

Development Review Committee
Staff Report
May 18, 2016



Case No:	16DEVPLAN1065
Project Name:	River City Bank
Location:	14000 Shelbyville Road
Owner(s):	River City Bank, Inc.
Applicant(s):	River City Bank, Inc.
Representative(s):	Lockett & Farley – Kelley Parker
Project Area/Size:	1.44 Acres
Existing Zoning District:	C-1, Commercial
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	19 – Julie Denton
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Revised Detailed District Development Plan** for proposed 3,500 SF bank.

CASE SUMMARY

The applicant is requesting the approval of a revised detailed district development for a 3,500 SF bank located on Shelbyville Road, East of I-265. Access to the subject site is from Shelby Station Road which also provides primary access to a senior living/nursing home facility and future access to proposed commercial uses. A variance from LDC, section 5.3.1.C to allow the height of the proposed 1-story bank to be 27'-5" was heard by the Board of Zoning Adjustment on Monday, May 16, 2016. The proposed bank will have drive-thru queuing and a separate ATM terminal.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Partially Vacant (existing ATM)	C-1	N
Proposed	Bank	C-1	N
<i>Surrounding Properties</i>			
North	ROW/commercial/residential	PRD/C-1	N
South	Senior Living/Nursing Home	R-4	N
East	Auto Service Station	C-1	N
West	Senior Living/Nursing Home	R-4	N

PREVIOUS CASES ON SITE

14ZONE1015: Rezoning from R-4 to C-1 (approved July 17, 2014).

16VARIANCE1017: Associated Variance to exceed maximum building height (scheduled for BOZA May 16, 2016).

INTERESTED PARTY COMMENTS

Staff has not received any inquiries or comments on the proposal.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020

Land Development Code (April 2016)

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: The proposed development is in a location of existing and proposed future development along an arterial level road that is a designated parkway and does not appear to have any substantial negative impact on the existing natural resources.

- 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 the development and the community is provided through a pedestrian connection to the public sidewalk and connection to the internal network of sidewalk along Shelby Station Road (private). Vehicular access to Shelbyville Road is provided for the development through Shelby Station Road.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: The development site provides the required 30' parkway buffer along Shelbyville Road.

- 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 provisions 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 designs (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 as the site is surrounded by, and proposed to be surrounded by, a nursing facility and a mixture of commercial uses to which the architectural style of the proposed structure will be compatible.

- 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 (LDC), with the exception of those requirements that have been previously waived or variances granted.

TECHNICAL REVIEW

The request has no outstanding Technical Review items at this time.

STAFF CONCLUSIONS

The Revised Detailed District Development Plan appears to be adequately justified and meets the standard of review based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established in the LDC for approving a Revised Detailed District Development Plan.

REQUIRED ACTIONS

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

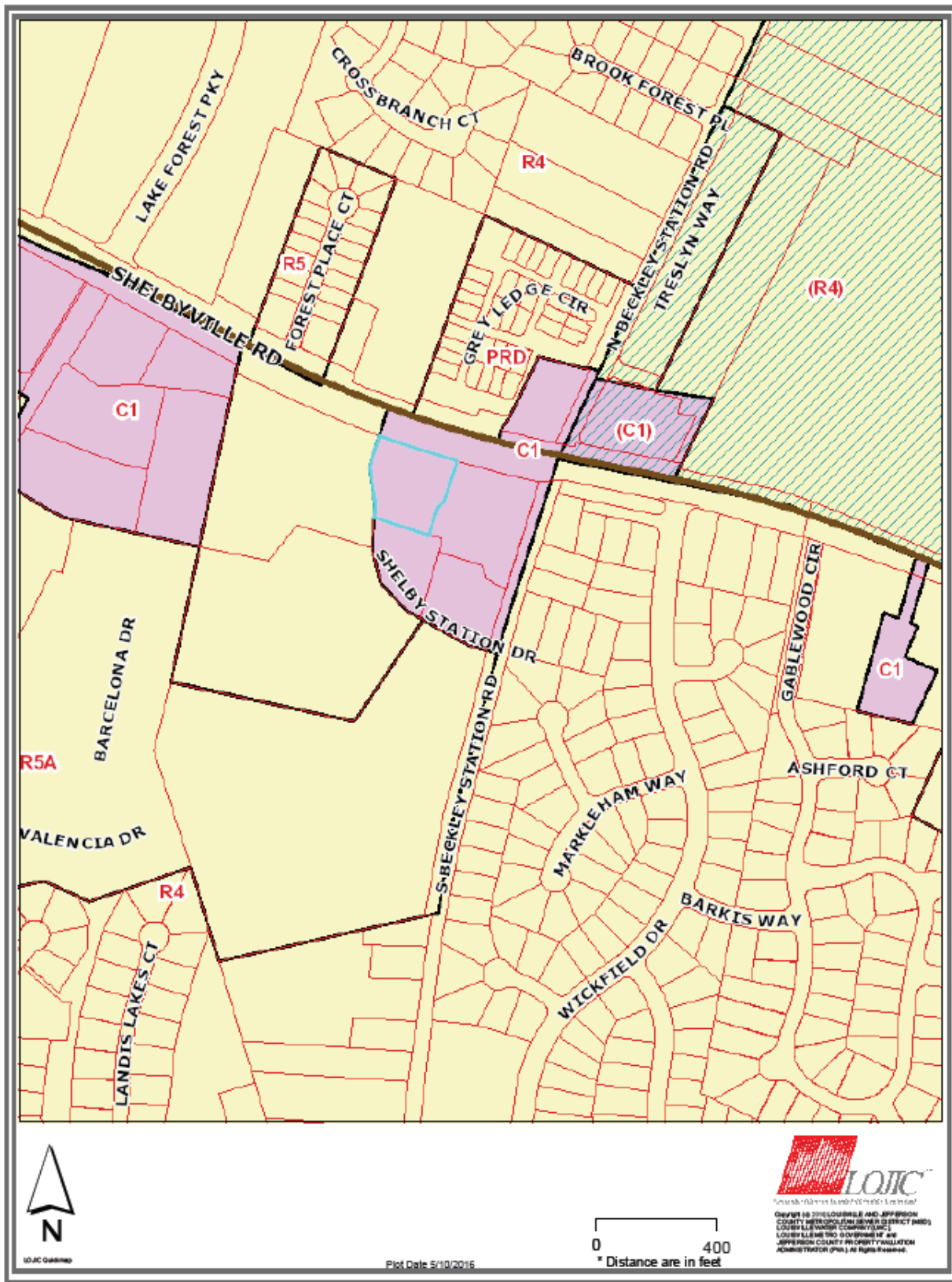
NOTIFICATION

Date	Purpose of Notice	Recipients
4/28/16	DRC	Adjoining property owners, applicant, representative, case manager, and registered users of Council District 19.

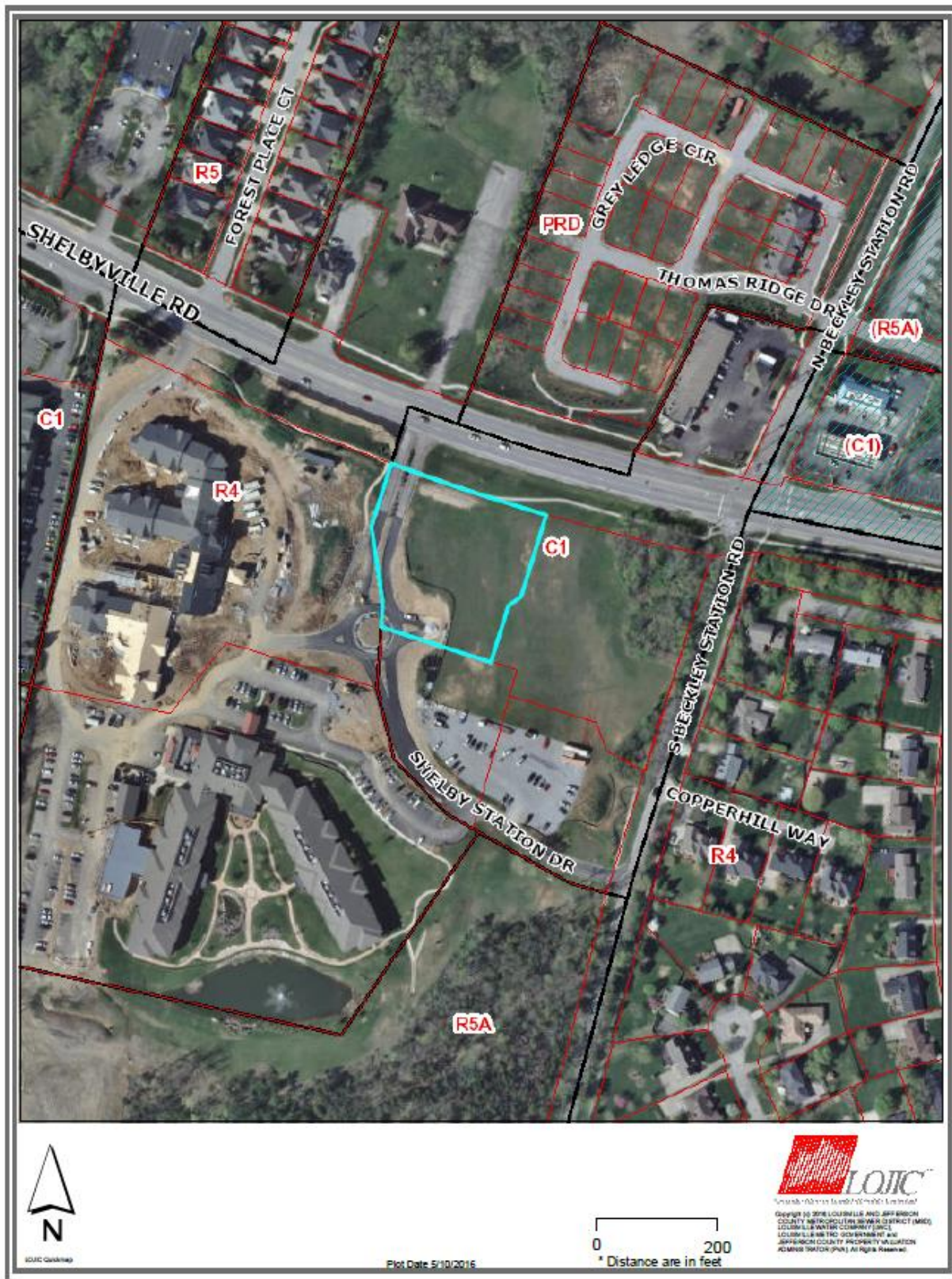
ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Binding Elements

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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
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. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. A minor subdivision plat or legal instrument 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; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. The appropriate variance shall be obtained to allow the development as shown on the approved district development plan.
 - e. 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.
 - f. 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.
5. 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.
6. 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.

7. The landscape plan shall be the essentially similar to the concept plan that was shown at the **July 17, 2014** Planning Commission public hearing.