

LD&T MINUTES

JULY 9, 1992

DOCKET NOS. 9-42-85 and 9-22-90 (Jefferson County)

Developer: Citizens Fidelity Bank
Location: Lot 4A, Cedar Springs Shopping Center
Request: Revised Detailed District Development Plan.

The applicant seeks to expand the existing bank from 3,250 square feet to 5,300 square feet.

Adjoining property owners were notified.

A sign plan was approved at staff level in May 1988. The freestanding sign was restricted to 56 square feet in area and 15 feet in height. According to the applicant's representative no changes are proposed to the sign plan.

The plan meets dimensional and parking requirements. A copy of the revised plan should be placed in each file.

The approved development plan shows 15 foot more or less of planting area between top of gabion wall and drive-thru lane. Revised plan shows 1' 4' minimum l.b.a. required. The staff Landscape Architect discussed the provision of insufficient landscape buffering on site and the visibility of the gabion wall. The applicant's representative discussed the provision of additional trees and landscaping for screening of the gabion wall.

According to Mark Sites of MSD, a revised hydrolic study is necessary.

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

RESOLVED, that the Land Development and Transportation Committee does hereby APPROVE the Revised Detailed District Development Plan for Docket Nos. 9-42-85 and 9-22-90, 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. All binding elements contained on the General District Development Plan shall remain in effect for the detailed plan.
2. The development shall not exceed 5,300 square feet of gross floor area.
3. 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.
4. The only permitted freestanding sign shall be located as shown on the approved district development plan. The sign shall not exceed 56 square feet in area and 15 feet in height.
5. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.

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6. If a building permit 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.
7. 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.

The vote was as follows:

YES: Commissioners Hettinger, Butler, Herron and Auerbach.

NO: None.

NOT VOTING: No one.

Norm Graham and Chuck McCreary were present.