## 1. Zoning Map



## 2. Aerial Photograph



**3. Existing Binding Elements to be abandoned (9-64-86)**

- ~~1. The development shall not exceed the following:
  - a. ~~R-8 Apartment District—82 dwelling units~~
  - b. ~~C-2 Commercial District—972,400 square feet~~~~
- ~~2. Detailed district development plans shall be submitted for each site or phase of the development. Each plan shall be subject elements may relate, but not be limited, to the following items:
  - a. ~~Screening, buffering, landscaping~~
  - b. ~~Points of Access~~
  - c. ~~Density, floor area, size and height of buildings~~
  - d. ~~Land uses~~
  - e. ~~Signs~~
  - f. ~~Handicapped parking~~
  - g. ~~Loading berths~~~~
- ~~3. Prior to the issuance of certificates of occupancy:
  - a. ~~For lot 2 and outlot 1:
    1. ~~Access Road "A" shall be constructed as a five (5) lane section from a specified location on Minors Lane (match of roadway section) to the second major entrance to lot 2.~~
    2. ~~Minors Lane shall be reconstructed to "T" into Access Road "A".~~~~
  - b. ~~For lots 1, 3, and outlots 2, 3, and 4:
    1. ~~Access Road "A" shall be constructed as a three (3) lane section from the end of the five (5) lane section to South Park Road.~~
    2. ~~A left turn storage lane shall be constructed on South Park Road for Access Road "A".~~~~
  - c. ~~For Lot 1, 2, and 3:
    1. ~~Evergreen plantings shall be provided along the western property line outside of the 6-foot chain fence. The screening of the plan shall be submitted to and approved by the Planning Commission prior to issuance of building permits. Such plan shall be implemented prior to occupancy and maintained thereafter.~~~~~~
- ~~4. The three (3) lane portion of Access Road "A" shall be substantially complete by the date one year after the opening of the Bigg's store.  
If an access road is constructed on the north side of lot 3 connecting Access Road "A" with Minors Lane, a left turn storage lane for southbound Minors Lane shall be constructed.~~
- ~~5. Auto repair uses shall be incidental to the retail use of auto or parts sales. Freestanding auto repair garages shall not be permitted.~~
- ~~6. There will be no direct access to South Park Road from any lot fronting thereon.~~
- ~~7. Access points along the relocated Minor Lane and the proposed collector level roadway must be approved by the Jefferson County Department of Public Works and Transportation.~~
- ~~8. Prior to the request of the issuance of the Certificate of Occupancy a major subdivision plat will need to be recorded dedicating the relocation of Minor Lane and the collector level roadway from Minor Lane to South Park Road as shown on the district development plan and preliminary subdivision plan Docket No. 10-16-86.~~
- ~~9. Minor Lane shall be relocated to "T" into the collector level roadway as shown on the general district development plan and preliminary subdivision plan. An exclusive storage lane shall be provided for right turn movements onto southbound Minor Lane from the proposed collector level roadway. The Minor Lane approach shall contain left and right turn lanes.~~
- ~~10. When the Jefferson County Department of Public Works and Transportation determines that traffic volumes at intersections within the development, excluding the new intersection of Minors~~

- ~~Lane and Access Road "A", warrant the installation of traffic signals, the Developer shall agree to be responsible for their installation within 120 days of the notification from the County.~~
- ~~11. Roadside ditched in Minor Lane shall be piped. Existing ditches shall be filled in and regraded (east side only).~~
  - ~~12. The minimum building elevation shall be 463.0, one foot above the existing 100 year flood elevation of 462.0.~~
  - ~~13. Prior to construction plan approval a storm water routing for a 2, 10, 25 and 100 year storm shall be performed. The purpose of this routing is to determine what measures are necessary to retain storm water on low frequency storms.~~
  - ~~14. Two access points will be provided to the east side of relocated Mud Creek at each end of Mud Creek. An acceptable access point would be a low water crossing or use of an existing access point.~~
  - ~~15. All off-site drainage will be ditched around the perimeter of the site. If ditch slopes are less than 1%, a low flow paved ditch shall be installed.~~
  - ~~16. If building permits are not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.~~
  - ~~17. The development shall be permitted only 7 freestanding shopping center identification signs and 1 cinema identification sign as permitted by Article 11. (Two pylon signs 40 feet in height and 6 monument signs). The location of the signs shall be subject to the final approval at the time of detailed district development plans.~~

~~Freestanding business identification signs shall not exceed the following:~~

    - ~~a. 10 signs (highway service uses) a maximum of 30 feet tall and 80 square feet in area;~~
    - ~~and~~
    - ~~b. 7 signs not to exceed 20 feet in height and 50 square feet in area.~~
  - ~~18. The following land uses are prohibited at this development: furniture, storage, kennels, laundries, monument sales, plumbing, and heating shops, printing, lithography, public transportation passenger terminals, public utility buildings and facilities, refrigerated lockers, rubber stamp manufacturing, sign painting, trade schools, veterinary hospitals and no adult entertainment activities.~~
  - ~~19. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.~~
  - ~~20. The existing Conditional Use Permit for a mobile home park (Docket no. B-49-69), which "overlays" part of the Crown Pointe development plan, shall remain in full force and effect, except as to those portions of the mobile home park which have received Crown Pointe building permits.~~
  - ~~21. The above binding elements may be amended as provided for in the Zoning District Regulations.~~