

Development Review Committee

Staff Report

November 2, 2022



Case No:	22-DDP-0048
Project Name:	Glenmary Club
Location:	10200 Glenmary Farm Drive
Owner:	AL CAT LLC/Valley Station Towne Center LLC
Applicant:	Chris Thieneman
Representative:	Dentons Bingham Greenebaum LLP
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Chris French, Planning & Design Supervisor

REQUEST(S)

- Detailed District Development Plan

CASE SUMMARY/BACKGROUND

The subject property is located within the Glenmary Subdivision and contains the clubhouse and other amenities that were formally part of the Glenmary Country Club. The country club and associated golf course closed in 2015. The applicant proposes to reuse the club house and associated amenities on this site as a private proprietary club. A CUP has been filed with the Board of Zoning Adjustment for that use. The public hearing for the CUP is scheduled for October 31, 2022.

A portion of the subject property was rezoned to R-6 and the property in its entirety was included on the development plan under 9-67-88. A general plan was approved for the country club in 1988 that showed additional development on this lot, but that development was never completed. Other general plan revisions approved since 1988 have included this parcel.

The proposed detailed district development plan is for the clubhouse property which includes reuse of existing development and new development on the property. The reuse of existing development includes renovating the clubhouse into a restaurant and other club uses, reuse of the tennis courts into pickle ball courts, reuse of the old pool area into a mini-amphitheater, use of accessory parking, reuse of an existing asphalt area as golf cart parking, converting an existing fairway into a driving range, and a remodeling of the existing barn into a wedding venue. New development includes a pool, putting and practice greens, and volleyball courts.

Associated Cases

- 9-67-88: Rezoning from R-4, R-6, and C-1 to R-4, R-6, C-1, and C-2
- 22-CUP-0175: Conditional use permit for a private proprietary club (under review)

STAFF FINDING

The detailed district development plan is adequately justified based on staff's analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR DETAILED DISTRICT DEVELOPMENT PLAN

- 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: The proposed development includes the reuse of existing development on the site. New development proposed on the property will not negatively impact natural resources because this development is located away from natural resource areas.

- 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 will be provided using existing access points for both vehicles and pedestrians. These areas will be improved based on review and approval by Transportation Planning.

- 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.

- 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.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Detailed District Development Plan** subject to the proposed binding elements for the development site only

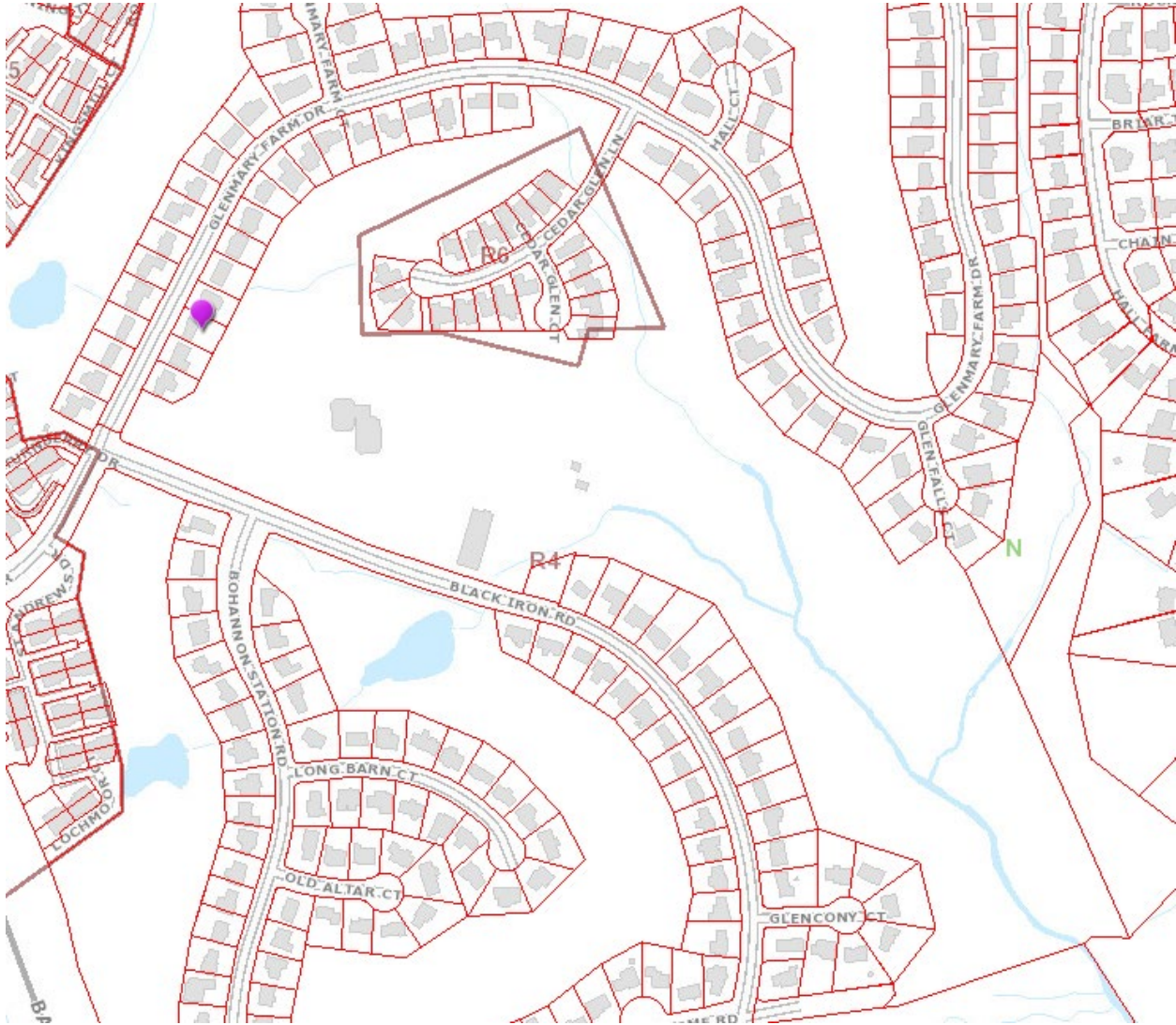
NOTIFICATION

Date	Purpose of Notice	Recipients
10/14/2022	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements (case #22-DDP-0048)

1. **Zoning Map**



2. Aerial Photograph



4. Proposed Binding Elements

All binding elements from the approved General District Development Plan in case #9-67-88 are applicable to this site, in addition to the following:

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. Prior to any permit application being submitted (including but not limited to building, parking lot, change of use, or site disturbance permit):
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations, 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 of the Land Development Code prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
3. A certificate of occupancy must be received from the appropriate building 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.
4. 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, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.