

# Development Review Committee

## Staff Report

January 04, 2023



<b>Case No:</b>	22-DDP-0117
<b>Project Name:</b>	Zoom Group
<b>Location:</b>	4545 Taylorsville Road
<b>Owner(s):</b>	Zoom Group Inc
<b>Applicant:</b>	Zoom Group Inc
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	11 – Kevin Kramer
<b>Case Manager:</b>	Clara Schweiger, Planner I

### REQUEST(S)

- Revised Detailed District Development Plan

### CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a 345 square foot addition to the existing building and add 6 parking spaces on 0.31 acres in the C-1 zoning district and Campus Form District. The site is proposed to be used as an adult daycare, and the addition is necessary to construct an elevator to make the second floor more accessible. A change in zoning from R-4 to C-1 was approved in 1989 under case number 9-120-89 with variances and waivers for an existing antique shop.

### STAFF FINDING

Staff finds that the request is adequately justified and meets the standard of review.

### TECHNICAL REVIEW

A variance from Chapter 5.3.5.C.3.a (22-VARIANCE-0141) to reduce the street-side setback from 25' to 3.3' at its closest point to allow a building addition and a variance from Chapter 5.5.2.C.2.a (22-VARIANCE-0162) to allow parking in the front and street-side setback as shown on the plan were approved at the December 19, 2022 Board of Zoning adjustment meeting.

Transportation Planning and MSD have preliminarily approved the proposal.

### INTERESTED PARTY COMMENTS

Staff has received no interested party comments for this 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. 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.

- (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.

- (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 **Revised Detailed District Development Plan**

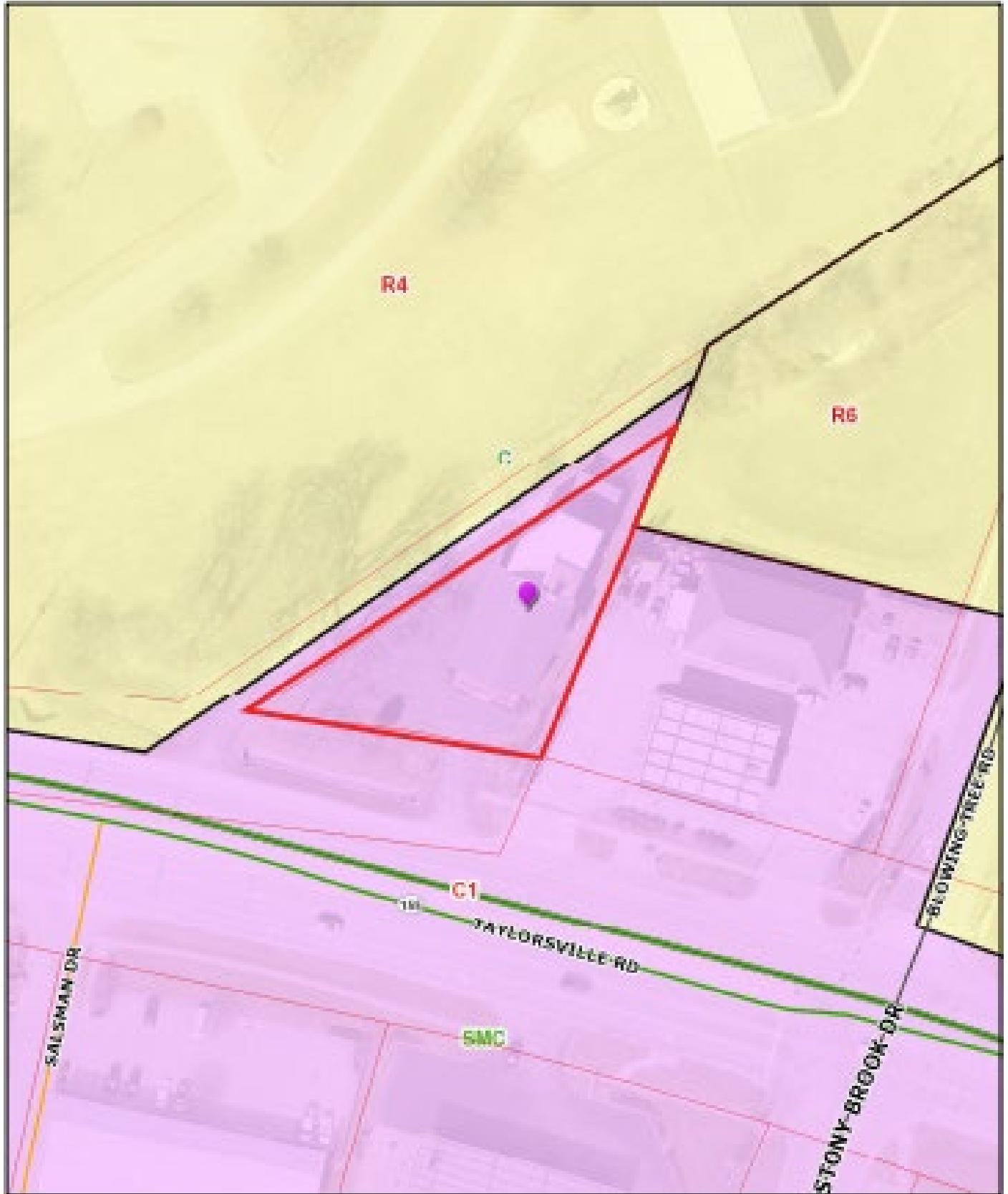
**NOTIFICATION**

Date	Purpose of Notice	Recipients
12/19/2022	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 11

**ATTACHMENTS**

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

1. Zoning Map



2. Aerial Photograph



### **3. Existing and Proposed Binding Elements**

1. The development will be in accordance with the approved district development plan. No further development will occur without prior approval from the Planning Commission.
- ~~2. The development shall not exceed 2565 square feet of retail space.~~
3. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in article 12
4. The only permitted freestanding sign shall be located as shown on the approved district development plan. The sign shall not exceed 35 square feet in area and shall be no higher than the existing sign.
5. No outdoor advertising signs (billboards) or small freestanding (temporary) signs shall be permitted on the site.
- ~~6. All necessary recording fees shall be paid.~~
- ~~7. The above binding elements may be amended as provided for in the Zoning District Regulations.~~