

# Development Review Committee

## Staff Report

July 6, 2016



Case No:	15zone1008
Request:	Approval for an Outdoor Amenity Area
Project Name:	Costco
Location:	3408 Bardstown Road
Owner:	Costco Wholesale
Applicant:	Costco Wholesale
Representative:	Costco Wholesale
Jurisdiction:	Louisville Metro
Council District:	10-Pat Mulvihill
Case Manager:	Julia Williams, RLA, AICP, Planning Supervisor

### REQUEST

- Approval of an Outdoor Amenity Area

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant intended on utilizing the Public Art fee in lieu option in Chapter 5.12.2 of the Land Development Code instead of placing an outdoor amenity area on the Costco site. The applicant reconsidered and is now providing half of the required amenity area on site and is utilizing the fee in lieu to make up the difference in area.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Commercial	C-2	SMC
<b>Proposed</b>	Commercial	C-2	SMC
<b>Surrounding Properties</b>			
<b>North</b>	Single Family Residential/Commercial	R-5/C-1	N/SMC
<b>South</b>	Single Family Residential/Office	R-5/OR-2	N/SMC
<b>East</b>	Commercial	C-1/C-2	SMC
<b>West</b>	Multi-Family	R-7	N

### PREVIOUS CASES ON SITE

None found.

### INTERESTED PARTY COMMENTS

None received.

### APPLICABLE PLANS AND POLICIES

Cornerstone 2020

## TECHNICAL REVIEW

- All review comments have been addressed.

## STAFF CONCLUSIONS

The proposed outdoor amenity area design meets the requirements of 5.12.2.A.1 by providing a sidewalk connection to the existing sidewalks along Sumner Road and providing a landscaped green space with seating. The area provided is approximately 180' X 45'.

The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR if there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

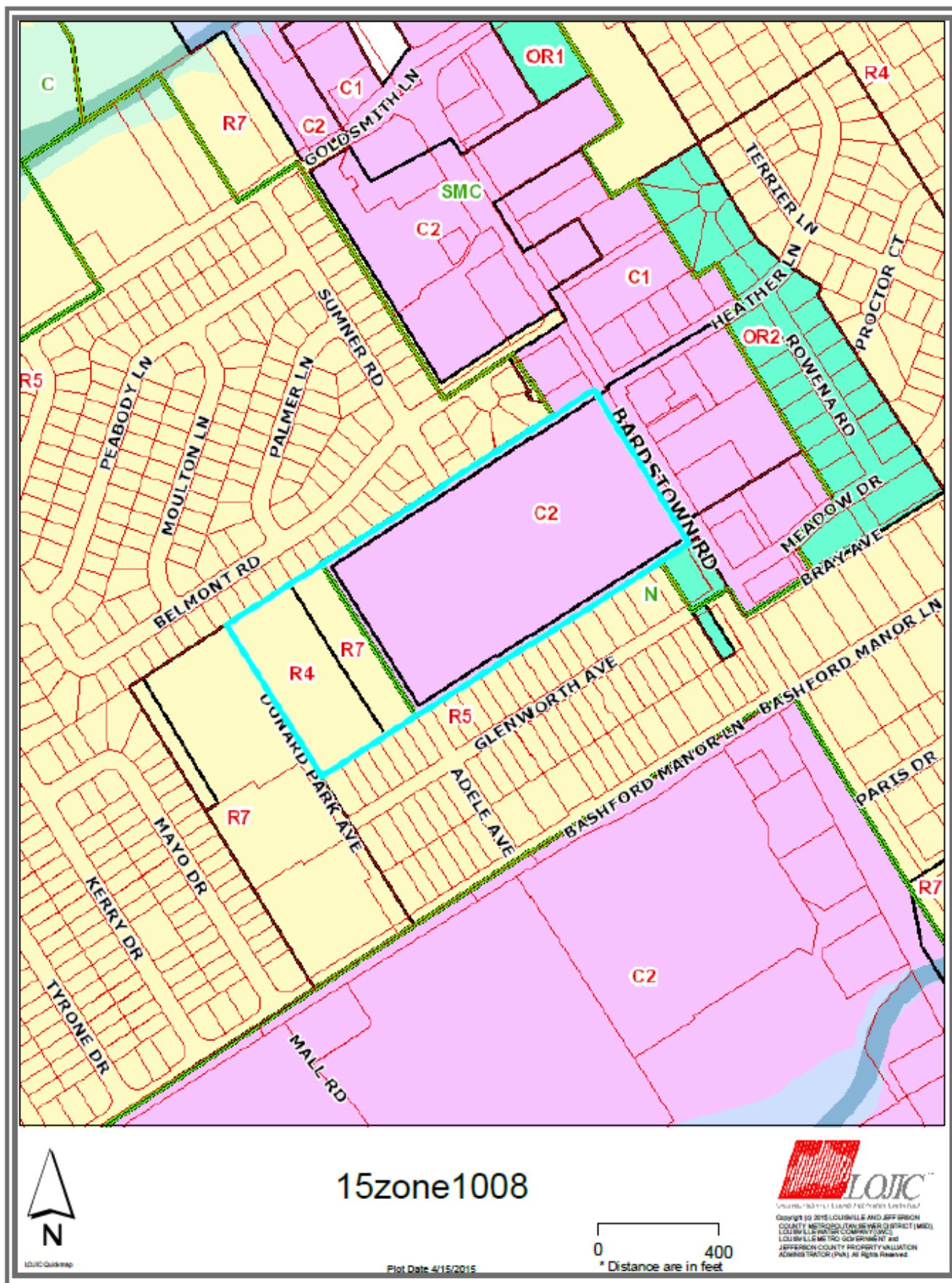
## NOTIFICATION

Date	Purpose of Notice	Recipients
6/24/15	Hearing before LD&T on 7/9/15	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 10 Notification of Development Proposals
7/16/15	Hearing before PC on 7/30/15	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 10 Notification of Development Proposals
7/15/15	Hearing before PC	Sign Posting on property
7/22/15	Hearing before PC	Legal Advertisement in the Courier-Journal

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

# 1. Zoning Map





2. Aerial Photograph



