

Development Review Committee

Staff Report

October 5, 2016



Case No:	16DEVPLAN1166
Request:	Revised Detailed District Development Plan
Project Name:	O'Reilly Auto Parts
Location:	275 Blankenbaker Pkwy
Owner:	Michael Leonard, Hogan Holdings 24, LLC
Applicant:	Michael Leonard, Hogan Holdings 24, LLC
Representative:	Ann Richard, Land Design & Development
Jurisdiction:	Douglass Hills
Council District:	19 – Julie Denton
Case Manager:	Laura Mattingly, Planner I

REQUEST

- Revised Detailed District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing a 7,300 square foot auto parts store, located in the City of Douglass Hills, along Blankenbaker Pkwy just south of Shelbyville Road. The proposal includes 21 new parking spaces and four total bike parking spaces. Nineteen spaces already exist on the site and are used by the abutting office use. A crossover access/shared parking agreement has been previously recorded between the existing parcels. The development will be accessed through the site to the north and access continues on to the bank to the south.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Vacant/Parking	C-1, C-2	N
Proposed	Auto Parts Store	C-1, C-2	N
<i>Surrounding Properties</i>			
North	Retail	C-1	SMC
South	Bank	OR3	N
East	Single Family Residential	R-4	N
West	Single Family Residential	R-4	N

PREVIOUS CASES ON SITE

- 9-38-94: Change in zoning from R-4 Residential to R-5A Residential, OR-3 Office/Residential and C-1 Commercial and district development plan for Blankenbaker Plaza.
- 9206: Change in zoning from OR-3 Office Residential to C-1 and C-2 Commercial and Detailed District Development Plan for restaurant, retail and bank.

INTERESTED PARTY COMMENTS

None received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDP

- 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: This site was graded for development after the original zoning change so there are no existing natural features. The proposal meets all requirements for planting new tree canopy.

- 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 have been provided with the existing sidewalks along Blankenbaker Pkwy and a pedestrian connection to the site through the site to south. Vehicular access is existing with access easements allowing ingress and egress from sites to the north and south from Blankenbaker Pkwy.

- 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 for this development.

- 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 provisions 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 land use and building design are compatible with the existing and future development of the area as this is a commercial center with a mix of commercial uses along a minor arterial road.

- 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 is in conformance with the Land Development Code as well as the policies and guidelines of the non-residential intent of the Comprehensive Plan.

TECHNICAL REVIEW

- The proposed development plan is in order and has received preliminary approvals from Transportation Planning Review and the Metropolitan Sewer District.
- The Planning Director determined that the past landscape waivers for plantings and not providing a berm in the required 30' Parkway Landscape Buffer Area still applied to this site plan due to the similarities of this plan and the approved development plan under case number 9206.

STAFF CONCLUSIONS

The Revised Detailed District Development Plan meets the standard of review based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for **recommending** approval of the RDDDP established in the Land Development Code to the **City of Douglass Hills**.

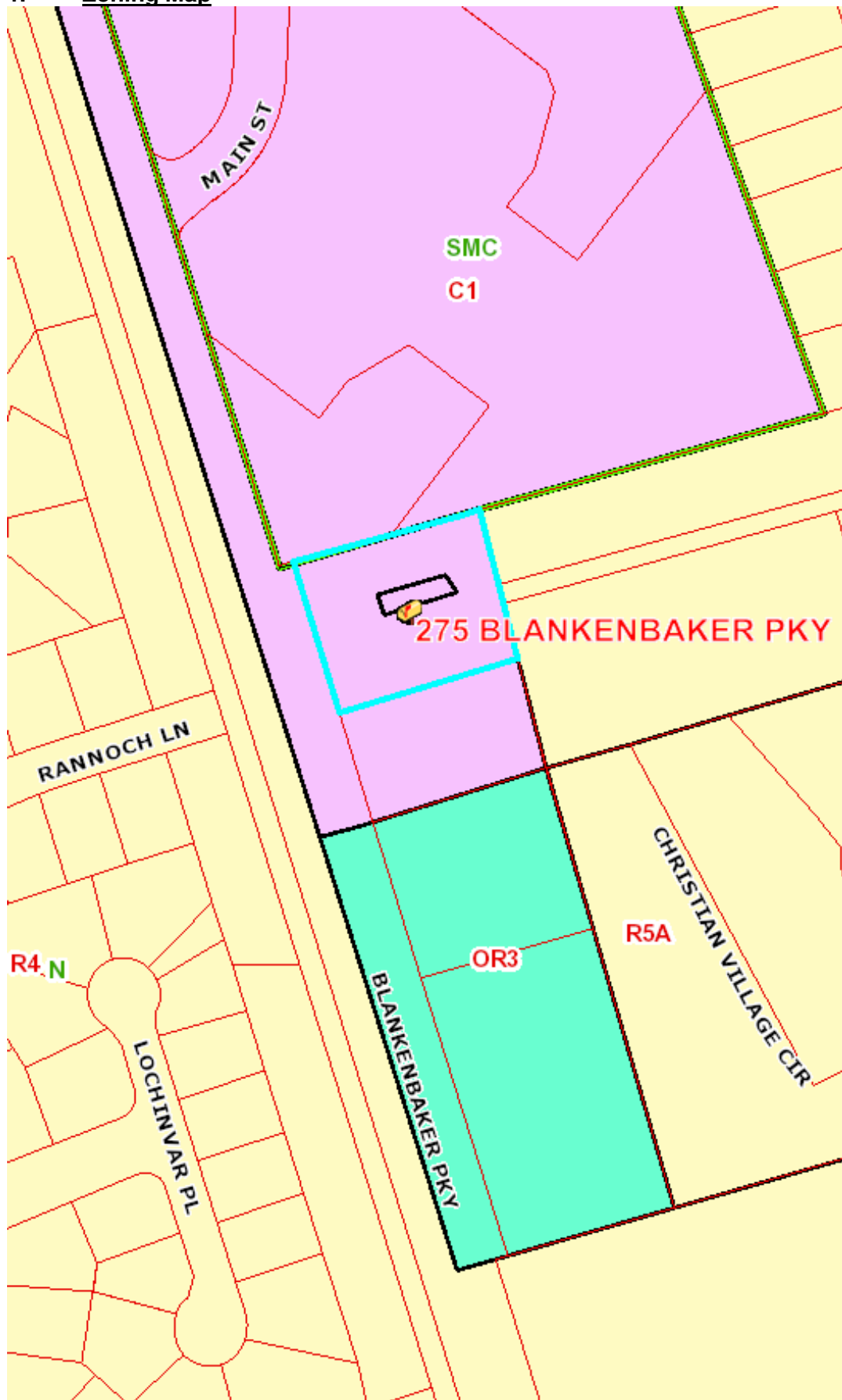
NOTIFICATION

Date	Purpose of Notice	Recipients
09/23/2016	Public Hearing - DRC	Neighborhood notification recipients
09/23/2016	Public Hearing - DRC	1 st tier adjoining property owners

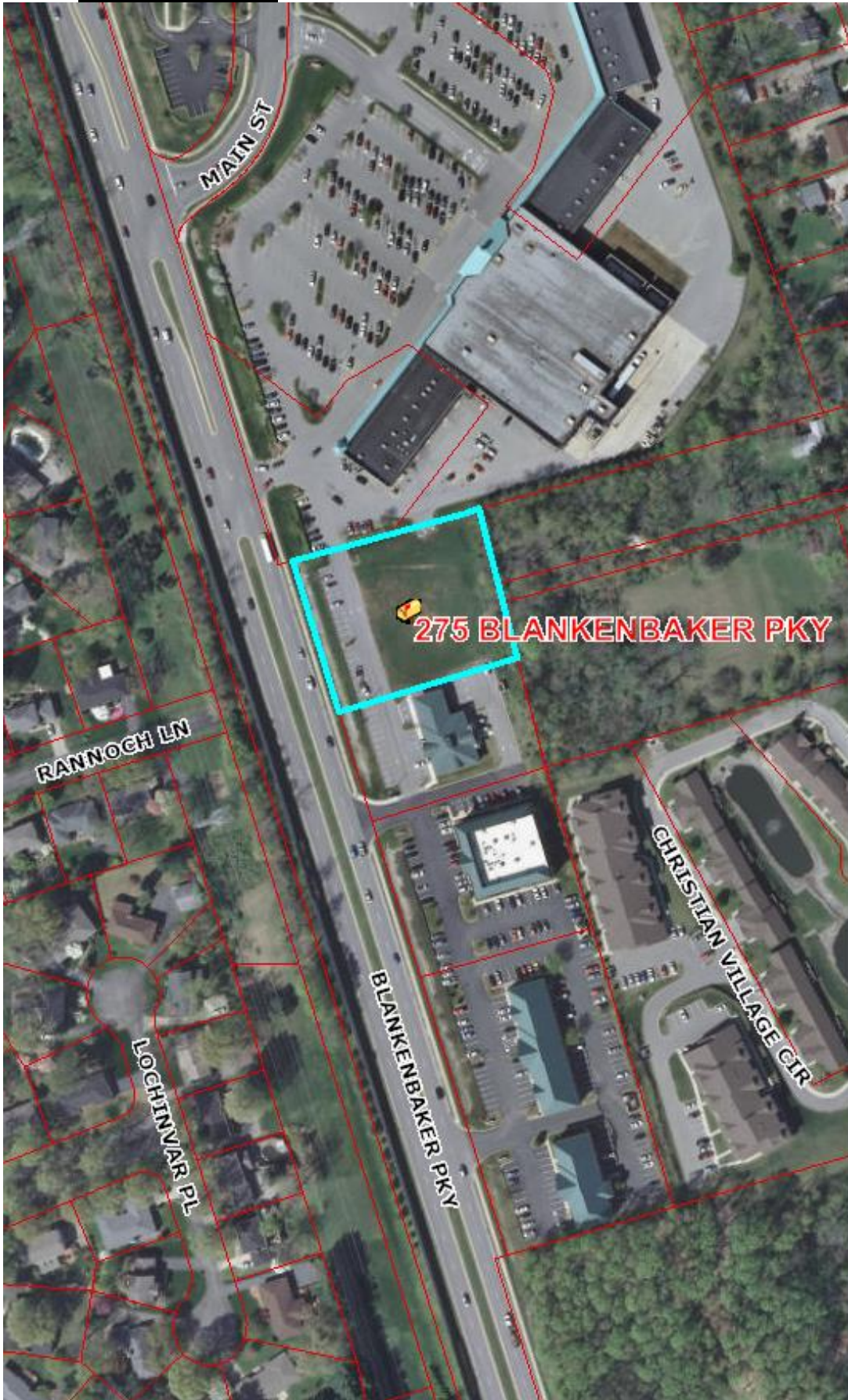
ATTACHMENTS

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

1. **Zoning Map**



2. **Aerial Photograph**



3. Existing Binding Elements

All binding elements from the approved General District Development Plan (Docket # 9-38-94) are applicable to this site in addition, to the following:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission and the City of Douglas Hills, except for land uses permitted in the established zoning district.
2. The development shall not exceed 9,500 square feet on Tract 1 (1.2 acres) and 3,479 square feet on Tract 2 (0.8 acres) of the 2.0 acre site.
3. The only permitted freestanding signs shall be located as shown on the approved development plan. The signs shall not exceed 60 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
4. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site.
6. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90-degree cutoff so that no light source is visible off-site
7. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. A minor subdivision plat shall be recorded and submitted to Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 of the LDC prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - e. An access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be secured from the adjoining property owner and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
8. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring

action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

9. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 6, 2007 Planning Commission Hearing.

4. Proposed Amended Binding Elements

2. The development shall not exceed ~~9,500 square feet on Tract 1 (1.2 acres) and 3,479 square feet on Tract 2 (0.8 acres) of the 2.0 acre site.~~ **7300 square feet.**
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at ~~the December 6, 2007 Planning Commission Hearing.~~ **the October 5, 2016 Development Review Committee Meeting.**