

Development Review Committee
Staff Report
August 2, 2017



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|--------------------------|----------------------------------|
| Case No: | 17DEVPLAN1108 |
| Project Name: | Mitsubishi Inventory Display Lot |
| Location: | 10 Autocenter Dr |
| Owner(s): | TT of B Louisville |
| Applicant: | TT of B Louisville |
| Jurisdiction: | Louisville Metro |
| Council District: | 18 – Marilyn Parker |
| Case Manager: | Jay Lockett, Planner I |

REQUEST(S)

- Revised Detailed District Development Plan

CASE SUMMARY/BACKGROUND

The applicant is requesting to demolish a 1 story 15,545 Sq Ft building in order to add additional inventory parking for a car lot. The site is zoned C-2 in the Suburban Marketplace Corridor. It was rezoned for this use under docket 9-67-85.

STAFF FINDING

The request is in compliance with the land development code and all applicable binding elements.

TECHNICAL REVIEW

The request has received preliminary approval from MSD and Transportation Planning.

INTERESTED PARTY COMMENTS

Staff has received no interested party comments in this matter.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR (R)DDDP and/or 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 do 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 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 pertinent to 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 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.

- 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.

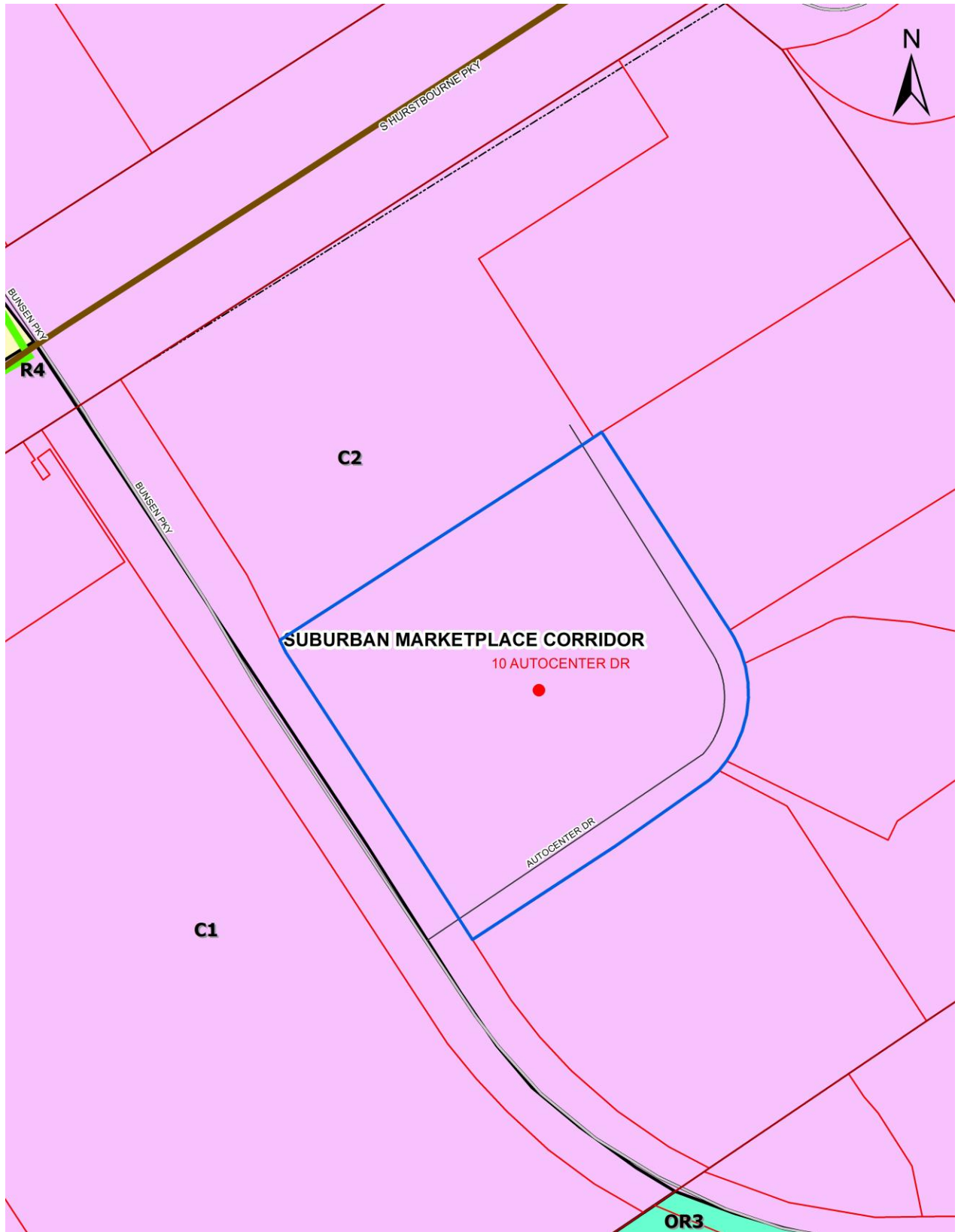
NOTIFICATION

| Date | Purpose of Notice | Recipients |
|----------|--------------------|---|
| 07-21-17 | Hearing before DRC | 1 st tier adjoining property owners Registered Neighborhood Groups in Council District 18 |

ATTACHMENTS

- 1. Zoning Map
- 2. Aerial Photograph
- 3. Existing Binding Elements with Proposed Changes

1. **Zoning Map**



2. Aerial Photograph



3. **Existing Detailed Plan Binding Elements with Suggested Changes.**

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, except for land uses permitted in the established zoning district.
- ~~2. The development shall not exceed 134,685 square feet of gross floor area.~~
3. The only permitted freestanding signs shall be located as shown on the sign plan attached to the approved district development plan. The sizes and heights shall not exceed the dimensions shown on the plan.
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. 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 the Jefferson County Department of **Develop Louisville, Louisville Metro** Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the **Division of Planning and Development Services** **Office of Planning and Design Services**; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in ~~Article 12~~ **Chapter 10** prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. 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 prior to requesting a building permit and shall be followed for the duration of the use unless otherwise approved by the Planning Commission.

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~~ **Office of Planning and Design Services**; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

7. If a building permit is not issued within two years of the date of approval of the plan or rezoning, whichever is later, 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 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.