

Development Review Committee

Staff Report

December 20, 2017



Case No:	17DEVPLAN1144
Project Name:	3416 Bank Street
Location:	3416 Bank Street
Owner(s):	Tim Leister
Applicant:	Renaissance Design Build Inc.
Representative(s):	Bill Fischer – Classic Buildings
Project Area/Size:	.63770 acres
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Ross Allen – Planner I

REQUEST(S)

Approval of a Category 3 Review for an existing 1,764 sf. building expansion (Cat 2A by threshold standards for the Traditional Workplace Form District) as found on a C-1 zoned parcel within a Traditional Workplace from District in the Portland Neighborhood per Louisville Metro Ordinance 21-2008 as found in the Title XV: Land Usage Chapter 153 Planning General Provisions 153.04.

CASE SUMMARY/BACKGROUND

The subject site is located in the northwestern portion of the Louisville Metro at the corner of North 35th Street and Bank Street within the Portland Neighborhood. The subject site is bounded by single and multi-family dwellings to the north (across Bank Street), an industrial land use to the east and south, to the west by a Kroger Gas Station (across North 35th Street) and the Portland Cemetery to the northwest. The subject parcel is irregularly shaped and surrounds on three sides an LG&E electrical substation (3414 Bank Street/1218 Gilligan) as the existing structure was constructed towards the electrical substation.

The applicant has constructed a 1,764 sf. expansion onto another older existing structure 2,688 sf. structure located on the same parcel with a breezeway connecting the two structures on a C-1 Zoned parcel within a Traditional Workplace Form District. The original application stated that the addition was an accessory structure and was used for storage upon visiting the site staff determined that this was a Commercial structure occupied by a Metro PCS and is currently in operation. The original application indicated that this was a detached pole Barn for a non-commercial use (an accessory structure) as received in the case file dated July 19, 2017. Staff asked the applicant to update the application to reflect a detached pole barn for a proposed commercial use and Mr. Fischer added himself as an applicant on page 2 of the application on Dec. 8, 2017. The construction plans for the structure were approved by both MSD and Transportation on 12/22/2016 and 12/23/2016 respectively, please see attachments on pages 5-8 and packet for the related case discussed below.

Related cases:

B-93-95: the Board of Zoning Adjustment approved the following variances on June 19, 1995.

1. To allow the proposed off-street parking to be located 8 feet from the Bank Street front yard property line.
2. To allow the proposed off-street parking to be zero feet from the east side property line.

STAFF FINDING / RECOMMENDATION

Staff would recommend denial until a site plan/development plan is submitted reflecting the accurate parcel lines as determined by the PVA and other concerns/comments as provided by MSD, APCD, Transportation Planning, and PDS. Furthermore, electrical and construction permits were issued prior to approval Category 3 Review of the subject site by the Development Review Committee as found in the Portland Neighborhood The actual building footprint is considered a 2A review as determined by the Traditional Workplace Form District threshold table found in LDC2017a Chapter 5 Part 2 (5.2.5) table 5.2.6 for construction of a building footprint less than 3,000 sf..

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Commercial – Metro PCS Cellular Store	EZ-1	Traditional Workplace
Proposed	Commercial – Metro PCS Cellular Store	EZ-1	Traditional Workplace
<i>Surrounding Properties</i>			
North	Single Family and Multi-Family Residences, Portland Cemetery	UN	Traditional Neighborhood
South	Industrial - BASF	EZ-1	Traditional Workplace
East	Industrial - BASF	EZ-1	Traditional Workplace
West	Commercial – Kroger Fuel Station	C-1	Traditional Workplace

TECHNICAL REVIEW

Prior to approval of the plan staff would ask that the Development Review Committee request the following revisions for the site plan/development plan as found in your packet, file name: "IARC_Comments_12142017 DRC 12202017.pdf".

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Land Development Code (LDC August 2017a)
Comprehensive Plan (Cornerstone 2020)

REQUIRED ACTIONS

Approve/Deny The Category 3 review of a 1,764 sf. expansion (A category 2A by TWFD threshold table) onto an existing 2,688 sf. structure as found in the Portland Neighborhood.

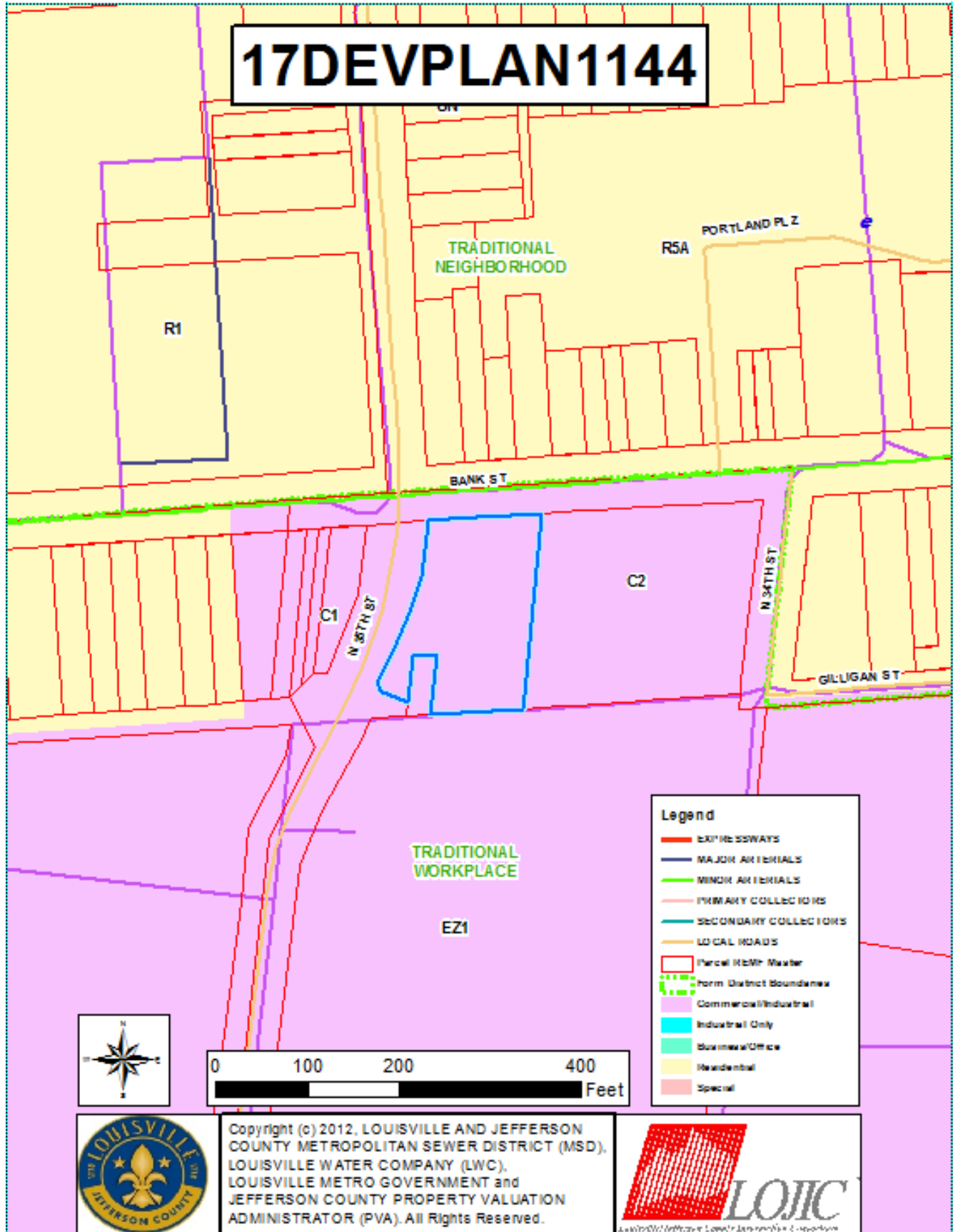
NOTIFICATION

Date	Purpose of Notice	Recipients
December 20, 2017	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 5 Notification of Development Proposals

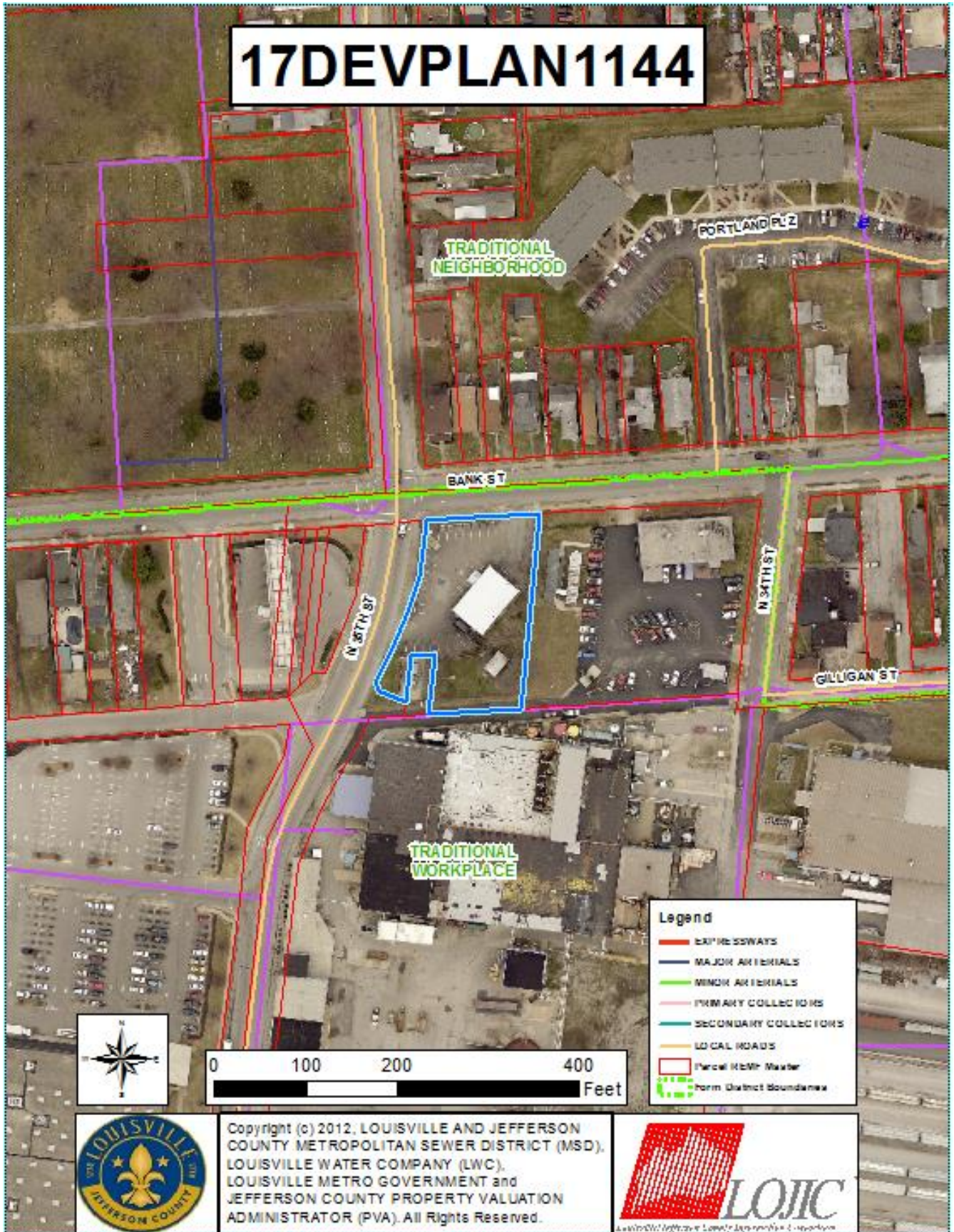
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Construction Approval as issued by MSD and Transportation Planning (12/22/2016 and 12/23/2016)
4. Building Permit (BL1009885) issued on 12/23/2016
5. Electrical Permit (EL1017561) issued on 3/21/2017
6. Temporary Certificate of Occupancy (BL1009885) issued on May 11, 2017.

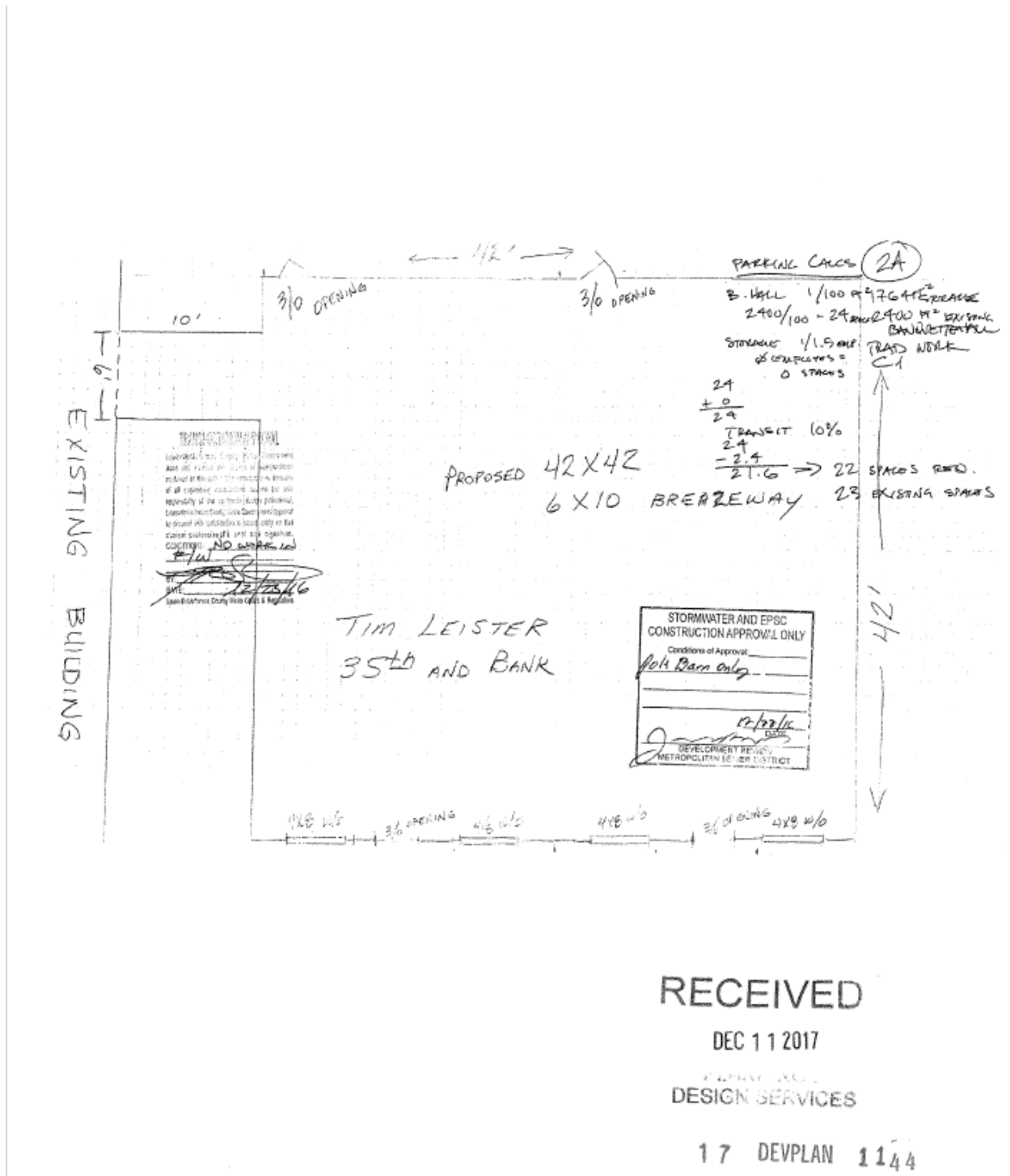
1. Zoning Map



2. Aerial Photograph



3. Construction Approval as issued by MSD and Transportation Planning (12/22/2016 and 12/23/2016)



4. **Building Permit (BL1009885) issued on 12/23/2016**



Louisville-Jefferson County Metro Government
Department of Develop Louisville

Office of Construction Review
 444 S. 5th Street, Suite 100
 Louisville, KY 40202
 502.574.3321
www.louisvilleky.gov/pl/Construction+Review

Building Permit

Permit Number:	BL1009885	Issue Date:	12/23/2016	Expiration Date:	09/20/2017
Contractor:	CLASSIC BUILDINGS 2709 BLACKISTON MILL RD CLARKSVILLE, IN 47130	Owner:	REAL ESTATE HOLDINGS L MEINERS 4022 OLD ROUTT RD LOUISVILLE, KY 40299	Inspector:	KEVIN MANRING (502) 773-2083 kevin.manring@LouisvilleKy.gov
Location:	3416 BANK ST LOUISVILLE, KY 40212	Estimated Cost:	\$34,958.00	Work Type:	Addition
Dept. of Commerce:	Single Family	Total Square Feet:	1764	Occupancy:	LEISTER ACCESSORY BUILDING / POLE BARN
Work Description:	1764 SF POLE BARN DETACHED BUILDING. HAS ENGINEER STAMPED DRAWINGS. SHALL NOT ENCROACH ON ANY EASEMENTS OR REQUIRED YARDS. SEPARATE PERMIT REQUIRED FOR ELECTRIC. NO COMMERCIAL USE ALLOWED. SHALL COMPLY WITH 2013 KBC INCLUDING HEAVY TIMBER CONSTRUCTION 2304.10, PROTECTION AGAINST DECAY AND TERMITES 2304.11. BUILDER HAS TRANSPORTATION STAMPED AND SIGNED APPROVAL PER JAMES BOBBIT ON 12/22/2016 FOR FULL BUILD CONSTRUCTION. BUILDER HAS TRANSPORTATION STAMPED AND SIGNED APPROVAL PER MARK DUTROW ON 12/23/2016 FOR FULL BUILD CONSTRUCTION. CATEGORY 3B REVIEW TO BE APPROVED AND STAMPED PER STEVE LUTZ WITH PLANNING AND ZONING BEFORE PROJECT CAN BE STARTED. PORTLAND AREA PROJECT IS OF COMMERCIAL ACTIVITY AND ADDITION TO EXISTING COMMERCIAL BUILDING ON SAME SITE. - HH --- permit modification for category III review approved per on for full build construction. site survey shows existing parking lot with transportation approval previously per Mark Dutrow with required handicap spaces in compliance with A117.1. additional interior tenant fit up permit required with proper inspections in place before certificate of occupancy can be granted. signage permit required along with electrical, plumbing, and hvac permits. use group identified parameters in category III review. - HH				

Permit Detail

Total New Bedrooms:		Total Bedrooms:		Stories:	1
Single Family Units:		Total Single Family Units:			
Occupancy Date:					
Use Group	U-G	Square Footage	1764	Construction Type	5-B

Payments Received

Description	Amount
Building Permit Fee	\$194.00

Inspection History

Inspection Number	Inspection Date	Type	Inspector	Complete Date	Result	Inspector Comments
2298384	05/10/2017	FINAL	KMANRING	05/10/2017	TCO	TCO for Suite B Suite C white shell
2280843	03/24/2017	ROUGH-IN	KMANRING	03/24/2017	PASSED	
2280842	02/06/2017	FOUNDATION	KMANRING	02/06/2017	PASSED	

Print Options

5. **Electrical Permit (EL1017561) issued on 3/21/2017**



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Department of Develop Louisville

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 444 S. 5th Street, Suite 100
 Louisville, KY 40202
 502.574.3321
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Electrical Permit

Permit Number:	EL1017561	Issue Date:	03/21/2017	Expiration Date:	11/20/2017
Contractor:	AMERICAN STANDARD ELECTRIC 6425 MILLTOWN FRENCHTOWN RD NW DEPAUW, IN 47115	Owner:		Inspector:	RICKY HANSEL (502) 388-0477 ricky.hansel@louisvilleky.gov
Location:	3416 BANK ST LOUISVILLE, KY 40212	Estimated Cost:	\$1,100.00	Work Type:	Rewire Repair Add Wiring
Dept. of Commerce:	Commercial	Total Square Feet:		Occupancy:	
Work Description:	Rough in of new addition and 100 amp panel				

Permit Detail

Overhead:	<input checked="" type="checkbox"/>	Number of Meters:		Required Inspection:	
Number of Subpanels:	1	Number of Residential Units:		Number of Amperes:	100

Payments Received

Description	Amount
Subpanel Fee	\$25.00
Electrical Base Fee	\$50.00
Ampere Fee	\$25.00
Re-Inspection Fee	\$105.00

LGE Information

Inspection Date	LGE Comments
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Inspection History

Inspection Number	Inspection Date	Type	Inspector	Complete Date	Result	Inspector Comments
2305475	05/24/2017	FINAL	LMANNING2	05/24/2017	PASSED	
2297589	04/27/2017	FINAL	LMANNING2	04/27/2017	PRTIALPASS	FINAL ONLY ON METRO PCS SPACE
2304551	04/24/2017	ROUGH-IN	LMANNING2	04/24/2017	PASSED	
2298071	03/23/2017	ROUGH-IN	LMANNING2	03/23/2017	PASSED	

Print Options

6. Temporary Certificate of Occupancy (BL1009885) issued on May 11, 2017.



Louisville-Jefferson County Metro Government

Develop Louisville

Division of Construction Review

444 S. 5th Street, Suite 100 - Louisville, KY 40202

Phone: 502.574.3321 Web Site: louisvilleky.gov/fpi/Construction+Review/

Temporary Certificate of Occupancy

May 11, 2017

Applicant: CLASSIC BUILDINGS
2709 BLACKISTON MILL RD
CLARKSVILLE, IN 47130-

Location: 3416 BANK ST

A/P Name: LEISTER ACCESSORY BUILDING / POLE BARN

Permit Number: BL1009885

Inspection Date: 05/10/2017

A Temporary Certificate of Occupancy is hereby granted for the project described above. This certificate will expire 30 days from the date of the inspection listed above. On or about that date, a re-inspection will need to be performed to determine if the permanent Certificate of Occupancy may be issued. In order to obtain the permanent Certificate of Occupancy, any issues outlined in the Completion checklist below must be completed at the time of the re-inspection.

Completion Check List:

TCO for Suite B
Suite C white shell

KEVIN MANNING

Inspector

(502)773-2083x

kevin.manning@LouisvilleKy.gov

RECEIVED

DEC 11 2017

PLANNING &
DESIGN SERVICES

17 DEVPLAN 1144