

PLANNING COMMISSION MINUTES

FEBRUARY 20, 1992

DOCKET NO. 9-66-88

Developer: Mohammad A. Mian, M.D.
Location: 9017 Taylorsville Road, Lot A - Cross
Development
REQUEST: Detailed District Development Plan
RELATED CASE PW-1-92

This request was reviewed by the Land Development and Transportation Committee on January 16, 1992. The applicant is converting an existing structures into a 3,000 square foot psychiatrist's office.

A public hearing was held today on a related request, PW-1-92, a parking waiver to reduce the number of required parking spaces from 15 to 12 on the subject site. The detailed district development plan and parking waiver were considered simultaneously during business session.

The proposal is in compliance with the requirements of Article 12. (See LD&T minutes of January 16, 1992, for additional information.

The applicant agreed to the addition of a binding element restricting the use of the property to a psychiatrist's office only.

Commissioner Taylor stated that due to the nature and design of this land use, this location should be considered as a point of transition and there should be no further intrusion of commercial development further east on Taylorsville Road in this area. The area appears to be a stable, well-kept residential area.

On a motion by Commissioner Hettinger, the following resolution was unanimously adopted:

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the Detailed District Development Plan for Docket No. 9-66-88, subject to the following binding elements:

1. The development shall be in accordance with the approved district development plan, land use 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.
2. The development shall not exceed 3,000 square feet of gross floor area.
3. There shall be no access from Axminister Drive to the subject property.
4. The land use of the subject site shall be restricted to a psychiatrist's office only. No further change in land use shall occur without prior review and approval by the Planning Commission.
5. Before a building or alteration permit and/or a certificate of occupancy is requested:
 - a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
 - b) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.

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6. Only one permitted freestanding entry sign shall be located as shown on the approved district development plan. The sign shall not exceed 5 square feet in area and 3 feet in height.
7. If a certificate of occupancy is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
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.

The vote was as follows:

YES: Commissioners Auerbach, Hutchinson, Herron, Taylor, Dulworth
Seraphine, Thieneman and Hettinger.

NO: None.

NOT VOTING: No one.