

DRC MINUTES
June 4, 2014

NEW CASES:
CASE NO. 14DEVPLAN1033

Case No: 14DEVPLAN1033
Request: Revised General and Detailed District Development Plan and Amendment to Binding Elements
Project Name: Park Community Federal Credit Union
Location: 7710 Bardstown Road and 7509 Cedar Creek Road
Owner: Park Community Federal Credit Union
Applicant: Land Design and Development, Inc.
Representative: Wyatt, Tarrant & Combs, LLP
Jurisdiction: Louisville Metro
Council District: 22 – Robin Engel
Case Manager: **David B. Wagner – Planner II**

An audio/visual recording of the Development Review Committee related to this case is available in the Planning and Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this meeting will be found on the cd of the June 4, 2014 proceedings.

SUMMARY OF STAFF PRESENTATION:

1:51:43 The applicant requests the following: Revised General District Development Plan; a Revised Detailed District Development Plan; and amendment to binding elements

The applicant is proposing to build a 4,132 square foot credit union on tract 1 while tract 2 is shown for conceptual purposes only and will need to have a Detailed District Development Plan approved before any further development occurs on the site. There will be full access to Bardstown Road, with future cross access being provided for the commercially zoned properties to the north and south, and an internal access drive that will pass through tract 2 and running into Cedar Creek Connector. As noted by Transportation Review's stamp, the fee-in-lieu for sidewalks along Cedar Creek Connector will be utilized since the required sidewalks along Cedar Creek Road will be provided upon development of tract 2. Both tracts 1 and 2 have proposed detention ponds as well. The applicant will utilize the Maximum Setback Alternative (LDC Section 5.1.9.A) by including a 15 foot Landscape Buffer Area (LBA) and sidewalk to connect Bardstown Road with the building entrance and a minimum 4' berm fronting Bardstown Road. The required 30 foot Parkway Buffer Area will also be provided along Bardstown Road and adequate parking is shown for tract 1. There will also be three retaining walls on the site with variable heights of eighteen, nine, and one feet, shown along the south lot line.

The following spoke in favor of this request:

Deborah Bilitski, 500 West Jefferson Street, Suite 2800, Louisville, Ky. 40202
Kevin Young, Land Design and Development, 503 Washburn Avenue, Louisville, Ky.

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The following spoke in opposition:

Bill Bardenwerper, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
Stephen Barry, Barry Associated Architects, 2174 Baringer Avenue, Louisville, Ky. 40204
Ken Towery, 908 Rugby Place, Louisville, Ky.

SUMMARY OF TESTIMONY OF PROPONENTS:

1:58:56 Ms. Bilitski stated that this case was approved in 2008 and expired in August, 2012. It meets all Land Development Code requirements.

2:05:10 Mr. Young said there will be retaining walls built and no sewers.

SUMMARY OF TESTIMONY OF OPPONENTS:

2:06:50 Mr. Bardenwerper stated that the binding element is still in effect even if the plan has expired. A unified plan for access was told to everyone involved.

2:14:11 Mr. Baringer stated that he has alternate ideas (concept plans) as inter-connectivity is very important to his client.

2:20:50 Mr. Towery said he's not excited about a right in right out, but will take it.

REBUTTAL:

2:24:56 Ms. Bilitski stated when her client bought the property, there was no easement recorded and an access point is not binding. Her client received 2 demands in an email; to be sued or give Mr. Towery the property. We will talk to you and your client, but not at the cost of the development plan and not under duress.

ACTION

2:36:04 Commissioner Blake moved to **CONTINUE** this case to the August 7, 2014 public hearing. Commissioner Kirchdorfer seconded the motion. Motion carried.

RESOLVED, that the Development Review Committee does hereby **CONTINUE** Case No. 14DEVPLAN1033 to the August 7, 2014 public hearing.

The vote was as follows:

YES: Commissioners Blake, Brown, Kirchdorfer and Tomes

NO: No one

NOT PRESENT: Commissioners Peterson and White

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ABSTAINING: No one