

Development Review Committee
Staff Report
June 3rd, 2015



Case No:	15DEVPLAN1062
Request:	Revised Detailed District Development Plan
Project Name:	Woodlawn Center
Location:	295 & 297 N. Hubbards Ln.
Owner:	Oakland, LLC
Applicant:	James Boland
Representative:	Sabak, Wilson & Lingo
Jurisdiction:	St. Matthews
Council District:	7 – Angela Leet
Case Manager:	Christopher Brown, Planner II

REQUEST

- Revised Detailed District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: OR-3
Existing Use: Office
Proposed Use: Office
Minimum Parking Spaces Required: 342
Maximum Parking Spaces Allowed: 600
Parking Spaces Proposed: 362
Plan Certain Docket #: 9-72-88

The applicant is proposing to expand the previously approved Building 2A into the basement area adding 15,000 SF. The building will be a total of 60,000 SF which is the same as the existing building 2B. All Development Code regulations will be followed and a reciprocal access agreement has been recorded between Lots 2A and 2B.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Office	OR-3	N/A
Proposed	Office	OR-3	N/A
<i>Surrounding Properties</i>			
North	Single Family Residential	R-5	N/A
South	Mixed Commercial	C-2	N/A
East	School	R-4	N/A
West	Mixed Commercial	C-2	N/A

PREVIOUS CASES ON SITE

9-72-88: Rezoned in 1988 from residential to office/residential within the City of St. Matthews.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Development Code

TECHNICAL REVIEW

- There are no outstanding technical review comments that need to be addressed.

STAFF CONCLUSIONS

The Committee needs to make a recommendation on the proposed plan changes and binding elements to the City of St. Matthews. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must make a recommendation for the proposed Revised Detailed District Development Plan.

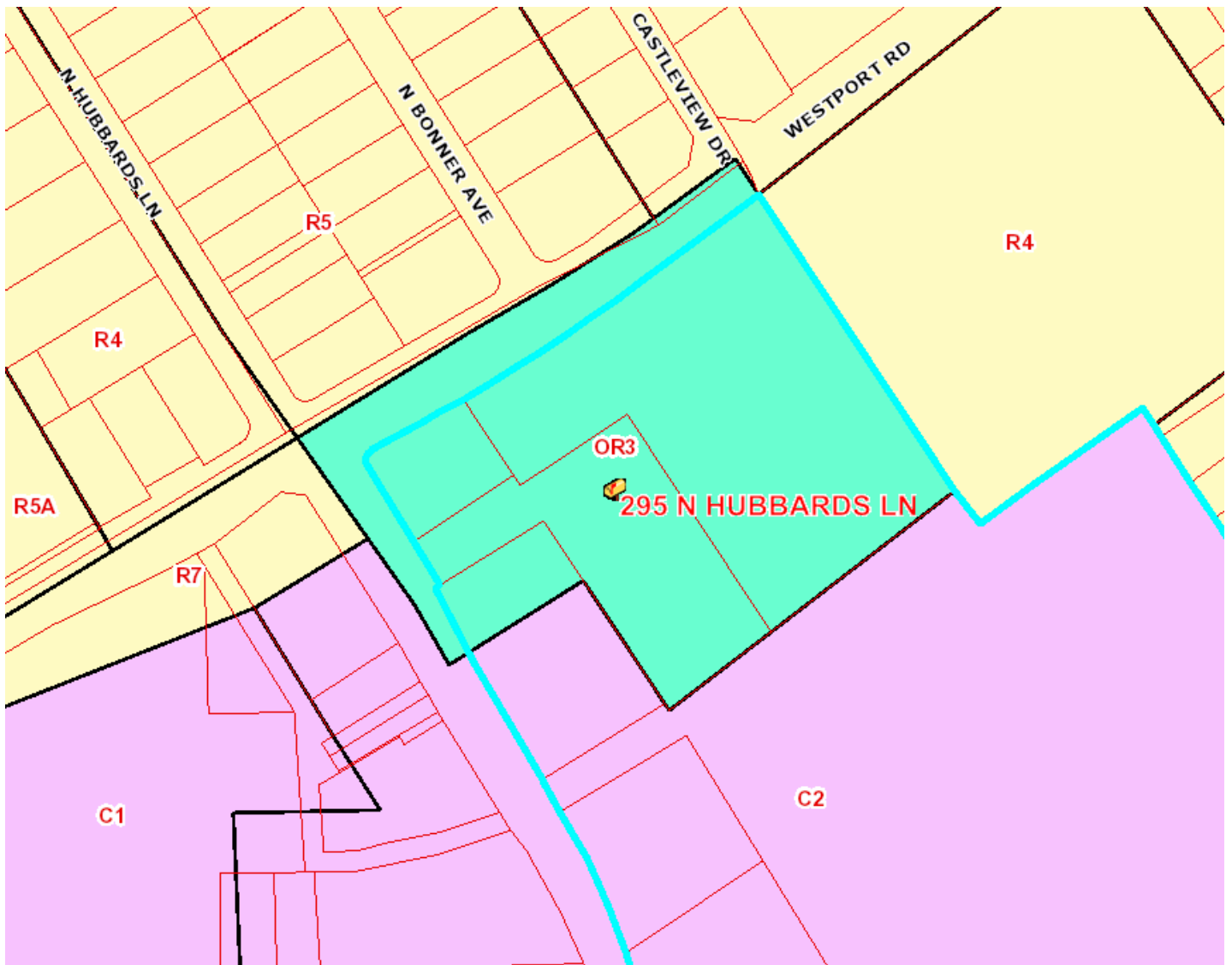
NOTIFICATION

Date	Purpose of Notice	Recipients
5/21/15	Hearing before DRC	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 7 Notification of Development Proposals

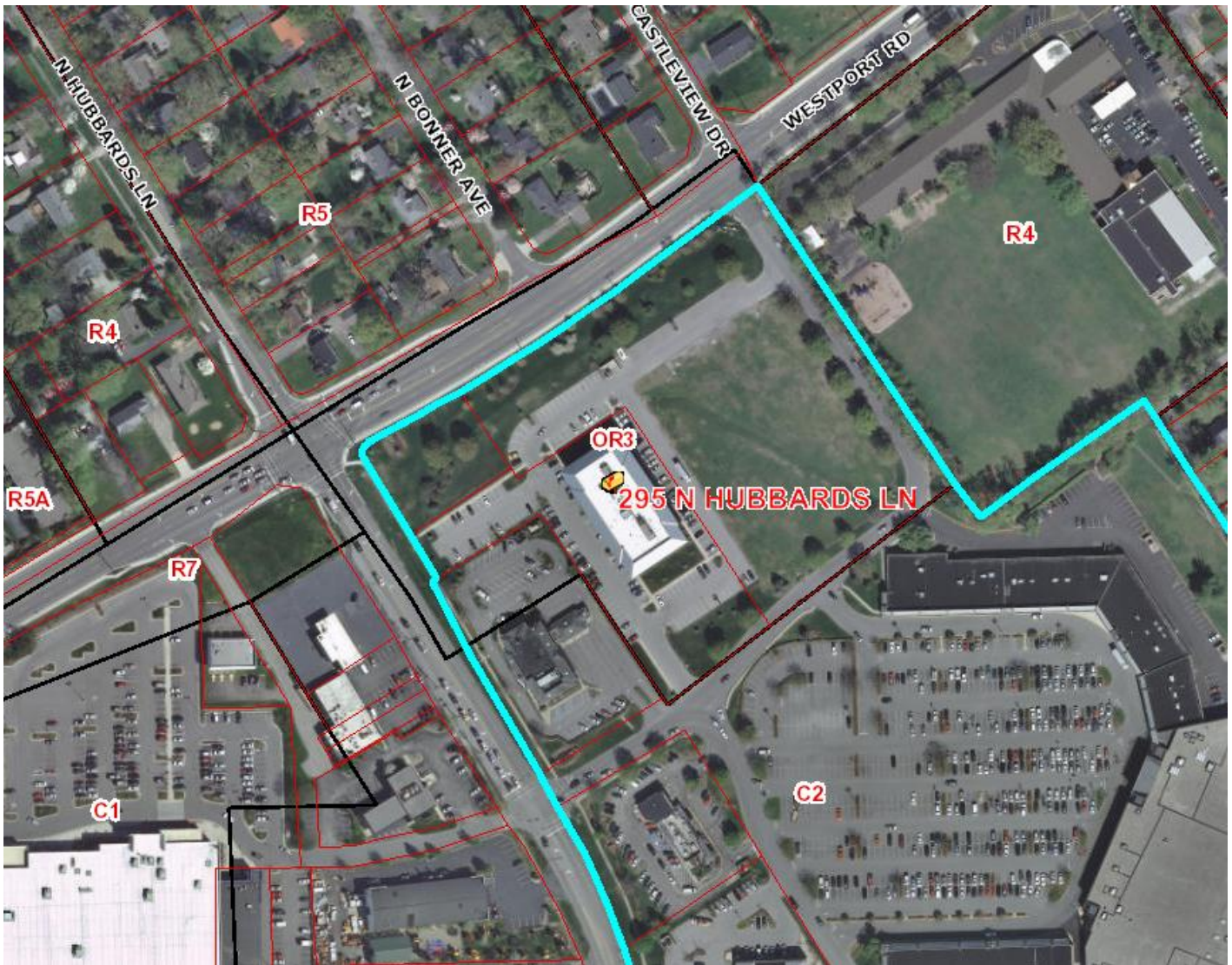
ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements

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 and approved by the City of St. Matthews. Any changes, additions or alterations of any binding element(s) shall be submitted to the Planning Commission and to the City of St. Matthews for review and approval; any changes/additions/alterations not so referred and approved shall not be valid.

2. The development shall not exceed:

Lot 2A: 45,000 square feet of gross floor area for medical office use

Lot 2B: 60,000 square feet of gross floor area for general office use

3. The only permitted freestanding signs shall be monument style, located as shown on the approved development plan/sign plan. No portion of the signs, including the leading edge of the sign frame, shall be closer than 20 feet to front property line. Each sign shall not exceed 30 square feet in area per side and 6 feet in height. No sign shall have more than two sides.

4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.

5. There shall be no outdoor storage, display or sales permitted on the site.

6. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site. (Light levels due to lighting on the subject site shall not exceed 0.5 foot candles measured at the property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter).

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. 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 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 Article 12 (and in conformance with the Parkway Policy) prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

c. 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 Design Services and to the City of St. Matthews; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

d. 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 and to the City of St. Matthews; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

e. A legal instrument providing for the long-term use of at least 44 offsite/shared parking spaces in the parking lot of the adjacent shopping center zoned C-2, as shown on the approved general district development plan and in accordance with Section 9.1.5 Off-Site Parking shall be submitted and approved by the City of St. Matthews legal counsel and recorded in the County Clerk's office. A copy of the recorded instrument shall be submitted to the City of St. Matthews and 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.

9. 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 and by the City of St. Matthews.

10. 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 and the City of St. Matthews.

11. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.

12. 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.

13. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.

14. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 23, 2005, LD&T meeting.

15. All binding elements contained in Ordinance 89-06 and Municipal Order 05-08 shall continue to apply except as modified herein.

16. The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval of the City Council.

4. Proposed Binding Elements

2. The development shall not exceed:

Lot 2A: ~~45,000~~ **60,000** square feet of gross floor area for medical office use

Lot 2B: 60,000 square feet of gross floor area for general office use