

PLANNING COMMISSION MINUTES

FEBRUARY 19, 1987

DOCKET NO. 9-124-86

Change in zoning from R-4 Residential Single Family to C-1 Commercial on property located on the south side of Fern Valley Road 825 feet east of Preston Highway and 1850 feet west of Old Fern Valley Road and being in the unincorporated area of Jefferson County.

Owners: R&W Wise
1374 South 2nd Street, Apt. 2 40208

G&E Dadisman
4901 Miles Lane 40219

Developer: Classroom Teachers Federal Credit
Union
5020 Poplar Level Road 40219

Existing Use: Undeveloped

Proposed Use: Credit Union

Notice of this public hearing appeared in The Louisville Times on January 20, 1987, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicant.

A summary analysis of the staff report was given by a staff member (See Staff Report Appendix for staff report in full).

The following spoke in favor of this request:

Beverly Westphal, 4901 Miles Lane, 40219.

Pat Hawkins, 12627 Westport Drive, St. Louis, Missouri, 63146, who submitted the signed binding elements.

Thomas Abernathy, Civil Engineer, 658 North Forest, St. Louis, Missouri, 63119.

No one was present in opposition.

A transcript of the public hearing is on file in this docket.

In a business session conducted subsequent to the public hearing the Commission took the following action.

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

PLANNING COMMISSION MINUTES

FEBRUARY 19, 1987

DOCKET NO. 9-124-86 (continued)

WHEREAS, The Commission finds the proposal to be in conformance with Guideline E-1 because fill will be used to elevate the grade of the land above the flood plain elevation, construction detail will include silt fences and/or straw bales to mitigate potential environmental problems during construction and a gravel temporary access to prevent tracking of loose soil on the roadway will be used during construction;

WHEREAS, The Commission finds the proposal to be in conformance with Guidelines U-1, U-3 and U-4 because the site will be served by Metropolitan Sewer District sewers;

WHEREAS, The Commission finds the proposal to be in conformance with Guidelines R-1, C-2 and C-3 because this is a mixed land use area consisting of vacant, commercial and recreational land uses and recent changes in zoning and land use requested and enacted indicate the area is undergoing a transition to varied land uses and that a support population exists, and, the majority of the surrounding land is vacant; is located along a minor arterial roadway and the applicant has agreed to relocate the building identification sign to comply with Sign Regulations and will submit a revised sign plan; has agreed to submit the detail of landscaping which will be in accordance with Commission adopted policy (Article 12);

WHEREAS, The Commission finds the proposal to be in conformance with Guideline C-4 and C-5 because the size of the tract, 2.32 acres is larger in area than that which is generally defined as "single lot" development, and

WHEREAS, The Commission finds the proposal to be in conformance with all other applicable guidelines of the Comprehensive Plan; now, therefore, be it

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby recommend to the Jefferson County Fiscal Court that the change in zoning from R-4 Residential to C-1 Commercial on the following described property be APPROVED.

From the intersection of the north line of Old Fern Valley Road and the northeastwardly line of Preston Street Road, north 82° 48' 00" east a distance of 740.60 feet to a point; thence north 7° 12' 00" west a distance of 445.50 feet to the point of beginning; thence north 82° 48' 00" east a distance of 200.00 feet to a point; thence north 7° 12' 00" west a distance of 418.90 feet to a point; thence north 66° 23' 25" east a distance of 73.20 feet to a point; thence north 24° 12' 25" west a distance of 23.85 feet to a point; thence

PLANNING COMMISSION MINUTES

FEBRUARY 19, 1987

DOCKET NO. 9-124-86 (continued)

southwest along the south line of Fern Valley Road, a portion of curve with a radius of 1377.39 feet and a chord with a bearing of south 76° 49' 06" west and a length of 364.04 feet, to a point, thence south 24° 12' 25" east a distance of 89.75 feet to a point; thence north 66° 23' 22" east a distance of 75.64 feet; thence south 7° 12' 00" east a distance of 360.00 feet to the point of beginning, containing 2.321 acres more or less.

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan for Docket No. 9-124-86 subject to the following binding elements:

1. The development will be in accordance with the approved district development plan. No further development will occur.
2. The development shall not exceed 8,450 square feet of gross floor area.
3. Before a building permit is issued:
 - 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 must obtain approval of a landscape plan in accordance with Article 12. Such plan shall be implemented prior to occupancy and maintained thereafter.
 - c) Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - d) The appropriate variances must be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
4. The applicant shall submit a sign plan for approval. The sign shall not exceed 32 square feet in area.
5. If a building permit is not issued within one year 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.
6. 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 must be implemented prior to requesting issuance of the certificate.
7. The above binding elements may be amended as provided for in the Zoning District Regulations.

PLANNING COMMISSION MINUTES

FEBRUARY 19, 1987

DOCKET NO. 9-124-86 (continued)

The vote was as follows:

YES: Commissioners Auerbach, French, Hutchinson, Karzen, Riggs and Taylor.

NO: None.

NOT VOTING: Commissioners Lurding and Hettinger who had left the meeting.