

Land Development and Transportation Committee

Staff Report

February 25th, 2016



Case No:	15DEVPLAN1149
Request:	Revised Detailed District Development Plan
Project Name:	Global Auto Sales
Location:	10104 Taylorsville Road
Owner:	Convenience Stores Leasing and Management LLC
Applicant:	Globe Auto Sales II
Representative:	Cardinal Planning and Design Inc
Jurisdiction:	Jeffersontown
Council District:	11 – Kevin Kramer
Case Manager:	Christopher Brown, Planner II

REQUEST

- Revised Detailed District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: C-2, Commercial
 Existing Form District: SMC, Suburban Marketplace Corridor
 Existing Use: Service Station/Rental Trucks
 Proposed Use: Used Automobile Sales Lot
 Minimum Parking Spaces Required: 6
 Maximum Parking Spaces Allowed: 11
 Parking Spaces Proposed: 6
 Plan Certain Docket #: 9-100-97

The applicant is proposing to convert the existing service station to a used automobile sales lot. The existing building will be used as an office and car detailing bays. All required screening along Taylorsville Road will be provided on the site. The site will be Land Development Code compliant. The binding elements are being amended to accommodate the change in use on the site. They are located at the end of the staff report.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Service Station	C-2	SMC
Proposed	Automobile Sales	C-2	SMC
<i>Surrounding Properties</i>			
North	Commercial	C-1	SMC
South	Mixed Commercial	C-1	SMC
East	Commercial and Office	C-2	SMC
West	Single Family Residential	C-1	SMC

PREVIOUS CASES ON SITE

- 9-100-97: Subject site was rezoned from C-1, Commercial, to C-2, Commercial, along the Taylorsville Road corridor within the City of Jeffersontown for a service a station with garage and U-Haul truck rental.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (Jeffersontown)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP and AMENDMENT TO BINDING ELEMENTS

- 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 does not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site.

- 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 has been provided, and Metro Public Works and the Kentucky Transportation Cabinet have approved the preliminary development plan.

- 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 with the current proposal.

- 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 site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

- 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 conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

TECHNICAL REVIEW

- There are no outstanding technical review comments that need to be addressed.

STAFF CONCLUSIONS

The proposal meets the standard of review and staff analysis for the revised plan and associated binding elements. Action on the case needs to be made as a recommendation to the City of Jeffersontown. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Land Development & Transportation Committee must determine if the proposal meets the standards for granting approval of a revised detailed district development plan as established in the Land Development Code.

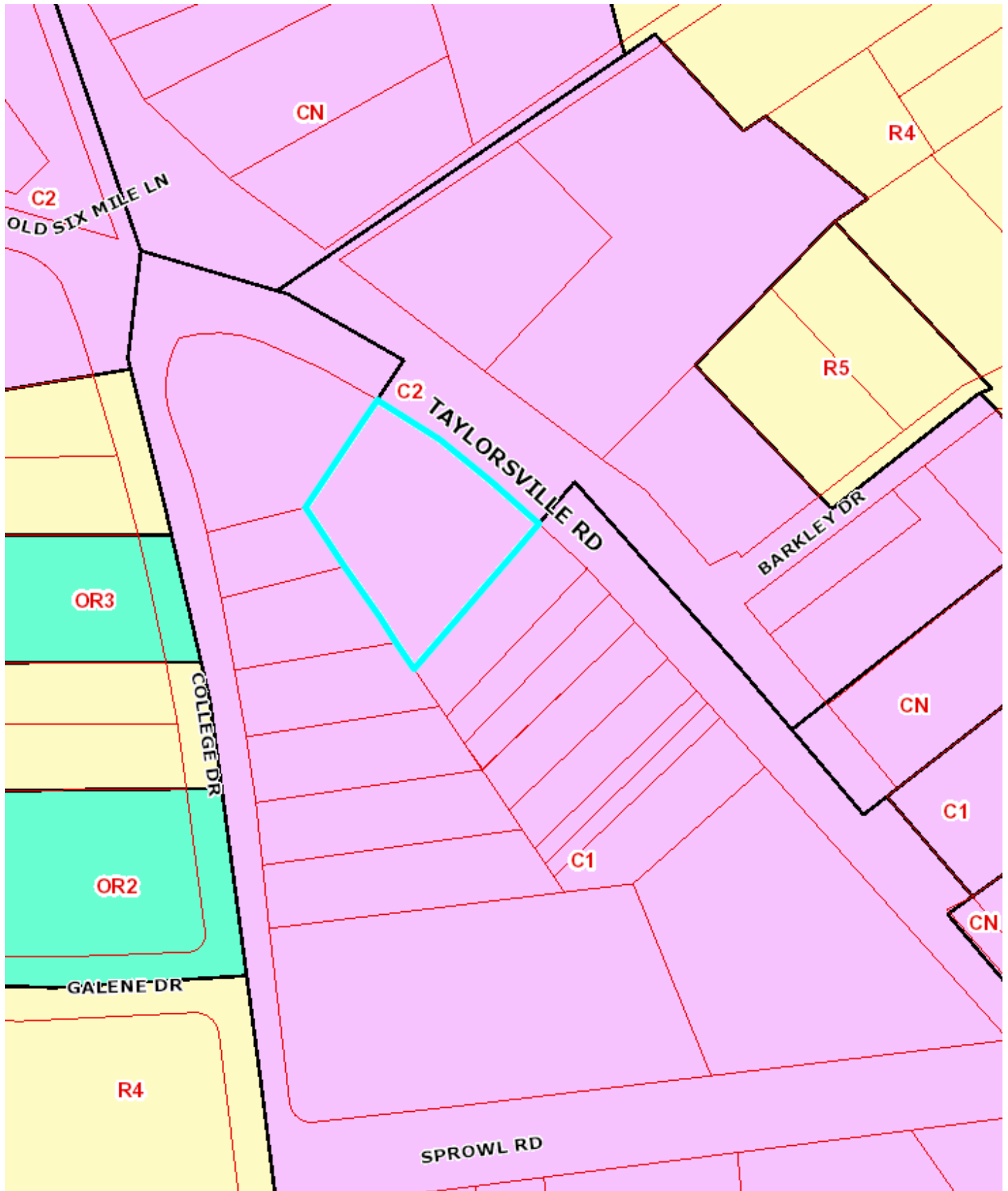
NOTIFICATION

Date	Purpose of Notice	Recipients
2/11/16	Hearing before LD&T	1 st tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 11 Notification of Development Proposals

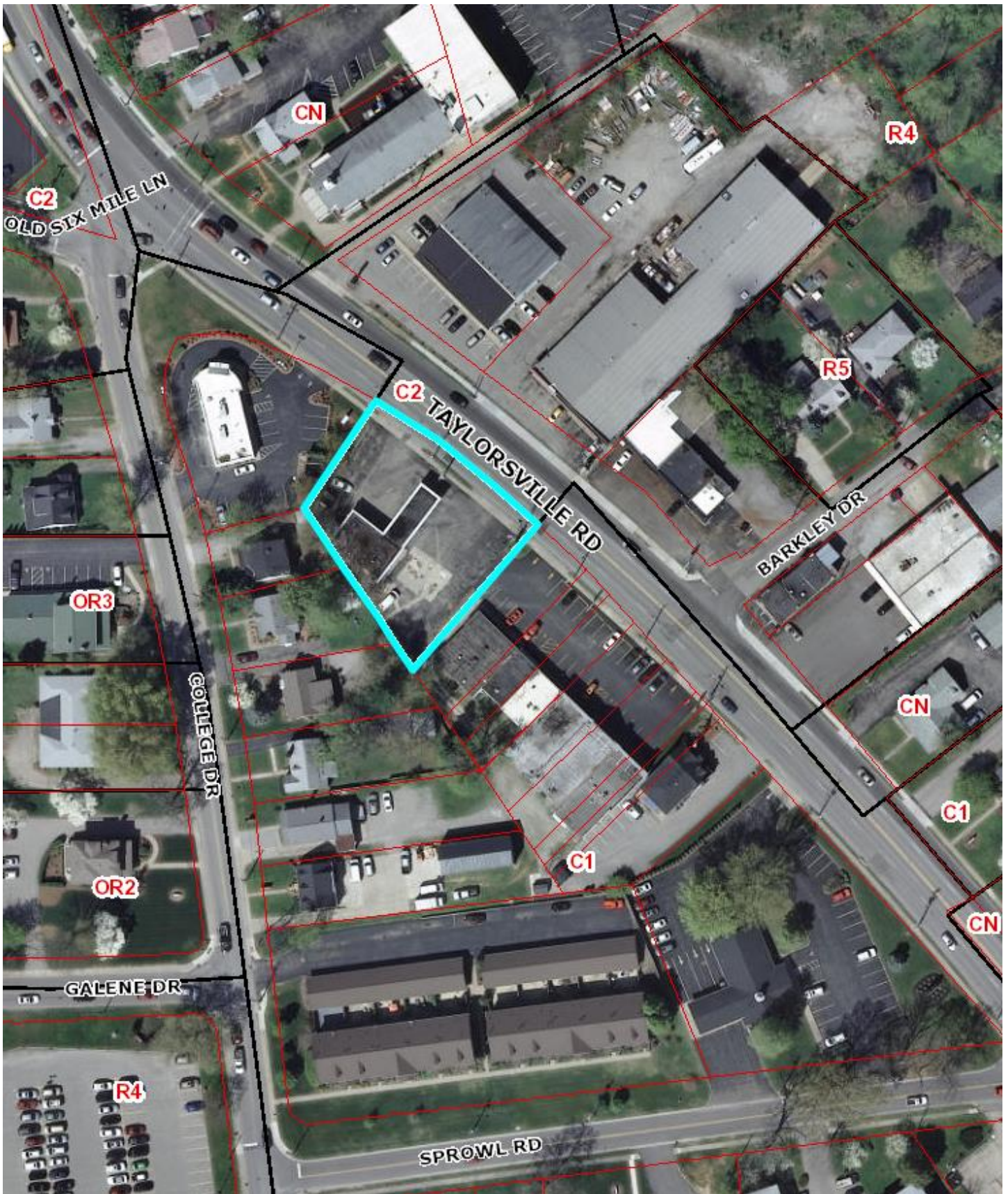
ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements

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 City of Jeffersontown except for land uses permitted in the established zoning district.
2. The development shall not exceed 1,655 square feet of gross floor area for the building, two service bays, and 2,300 square feet of staging area for the U-Haul rental.
3. The only permitted freestanding sign shall be located as shown on the approved development plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 0 feet to front property line. The main sign shall not exceed 54 square feet in area per side and the subordinate sign shall not exceed 7 square feet in area, and shall not exceed 20 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, except U-Haul rental trucks and trailers.
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. Lighting levels attributable to the fixtures located on the subject site shall not exceed two foot candles at the property line.
7. The property owner/developer shall submit to the Planning Commission written procedures for tire/oil disposal that comply with applicable state and federal regulations and have been approved by the appropriate Works Director. Said procedures shall be submitted to Planning Commission Staff within 60 days after receiving approval from the City of Jeffersontown.
8. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system permitted on the site.
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.

4. Proposed Binding Elements

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~~ **Land Development Code**. No further development shall occur without prior approval from the Planning Commission and City of Jeffersontown except for land uses permitted in the established zoning district.
2. The development shall not exceed 1,655 square feet of gross floor area for the building, two service bays, and ~~2,300 square feet of staging area for the U-Haul rental~~ **5,364 square feet of outdoor display area**.
3. ~~The only permitted freestanding sign shall be located as shown on the approved development plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 0 feet to front property line. The main sign shall not exceed 54 square feet in area per side and the subordinate sign shall not exceed 7 square feet in area, and shall not exceed 20 feet in height. No sign shall have more than two sides.~~ **Signs shall be in accordance with Chapter 8 of the Land Development Code.**

5. ~~There shall be no outdoor storage on the site, except U-Haul rental trucks and trailers~~ **The site is permitted to have outdoor display area for automobiles for sale not to exceed 5,364 square feet.**

10. **The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.**

11. **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.**