

**Development Review Committee**  
**Staff Report**  
August 20, 2014



<b>Case No:</b>	14devplan1074
<b>Request:</b>	<b>Revised District Development Plan</b>
<b>Project Name:</b>	<b>Outer Loop Auto Sales and Service</b>
<b>Location:</b>	<b>331 Outer Loop</b>
<b>Owner:</b>	<b>Athraa Alabudy</b>
<b>Applicant:</b>	<b>Athraa Alabudy</b>
<b>Representative:</b>	<b>BTM Engineering</b>
<b>Jurisdiction:</b>	<b>Louisville Metro</b>
<b>Council District:</b>	<b>13-Vicki Aubrey Welch</b>
<b>Case Manager:</b>	<b>Julia Williams, AICP, Planner II</b>

**REQUEST**

- Revised District Development plan

**CASE SUMMARY/BACKGROUND/SITE CONTEXT**

Existing Zoning District: C-2  
Proposed Zoning District: C-2  
Existing Form District: Neighborhood  
Existing Use: Vacant  
Proposed Use: Auto Sales and Service  
Minimum Parking Spaces Required: 9 spaces  
Maximum Parking Spaces Allowed: 16 spaces  
Parking Spaces Proposed: 10 spaces  
Plan Certain Docket #:14568

A revised plan is requested for the 0.51-acre parcel to permit construction of a 1,925 square foot auto service garage and 330 square foot sales trailer on the site. The structure is to consist of 2 service bays. The outdoor sales display area is to consist of 10,720 square feet.

The 0.51-acre site is located on the north side of Outer Loop, near National Turnpike. A package liquor store previously occupied the site. The adjacent R-4 zoned property to the west and north of the site contains part of a mobile home park. The adjacent C-1 zoned property to the east and the adjacent R-4 zoned property to the south are both undeveloped. A protected stream buffer area is adjacent to the southern boundary of the site. Moreover, a furniture store warehouse, a recreational vehicle sales lot, and a limousine service are located on properties within the C-1 zoned activity center to the west of the site. Single-family residential areas are north, east, and south of the site.

## LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Vacant	C-1	Neighborhood
<b>Proposed</b>	Auto Sales & Service Center	C-2	Neighborhood
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Mobile Home Park	C-1 and R-4	Neighborhood
<b>South</b>	Vacant	R-4	Neighborhood
<b>East</b>	Vacant	C-1	Neighborhood
<b>West</b>	Mobile Home Park	C-1 and R-4	Neighborhood

### PREVIOUS CASES ON SITE

14568- Change in zoning from C-1 to C-2 approved in 2011.

### INTERESTED PARTY COMMENTS

None received.

### APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code  
Snyder Freeway Corridor Study / Development Guidelines (1988)

The subject site is located within the boundaries of the National Turnpike Interchange Area of the Snyder Freeway Corridor Study / Development Guidelines. The Snyder Development Guidelines do not provide specific recommendations for the subject site; however, light to medium intensity industrial uses and freeway serving auto service stations are listed as appropriate uses in the National Turnpike Interchange Area (p. 12).

### 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: There are no evident natural features on the site that will be negatively affected by the development.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: A sidewalk is proposed along the frontage and vehicles will use a 24' driveway for entrance into the site. Future cross access will be provided if the sites to the east and west ever develop.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: Open space is provided in the form of the LBAs and ILAs on the site.

- 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: MSD has preliminarily approved the proposal.

- 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 proposal is providing all required buffers and will be screening the parking lot from the adjacent ROW.

- 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: Due to the site being surrounded by non-residential zoning, compatibility has already been established on the site. The previous proposal was for the same or similar use which indicates compliance with the Comprehensive Plan. No waivers are being requested and all other LDC requirements are met on the plan.

### TECHNICAL REVIEW

- All agency review comments have been addressed.

### STAFF CONCLUSIONS

The proposal meets the requirements of the LDC.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards for granting a revised District Development Plan established in the Land Development Code.

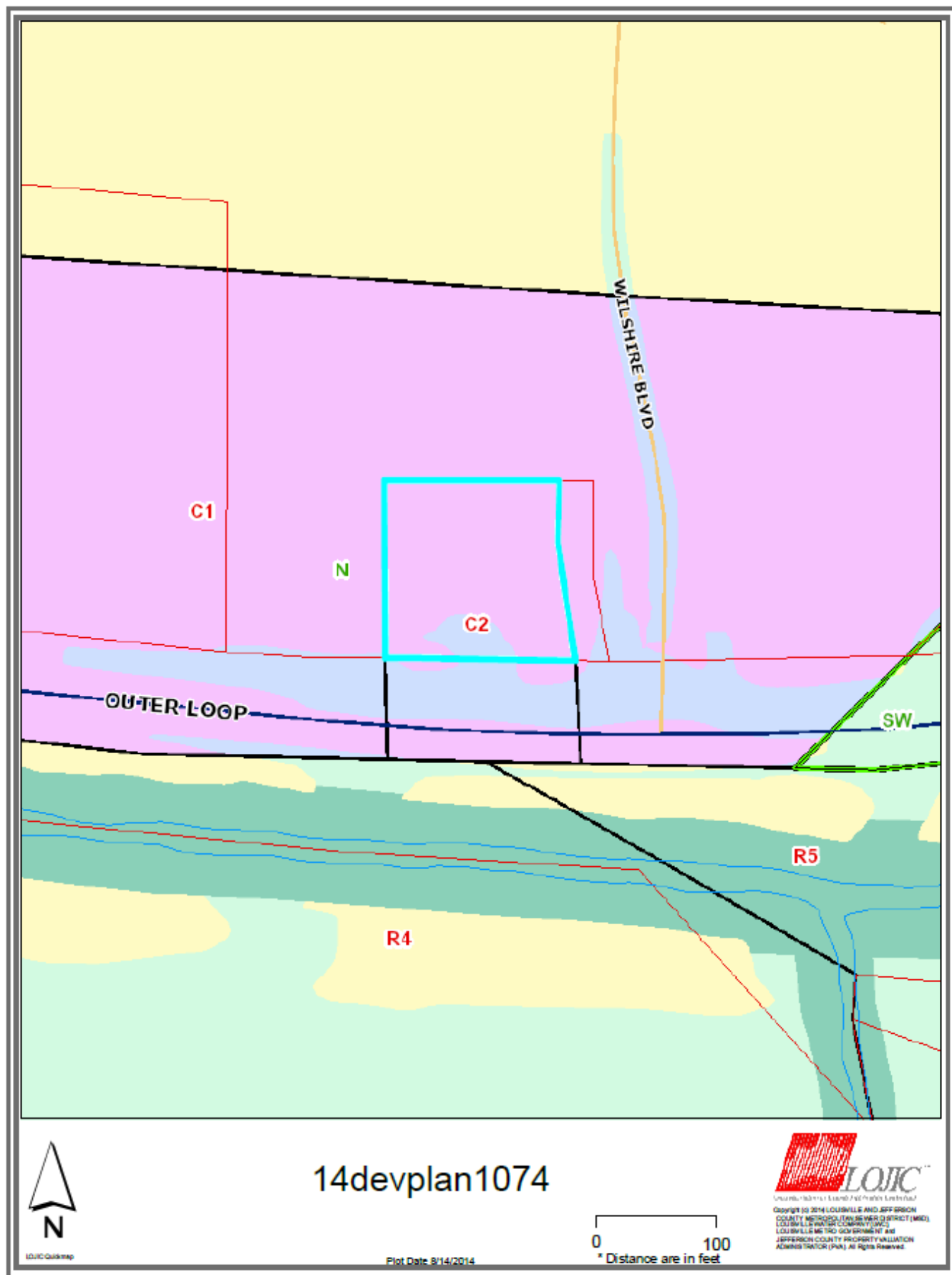
### NOTIFICATION

Date	Purpose of Notice	Recipients
8/1/14	Hearing before DRC on 8/20/14	1 <sup>st</sup> tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 13 Notification of Development Proposals

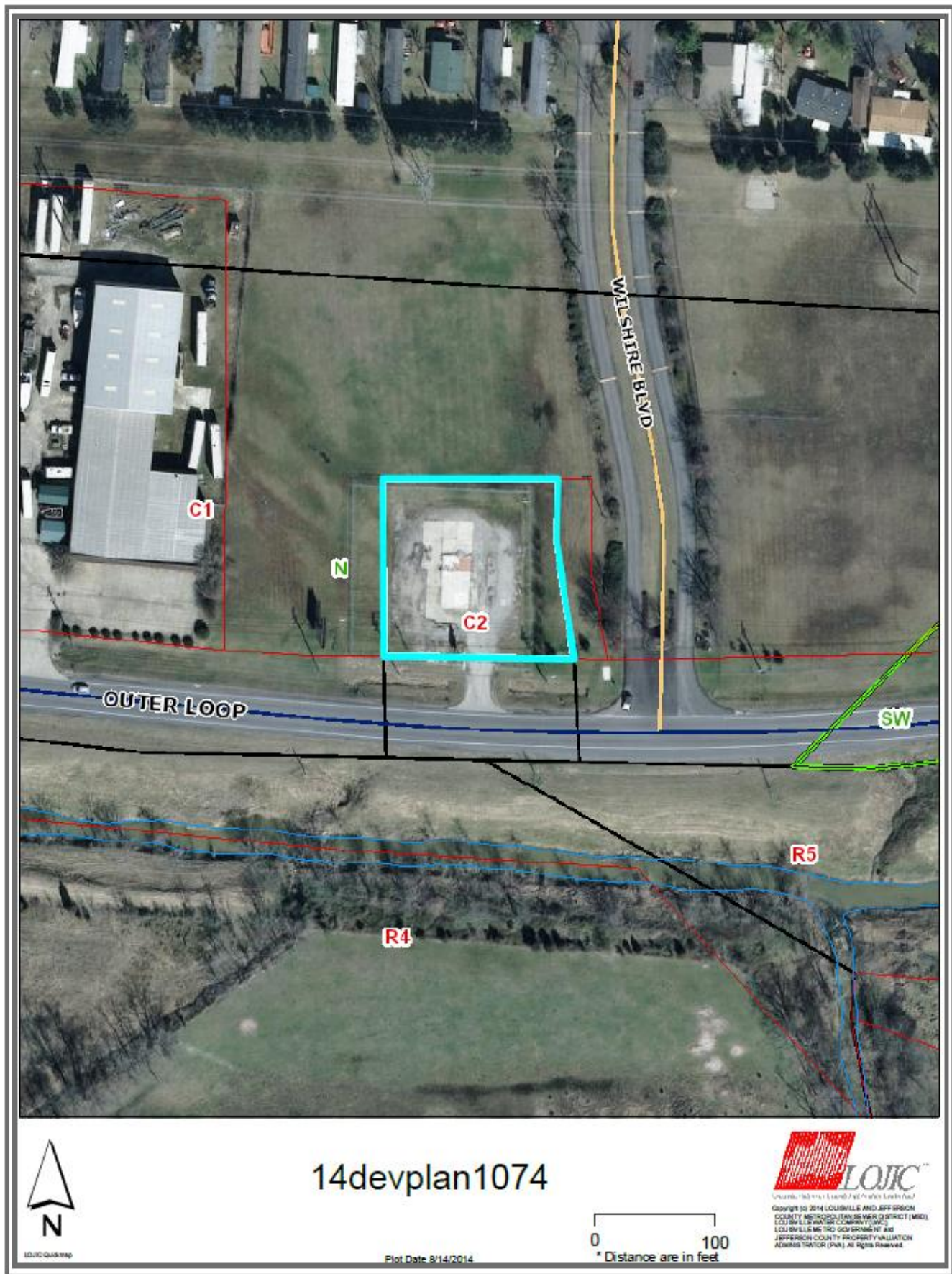
### ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



### **3. Proposed Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 2,255 square feet of gross floor area and 10,720 square feet of outdoor sales display space.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to obtaining a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. A certificate of occupancy must be received from the appropriate code enforcement department 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.
5. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 20, 2014 DRC meeting.
6. Any proposed change in use of the subject site to another permitted use in the C-2 Commercial zoning district shall require the approval of the Development Review Committee of the Planning Commission. (Note: A change of use to a use permitted in the C-1 Commercial zoning district shall not require the approval of the Planning Commission or any committee thereof).
7. Privacy slats shall be installed in the chain link fencing that runs along the north, east, and west property lines. The fencing along the south (front) property line shall not be required to have privacy slats.
8. If access to the adjoining property is required by Metro Public Works when it is developed, a reciprocal access and crossover easement agreement in a form acceptable to Planning Commission legal counsel, which includes mutually agreeable construction and maintenance cost sharing provisions, shall be recorded prior to construction approval of the adjacent property to be developed, and a copy of the recorded instrument shall be submitted to the Division of Planning and Design. The applicant/owner of the subject property shall be permitted to close and lock the cross access during non-business hours.
9. The hours of operation shall be from 7:00 a.m. to 7:00 p.m.
10. There shall be no junk or scrap vehicles stored on site.