

9.

Request:

Project Name: UEC Tenant Building

Location:

Applicant:

Representative:

Jurisdiction:

Council District:

Case Manager:

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.**

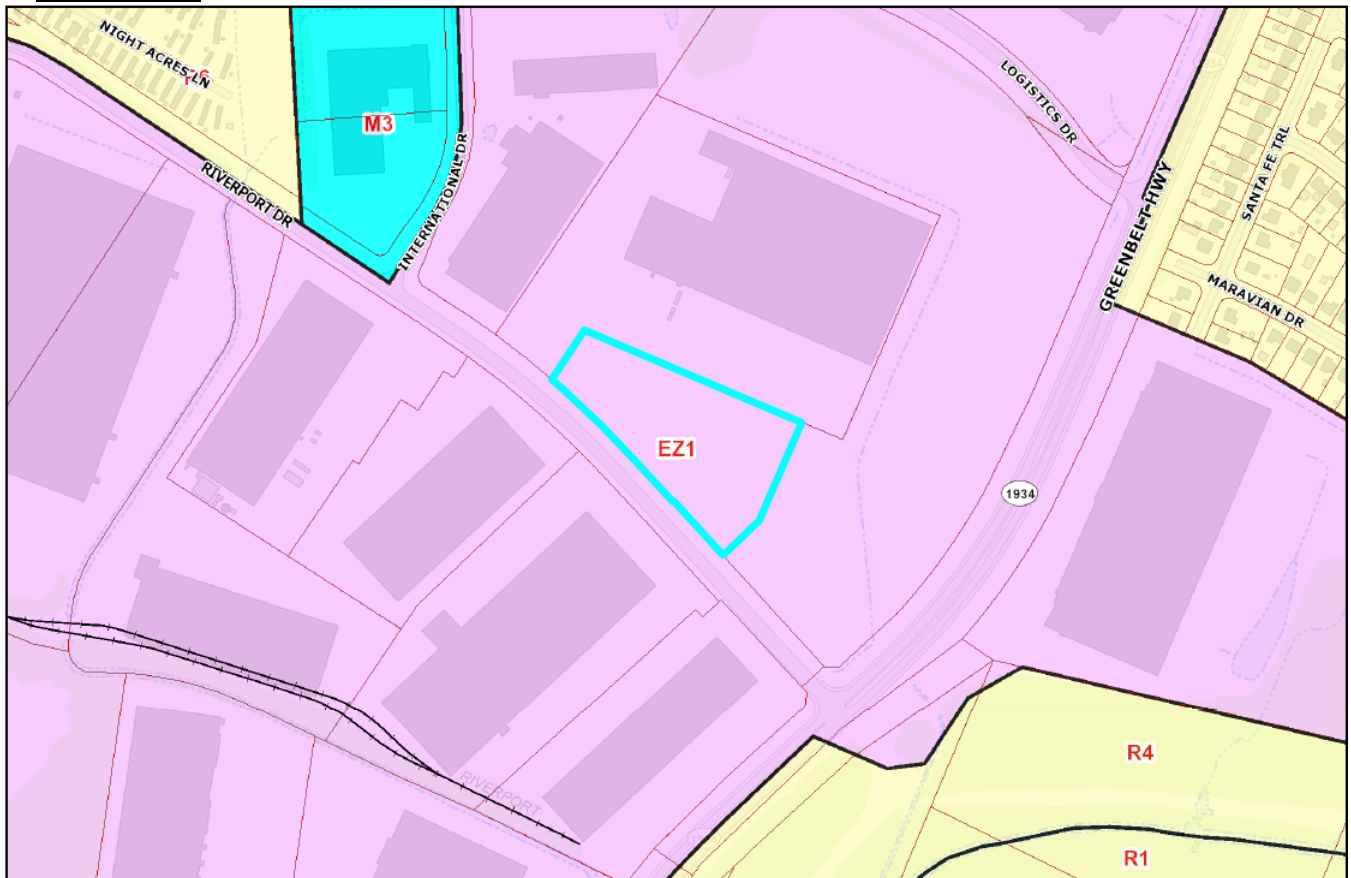
NOTIFICATION

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.

1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
4. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO
5. PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
6. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
11. ALL NEW OR EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
12. ALL DUMPSTERS AND UTILITY STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
13. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
14. SITE MUST COMPLY WITH ALL METRO SMOKING ORDINANCES.
15. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
16. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
17. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO VISIBLY FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
18. ALL PARKING AND TRUCK MANEUVERING AND STORAGE YARD TO BE CONSTRUCTED OF ASPHALT AND/OR CONCRETE.
19. STREET TREES WILL BE MAINTAINED IN ACCORDANCE WITH LDC 10.2.8.
20. A LANDSCAPE AND TREE PRESERVATION PLAN WILL BE REQUIRED PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL.
21. WHEELS STOPS AND/OR PROTECTIVE CURBING WILL BE PROVIDED TO MEET VEHICLE OVERHANG PROVISIONS.

1. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPMENT PEAK FLOWS FOR THE 24-HR., 2, 10, 25 AND 100-YR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. THE SITE IS SUBJECT TO MSJ REGIONAL FACILITY FEE IN LIEU OF ONSITE DETENTION WITH THE VERIFICATION OF THE DOWNSTREAM SYSTEM ALL TO THE MILL CREEK. APPROVAL FROM THE MSJ DOWNSTREAM PROPERTY OWNER AT 7000 GREENBELT HIGHWAY AND KYTC FOR THE INCREASE IN STORMWATER PUMP TO MSD CONSTRUCTION PLAN APPROVAL.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSE ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE SYSTEM AND DRAINAGE SHALL BE DETERMINED DURING THE CONSTRUCTION PROCESS. DRAINAGE AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPPC) PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. MSD DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
6. SANITARY SEWERS TO BE PROVIDED BY NEW PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSJ WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
8. DETENTION BASIN SHALL BE LOCATED WITHIN A VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT. LOCATION AND SIZE OF EASEMENT SHALL BE DETERMINED IN CONSTRUCTION PHASE WITH DETENTION BASIN DESIGN.
9. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

SITE AREA: 5.29 ACRES (230,302 SQ.FT.)
EX. IMPERVIOUS AREA: 0 ACRES (0 SQ.FT.)
PROPOSED IMPERVIOUS AREA: 2.42 ACRES (105,652 SQ.FT.)

ExCm = .30

POST Cm = $\frac{(3.17 \times 0.95) + (2.12 \times 0.30)}{5.29} = 0.69$

*** INCLUDING FUTURE STORAGE YARD ***

VOLUME $(0.69 - 0.30) \times (2.8/12) \times (5.29 \text{ AC.}) = 0.48 \text{ AC.FT.} = 20,969 \text{ CU.FT.}$

SITE AREA:	5.29 ACRES (230,302 SQ. FT.)
EX. ZONING:	EZ-1
EX. FORM DISTRICT:	SUBURBAN WORKPLACE
EX. USE:	VACANT
PROPOSED USE:	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA:	35,375 SQ.FT.
OFFICE:	9,969 SQ.FT.
WAREHOUSE:	25,406 SQ.FT.
HEIGHT:	34' TOP OF PARAPET
PROPOSED FAR:	0.15

MINIMUM PARKING REQUIRED	25 SPACES
OFFICE/MEETING SPACE - 8,969 SQ.FT. (1 SP/400 SQ.FT.)	22 SPACES
WAREHOUSE - 26,406 SQ.FT. (1 SP/710,000 SQ.FT.)	3 SPACES
MAXIMUM PARKING ALLOWED	113 SPACES
OFFICE/MEETING SPACE - 8,969 SQ.FT. (1 SP/150 S.F.)	80 SPACES
WAREHOUSE - 26,406 SQ.FT. (1 SP/500 SQ.FT.)	53 SPACES
PARKING PROVIDED (INC. 2 HANDICAP SPACES)	43 SPACES
BICYCLE PARKING	
SHORT TERM SPACE PROVIDED (10% REQUIRED PARKING) (TO BE DETERMINED BY DIRECTOR OR DESIGNEE) LONG TERM SPACES LOCATED WITHIN BUILDING	4 SPACES
CARPOOL PARKING 43 SPACES x 5% = 3	3 SPACES



	EX. SAN. SEWER MANHOLE
	EX. UTILITY POLE
	EX. GAS LINE
	EX. OVERHEAD UTILITIES
	EX. CONTOUR
	EX. INDEX CONTOUR
	SECURITY FENCE
	6" PSC
	6" SAN. SEWER

VEHICLE USE AREA:	20,516 SQ.FT.
TRUCK MANEUVERING/OUTDOOR STORAGE AREA:	45,679 SQ.FT.
TOTAL VUA	66,195 SQ.FT.
7.5% ILA REQUIREMENT:	4,965 SQ.FT.
ILA PROVIDED	4,973 SQ.FT.
ILA TREES REQUIRED (1/4,000 SQ.FT.):	17
ILA TREES PROVIDED (MINIMUM):	17

TOTAL SITE AREA:	230,302 SQ.FT.
EX. TREE CANOPY (FROM AERIAL):	18,737 SQ.FT. (8.1%)
EX. TREE CANOPY TO BE PRESERVED:	3,305 SQ.FT. (1.4%)
TREE CANOPY REQUIRED 30%:	69,091 SQ.FT.
ADDITIONAL TREE CANOPY REQUIRED: 55'-2" TYPE A TREES @ 1,200 SQ.FT. EACH	66,000 SQ.FT. (28.7%)
TOTAL TREE CANOPY TO BE PROVIDED:	69,305 SQ.FT. (30.1%)

PRELIMINARY APPROVAL

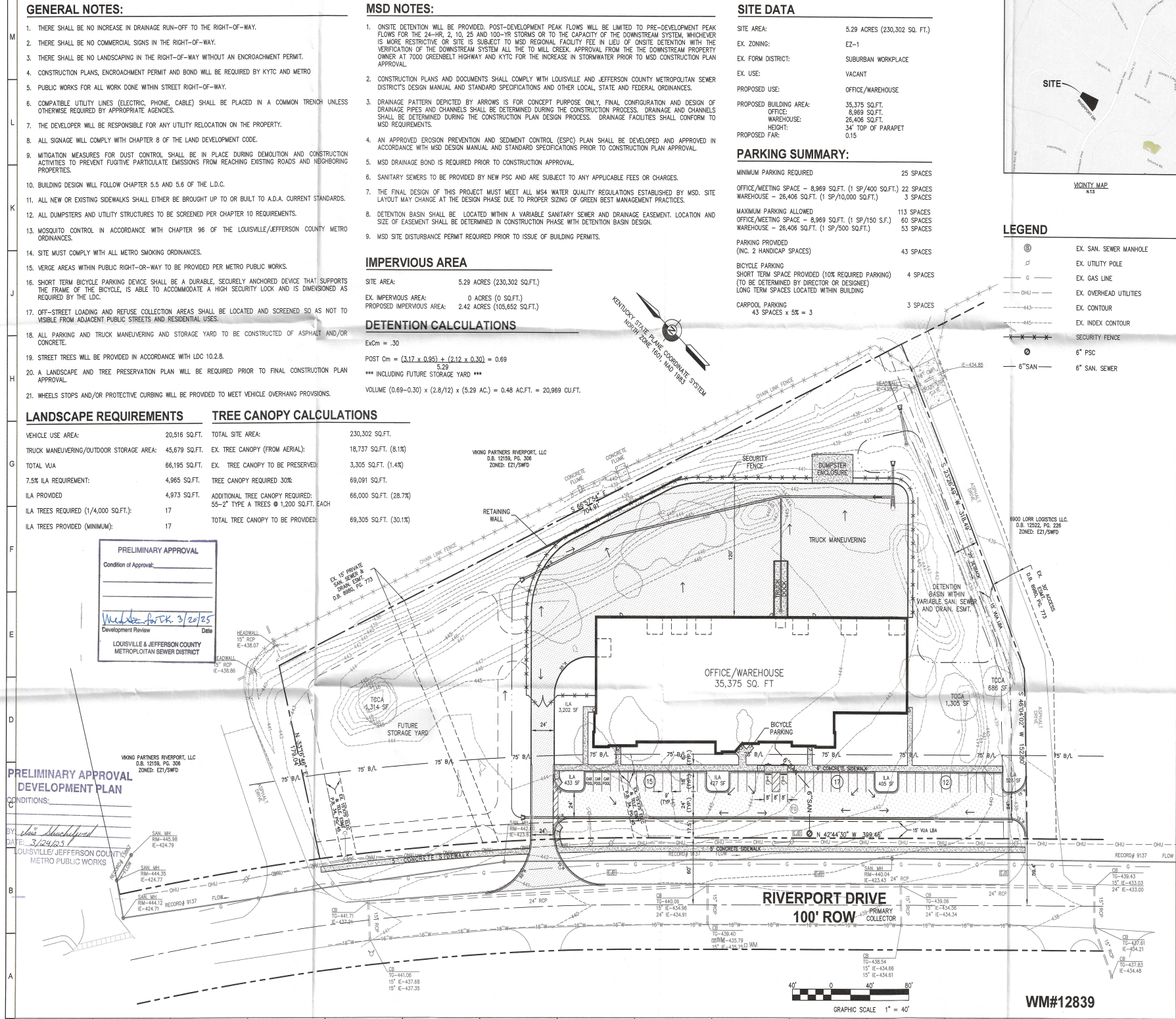
Condition of Approval: _____

Metzger Fork 3/20/25

Development Review _____ Date _____

**LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT**

BY: *Chris Shuchter*
DATE: *3/24/25*
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS



ASBL PROJECT NO:	SEAL:
24-090-0513	
CONSULTANT PROJECT NO:	
OWNER PROJECT NO:	

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CONSULTANT:

UEC HOLDINGS
9901 LINN STATION RD.
LOUISVILLE, KY 40223

PROJECT TITLE:

TENANT BUILDING

PARCEL ID 230600900000

PROJECT LOCATION:
6895 RIVERPORT DR.
LOUISVILLE, KY 40258

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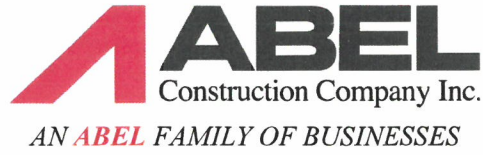
DATE:	3-11-24
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DRAWN BY:	HRG	DESIGN DEPT. TRACKING NUMBER:
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CHECKED BY:	HRG
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DETAILED DEVELOPMENT
PLAN
RECEIVED
MAR 13 2025
PLANNING & DESIGN
SERVICES

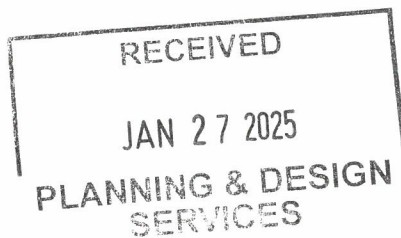
SHEET	1
OF	1



Letter of Explanation for Development of 6895 Riverport Drive

UEC Holdings, INC. own the parcel 6895 Riverport Drive, parcel ID: 2300600900000, and has the intention of developing the property. The property is in a Suburban Workplace form district and zoned EZ-1. The proposed development is a Industrial use with a 35,375 square foot building with 8,969 square feet of office/meeting space and 24,406 square feet of warehouse space, including 44 parking spaces in the front and truck maneuvering and storage yard area in the rear of the building.

No waivers or variances are being requested for the development.



General Contractors | Construction Managers | Design-Build
CORPORATE OFFICE: 2401 Stanley Gault Parkway | Louisville, KY 40223 | PH: (502) 451-2235 | FAX: (502) 473-7361
LEXINGTON OFFICE: 362 S. Broadway | Lexington, KY 40508 | PH: (859) 410-7600 | **SPEEDWAY OFFICE:** 4304 Gilman Street | Speedway, IN 46224 | PH: (317) 559-3355 | **ANDERSON OFFICE:** 2709 Enterprise Drive | Anderson, IN 46013 | PH: (765) 643-3321 | **PHOENIX OFFICE:** 7301 N 16th St. | Phoenix, AZ 85020 | **NASHVILLE OFFICE:** 800 19th Ave S | Nashville, TN 37203

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