

Community Form/Land Use Guideline 1.B.7: Community Form

The proposal incorporates itself into the pattern of development, which includes a mixture of low to medium intensity uses such as neighborhood-serving and specialty shops, restaurants and services. Often, these uses include apartments or offices on upper floors.

Staff Comment: The proposal will be in an existing structure, but it has not been established that mini warehouses will be needed in the area. The use will have a short-term rental unit and retail space.

Applicant Response: A market feasibility has been performed which indicates there is a great need for storage in the area. The existing building will be restored and utilized for a new purpose.

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The proposal includes on-street parking or parking in lots at the rear of the building, and includes wide sidewalks, street furniture and shade trees.

Staff Comment: Parking is located along Bardstown Road and Rosewood Avenue and located on site but not at the rear of the structure.

Applicant Response: Spaces are located at to the rear of the building at 1306 Bardstown Rd.

Community Form/Land Use Guideline 2.A.3: Centers

The proposed retail commercial development is located in an area that has a sufficient population to support it.

Staff Comment: Staff does not know what retail component will be located in the structure.

Applicant Response: A market feasibility has been performed which indicates there is a great need for storage in the area. The developer is currently working with local businesses to find an appropriate tenant for the retail space.

Community Form/Land Use Guideline 2.A.5: Centers

The proposed center includes a mix of compatible land uses that will reduce trips, support the use of alternative forms of transportation and encourage vitality and sense of place.

Staff Comment: The proposal will be in an existing structure, but it has not been established that mini-ware houses will be needed in the area. The use will have a short-term rental unit and retail space.

Applicant Response: A market feasibility has been performed which indicates there is a great need for storage in the area. Storage is a very low trip generator and will not contribute to traffic issues on Bardstown Rd. Currently residents in the area will no longer need to drive from the neighborhood for storage use.

Community Form/Land Use Guideline 2.A.6: Centers

The proposal incorporates residential and office uses above retail and/or includes other mixed-use, multi-story retail buildings.

Staff Comment: The proposal will be in an existing structure, but it has not been established that mini-ware houses will be needed in the area. The use will have a short-term rental unit and retail space.

Applicant Response: A market feasibility has been performed which indicates there is a great need for storage in the area.

Community Form/Land Use Guideline 3.A.6: Compatibility

The proposal incorporates residential and office uses above retail and/or includes other mixed-use, multi-story retail buildings.

Staff Comment: Transportation Planning has reviewed the proposal and has comments.

Applicant Response: Plan comments have been addressed.

Community Form/Land Use Guideline 3.A.8: Compatibility

The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.

Staff Comment: Lighting is not shown on the site plan. Add note that lighting will be code compliant.

Applicant Response: Note added to plan.

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Community Form/Land Use Guideline 3.A.24: Compatibility

Parking, loading and delivery areas located adjacent to residential areas are designed to minimize adverse impacts of lighting, noise and other potential impacts, and that these areas are located to avoid negatively impacting motorists, residents and pedestrians.

Staff Comment: Transportation Planning has reviewed the proposal and has comments.

Applicant Response: Loading and unloading shall occur within the existing building. The building will act as a buffer for this while allowing loading and unloading to occur well away from adjacent traffic and pedestrians.

Community Form/Land Use Guideline 3.A.24: Compatibility

The proposal includes screening and buffering of parking and circulation areas adjacent to the street, and uses design features or landscaping to fill gaps created by surface parking lots. Parking areas and garage doors are oriented to the side or back of buildings rather than to the street.

Staff Comment: Screening and buffering is not shown on the plan, but may not be needed.

Applicant Response: Loading and unloading associated with the storage use will occur within the building. A concept plan has been prepared for the patio use to increase screening and landscaping on the overall site. Areas available for landscaping are limited along the Rosewood frontage due to existing utility easements.

Community Form/Land Use Guideline 3.A.28: Compatibility

Signs are compatible with the form district pattern and contribute to the visual quality of their surroundings

Staff Comment: Signage is shown on the proposal, but staff does not know the size. Add not to indicate signage will be code compliant.

Applicant Response: Note added to plan.

Community Form/Land Use Guideline 6.A.6: Economic Growth and Stability

Locate retail commercial development in activity centers. Locate uses generating large amounts of traffic on a major arterial, at the intersection of two minor arterials or at locations with good access to a major arterial and where the proposed use will not adversely affect adjacent areas.

Staff Comment: Staff does not know what retail component will be located in the structure

Applicant Response: Note added to plan to identify location of retail.

Livability/Environment Guideline 10: Flooding and Stormwater

The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.

Staff Comment: MSD has reviewed the proposal and has comments.

Applicant Response: All MSD comments have been addressed.

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