

Development Review Committee
Staff Report
September 18, 2019



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| Case No. | 19-FFO-0002 |
| Project Name | Parking Lot Expansion |
| Location | 14910 Taylorsville Road |
| Owner | Trustees of First Baptist Church |
| Applicant | Mindell Scott & Associates |
| Jurisdiction | Louisville Metro |
| Council District | 20 – Stuart Benson |
| Case Manager | Beth Jones, AICP, Planner II |

REQUEST

FLOYDS FORK OVERLAY DISTRICT Development Review

CASE SUMMARY / BACKGROUND

The applicant is applying for a CUP for a Private Institutional Use in a Single-Family Residential Zoning District (LDC 4.2.65) associated with a proposed expansion of an existing parking area (19CUP1019). Since the site is located within the Floyds Fork Overlay District, a development review is required.

The site is located between Taylorsville Road and Old Taylorsville Road, east of S. English Station Road. To the north it is bordered by a railroad line across Taylorsville Road. The site is currently developed with two single-family residences and a church structure. Existing parking is located on the north side of the site along Taylorsville Road, in front of the church building and to the east of one of the residences. The proposed parking will extend the existing lot to the west toward the residence.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR FLOYDS FORK OVERLAY DISTRICT DEVELOPMENT REVIEW.

The review includes only those standards applicable to the site and/or the proposed development.

1. Stream Corridors

STAFF: The site does not include a stream corridor.

2. Trees and Vegetation

STAFF: The site does not include wooded areas. Existing trees will be preserved as shown on the development plan to be reviewed in association with the CUP request.

3. Drainage and Water Quality

d. Runoff from impervious surfaces should be conveyed in a manner that minimizes erosion. Natural stormwater channels are preferred over manmade materials such as conveyances constructed of concrete.

STAFF: The proposed increase in parking will result in an increase in impervious surfaces on the site. The proposed development plan has received preliminary approval from MSD.

4. Hillsides

STAFF: The site does not include hillsides.

5. Clustering of Residential Use

STAFF: The proposed development does not include residential uses.

6. Historic Elements

STAFF: The site does not include historic elements.

7. Vistas and Appearance

e. New development should be set back a minimum of 50 feet from the right-of-way line of designated scenic corridors (Map A). This area is reserved to accommodate landscaping consistent with the "rural character" of the Floyds Fork corridor. When used in this context, development includes all buildings, signs, parking lots; service drives and access roads that parallel designated scenic corridors.

STAFF: New development meets this setback requirement.

f. Landscaping in the 50 foot green space (1a. above) along designated scenic corridors should include earth berming (average height of three feet) and shrub masses to screen parking areas. Large deciduous trees, a minimum of one tree for every 50 feet of roadway frontage, should be planted in the green space. Existing trees should be retained whenever possible, both in the buffer area and within the area to be developed. Trees should be planted at least ten feet from the right-of-way.

STAFF: Existing trees planted along the property frontage meet this requirement. All existing trees will be retained.

g. Parking lots should be provided only at the side or rear of the buildings to reduce visual impact of the use while providing an appropriate level of visibility.

STAFF: Parking to the rear is not possible due to the location of the existing buildings at the rear of the lot. The proposed development plan has received preliminary approval from Transportation Planning.

h. Buildings, parking lots, and other impervious surfaces should cover no more than 75 percent of each site. The remainder of the site should be planted and maintained with live vegetative cover so as to reduce visual impacts as well as drainage and runoff problems.

STAFF: The proposed development meets this requirement.

q. Parking areas, outbuildings, satellite dishes, and other less attractive aspects of a development should be screened from view. Where total screening is impractical, partial measures that lessen the full visual impact of development are recommended.

STAFF: The proposed development meets this requirement.

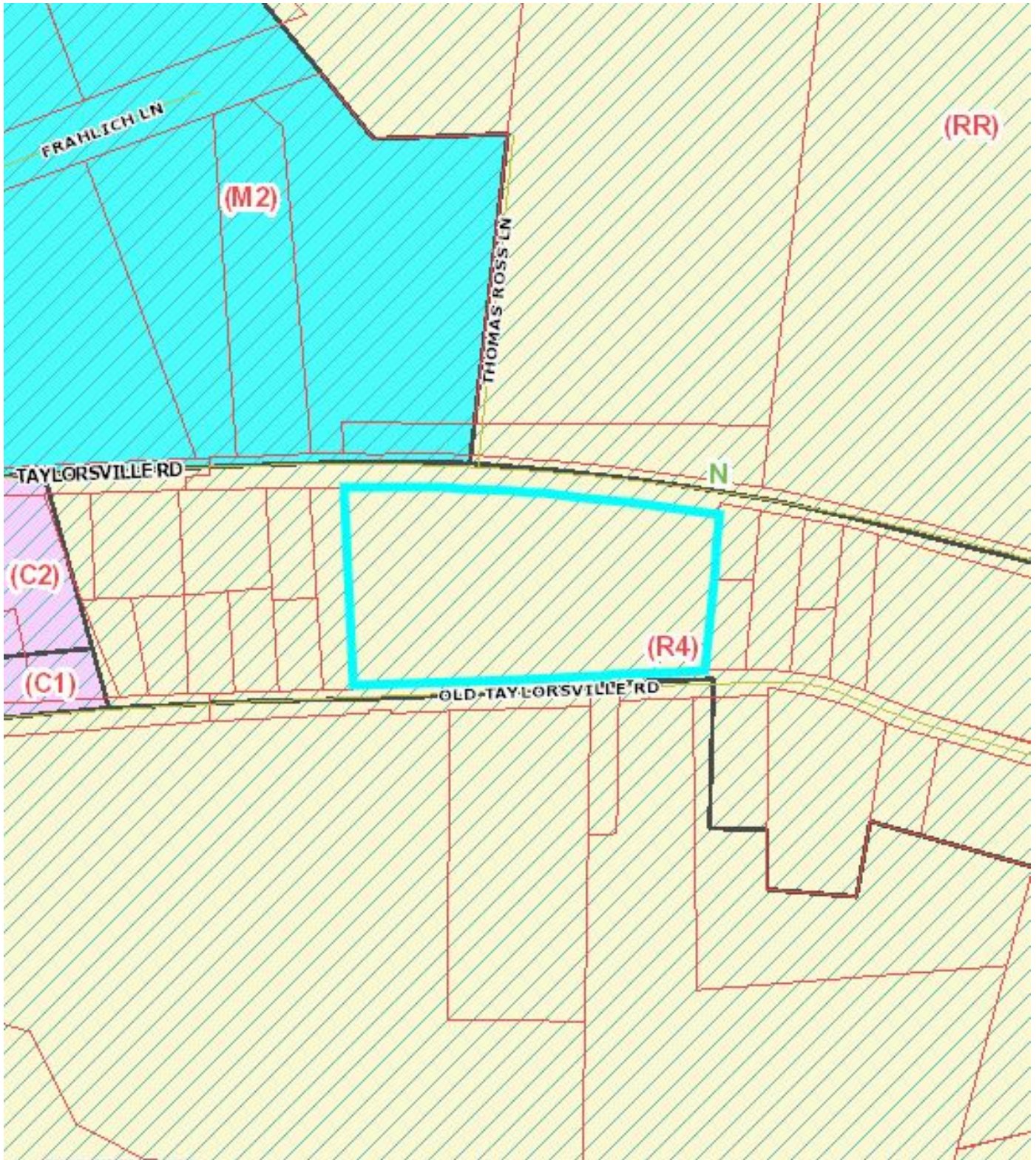
NOTIFICATIONS

| Date | Purpose of Notice | Recipients |
|----------|-------------------|---|
| 9/5/2019 | DRC Hearing | 1st and 2nd tier adjoining property owners Registered Neighborhood Groups in Council District 24 |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

