

Development Review Committee

Staff Report

June 1, 2022



Case No:	22-DDP-0034/22-WAIVER-0083
Project Name:	Vitalskin Dermatology
Location:	7931 Bardstown Rd
Owner(s):	Bardstown Road Development LLC
Applicant:	Vitalskin Dermatology
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Jay Lockett, AICP, Planner II

REQUEST(S)

- **Waiver** of Land Development Code section 5.6.1.C.1 to not provide at least 50% clear windows facing a public street.
- **Revised Detailed District Development Plan**

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a 6,270 SF medical office building on approximately .53 acres. The subject site is zoned C-1 in the Neighborhood form district and is part of a larger commercial center originally rezoned under docket 10787. Most of the center has been built out with a variety of retail, office and restaurant uses.

STAFF FINDING

The requests are adequately justified and meet the standards of review. The waiver is the minimum necessary to provide relief to the applicant, as all other elements of the Land Development Code will be met with this proposal. The proposal is in keeping with the development pattern of the site and consistent with similar development in the area.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as other elements of the Land Development Code will be met on site, including required screening and other building design requirements.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040 as the proposed development will be in keeping with the development pattern of the area. The applicant will provide all required screening and buffering for the proposed development.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as all other elements of the Land Development Code will be met with this proposal. The applicant will provide spandrel windows that otherwise meet the building design standards.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant, as the proposed use includes medical treatment rooms with a need for privacy.

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 are no sensitive natural features or historic resources 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 has 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, except where relief is requested.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan**

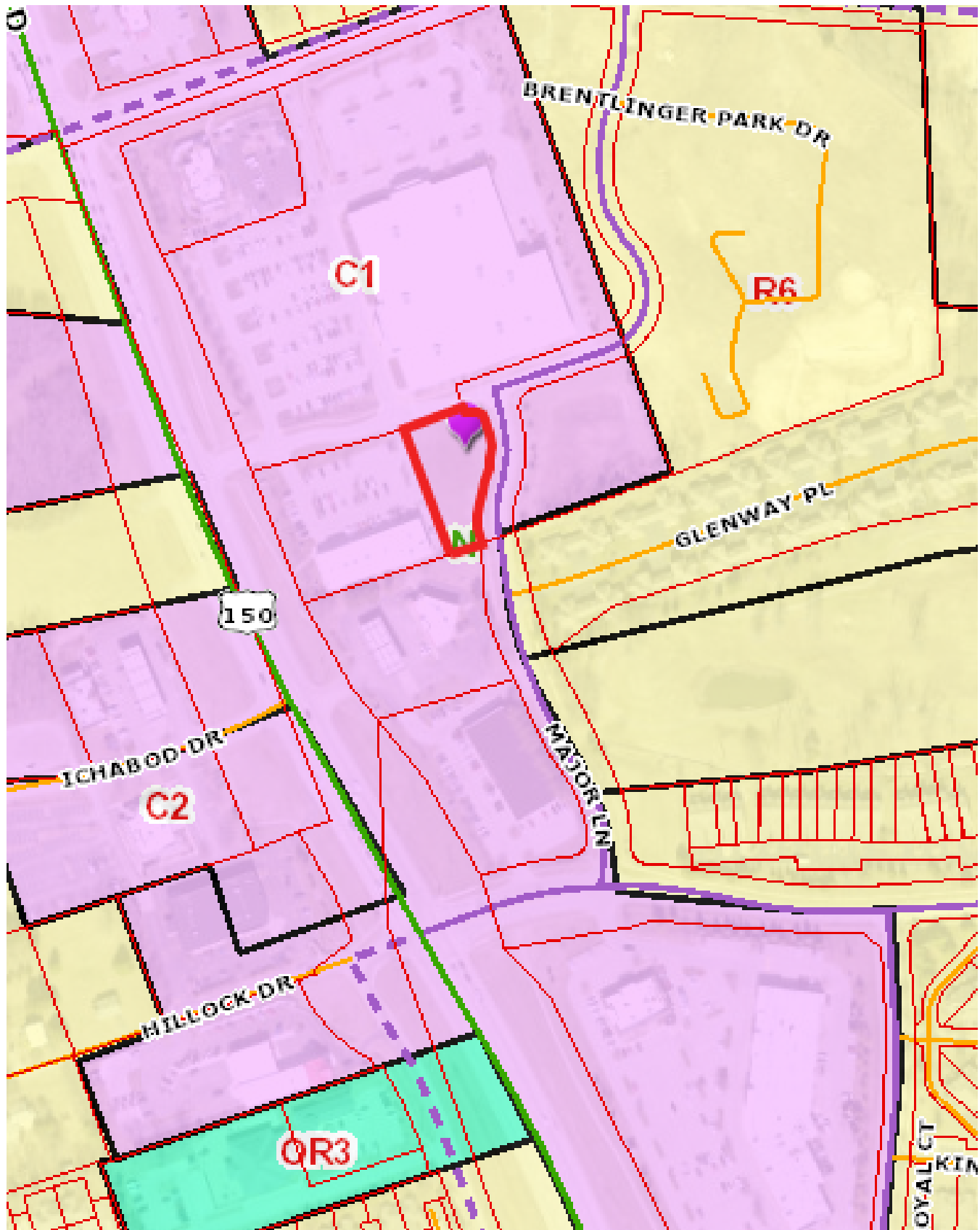
NOTIFICATION

Date	Purpose of Notice	Recipients
5-19-22	Hearing before DRC	1 st tier adjoining property owners and residents Registered Neighborhood Groups in Council District 22

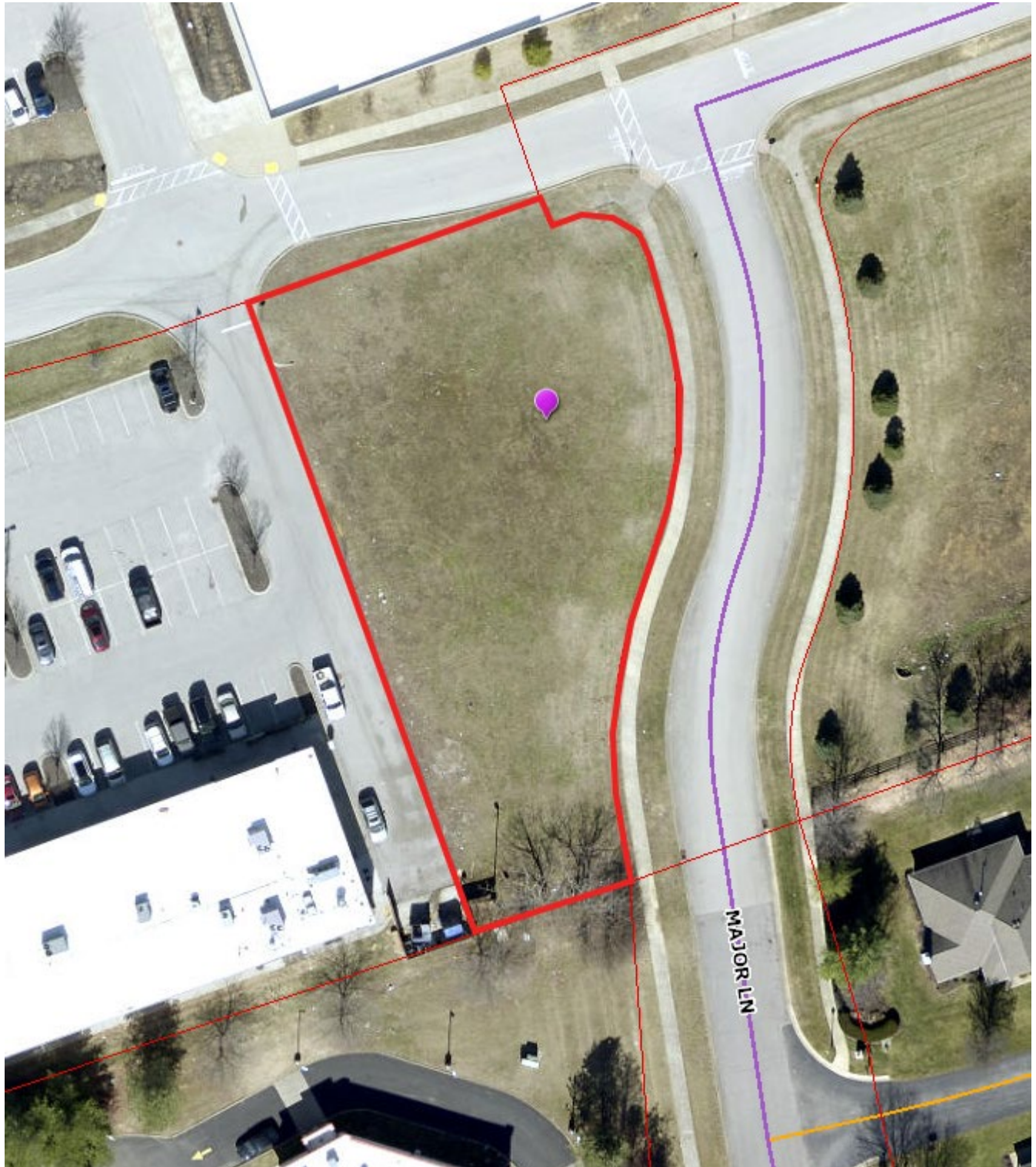
ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements with proposed changes

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 118,138 square feet of gross floor area. Tract 1 shall not exceed 4,195 square feet, Tract 2 shall not exceed 93,673 square feet, and Tract 3 shall not exceed 20,270 square feet.
Amended by the DRC, February 6, 2013.
3. Signs shall be in accordance with Chapter 8. The sign on Tract 1, Tract 2 shall not exceed (60 square feet in area and 6 feet tall).
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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.
 - c. A Tree Preservation Plan prepared in accordance with Chapter 10 of the LDC shall be reviewed and approved.
 - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
6. 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.
7. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree

canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities are permitted within the protected area.

8. The property owner/developer must adhere to the detailed concept landscape plan for screening (buffering/landscaping) as submitted to the Fairways at Glenmary Neighborhood Association on August 20, 2008, and as described in the proposed plan rendering which is attached to these binding elements. Such plan shall be implemented prior to occupancy of the site and shall be maintained in perpetuity thereafter by the applicant and developer, their heirs, successors; and assigns, contractors, subcontractors, and other parties engaged in development and maintenance of the site. The bald cypress trees shown on the concept landscape plan shall be a minimum of 6-8 feet tall and the Colorado spruce a minimum of 4-6 feet tall at the time of planting.
9. The fence in the buffer zone between the development and the adjacent patio homes shall be a 5-board horse fence and shall be extended in a southerly direction along the westernmost boundary of the Fairways of Glenmary ("Fairways") to a stone column that will be erected by the developer at the northwest corner of the intersection of Major Lane and Glenmary Place, with the actual site determined by the placement of utilities in the area. Said stone column shall be constructed of material closely matching that used in the existing identifying sign for Fairways and contain a granite identifying stone with '*Fairways of Glenmary*' etched into it. Fairways shall maintain this column, as well as the one listed in binding element no. 11.
10. A second stone column, matching the first, with the exception of the identifying stone, shall be erected by the developer at the southwest corner of the intersection of Major Lane and Glenway Place with the actual site determined by the placement of utilities in the area. The aforementioned 5-board horse fence shall continue in a southerly direction from this column along the westernmost boundary of Fairways to the northernmost point on the existing Fairways identification sign.
11. Existing shrubs and flowers in the areas of the proposed new stone columns shall be moved in order to allow the 5-board horse fence to be erected behind them. This cost is to be borne by Fairways with a one-time \$1,000.00 cash allowance given by the developer to Fairways for this purpose.
12. Major Lane shall be designed to prevent the use of it (Major Lane) by delivery trucks. The applicant shall work with Metro Public Works to install "no truck traffic" signs along Major Lane.
13. A 4-board horse fence shall be installed between the detention basin and the Fairways at Glenmary property as shown on the detailed landscape plan presented at the public hearing to ensure the safety of small children.
14. There shall be no outdoor music (live, piped, radio, or amplified), outdoor entertainment, or outdoor PA systems audible past the property line.
15. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site and the maintenance of the site, the applicant and developer, their heirs, successors; and assigns, contractors, subcontractors, and other parties engaged in development shall be responsible for compliance with these binding elements.

16. No overnight idling of trucks shall be permitted on-site.
17. Upon commencing of the operations of businesses on the site:
 - a. Trucks may only park on the site for a maximum time-period of six (6) hours.
 - b. Semi-trailers with no tractors shall not be stored on the site except in the loading dock well.
 - c. Trash collection containers shall be screened with the same building materials as the buildings they serve or shall be located inside the building.
 - d. Trash collection times shall be restricted to weekdays between the hours of 7:00am and 7:00pm
18. No business shall be open to the public after 11:00p.m., except for previously advertised special events for the 9,673 square foot retail store only. The number of advertised occasions shall not exceed 60 days per calendar year, in which the 93,673 square foot retail store shall be permitted to remain open until 12:00 midnight, up to 50 days per calendar year, and 24 hours up to 10 days per calendar year. Upon a change in use of the 93,673 square foot retail store on-site, this binding element shall be amended to permit a change in use of the aforementioned structure.
Amended by the DRC, June 3, 2009, Case # 12632
19. Security and other lighting for any and all commercial buildings closest and/or adjacent to the neighboring patio homes in Fairways shall shine toward the walls of the commercial building.
20. The developer/property owner shall install a concrete pipe sized appropriately per MSD standards in the MSD easement located along the boundary between the site and the Fairways to provide storm water flow to the creek at the eastern end of the Fairways property. The existing 8-inch pipe shall be removed. Yard inlets shall be installed at 200' maximum intervals to insure proper surface water drainage. Access to the ditch shall be restricted to the area behind and to the north of Unit #1 in the Fairways.
21. In order to protect the Fairways neighborhood from other nuisances associated with construction, the developer/property owner shall assure that:
 - a. Trees on the Fairways property line shall be protected as part of the tree preservation protection plan. As required by this plan, tree protection fencing shall be installed prior to construction activity. Trees will be required to be removed where the storm water pipe exits the detention basin to the Fairways property.
 - b. Dumpsters and portable toilets shall be placed in the northwest or northeast corner of the site;
 - c. Dirt and mud buildup shall be periodically cleaned from dedicated public and internal private streets; and
 - d. Construction equipment shall be operated only between the hours of 7:00 am and sundown.
22. If Metro Public Works determines at construction plan approval that a sight-distance problem exists at Brentlinger Lane and the proposed rear entrance to the Kohl's site, the applicant shall design and construct modifications to Brentlinger Lane and/or the rear entrance to achieve acceptable sight-distance requirements at this location.
23. Bardstown Road and Brentlinger Lane shall be improved as shown per the schematic road improvement drawing per Metro Public Works and KYTC requirements. The developer shall be responsible for utility relocations, final surface overlay, signage, striping, and signal modifications associated with the road improvements. Improvements shall be completed prior to any request for a certificate of occupancy.

24. Prior to issuance of the C.O., the portion of the Major Lane extension shown on the approved plan for this site shall be dedicated by major subdivision plat. Further, at time of construction plan approval, additional right of way shown on the approved plan along Brentlinger Lane shall be dedicated by major or minor plat.
25. Erosion control measures shall be placed along the drainage ditch on Mr. Herrick's property, as determined to be appropriate by the developer in conjunction with MSD. The drainage improvement work and improvements by the developer on the Herrick property are to be as approved with work monitored by MSD.
26. The applicant shall fill in any gaps in the existing tree line to provide a continuous screen along the south side of the detention basin. The applicant shall work with the staff landscape architect to provide a continuous evergreen screen along the east property line. The screen shall consist of a double row of trees north of Major Lane and a single row of trees south of Major Lane. Trees shall be a minimum of 7 feet tall at the time of planting and shall be spruce or other hardy evergreen species, not to include pine.
27. The development plan for case 10787 shall be revised to demonstrate compliance with the site development and design standards of the Neighborhood Form District, or to obtain a waiver of any standards, which cannot be met, and for which relief is available, including the size of the building. The Planning Commission or its designee is directed to apply the existing site design standards in the Land Development Code to the revised development plan. The revised development plan shall be presented for consideration by the Planning Commission (or committee thereof) within 180 days of final action by the legislative body.