

Development Review Committee

Staff Report

November 30, 2016



Case No:	15DEVPLAN1181
Request:	Community Facility Review for a 20,890 sq. ft. building with related parking
Project Name:	Kentucky Center for the Arts Auditorium and Parking Facility
Location:	720 Brent Street et al
Owner:	Kentucky Ceramics, LLC
Applicant:	PPDP, LLC
Representative:	Booker Design Collaborative
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Brian Davis, AICP, Planning Manager

REQUEST

- Community Facility Review for a proposed 20,890 sq. ft. auditorium with approximately 191 parking spaces on approximately 2.1 acres

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: EZ-1

Existing Form District: Traditional Marketplace Corridor/Traditional Neighborhood

Existing/Proposed Use: Community Facility (Auditorium for Kentucky Center for the Arts)

The applicant is proposing to develop an auditorium with associated plaza and parking for the Kentucky Center for the Arts. The proposed building will contain approximately 20,890 square feet and be approximately 49 feet tall. The associated parking will be constructed on a number of properties with frontage on Swan Street, with a total of 191 parking spaces proposed. The total area of development is 2.1 acres.

Pursuant to KRS 100.324(4), any proposal for acquisition or disposition of land for public facilities, or changes in the character, location, or extent of structures or land for public facilities, excluding state and federal highways and public utilities and common carries by rail mentioned in this section, shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days from the receipt, review the project and advise the referring body whether the project is in accordance with the comprehensive plan. If it disapproves of the project, it shall state the reasons for disapproval in writing and make suggestions for changes which will, in its opinion, better accomplish the objectives of the comprehensive plan. No permit required for construction or occupancy of such public facilities shall be issued until the expiration of the sixty (60) day period or until the planning commission issues its report, whichever occurs first.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Warehouse/Vacant	EZ-1	TMC
Proposed	Auditorium/Parking	EZ-1	TMC
<i>Surrounding Properties</i>			
North	Commercial	EZ-1	TMC
South	Residential	R-6	TN
East	Commercial/Industrial	EZ-1	TMC
West	Railroad	EZ-1	TN

PREVIOUS CASES ON SITE

None.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

- The proposed parking lot does not have the required internal landscape area breaks ever 120 feet. There is no need for a waiver request because this is a Community Facility Review.
- The proposed structure exceeds the required maximum setback along Brent Street. There is no need for a variance because this is a Community Facility Review.
- Transportation Review has requested the sidewalk along Swan Street to be six feet wide per the form district requirements.

STAFF CONCLUSIONS

Guideline 15 of the Cornerstone 2020 Comprehensive Plan provides policies for the review of community facilities and design to ensure compatibility with existing development. Policy A.1 states community facilities should be in areas with a demonstration for the need and to provide convenient access to the area that the facility is intended to serve. Policy A.20, which is specifically for Cultural and Entertainment Facilities, states these types of facilities should be located in the vicinity of downtown and may be located in convenient locations throughout the county as long as impacts to the surrounding neighborhoods are mitigated. The proposed plan meets these policies. Community facility reviews are not required to be code compliant. The development plan meets the standard of review.

Based upon the information in the staff report, the testimony and evidence provided, the Development Review Committee must determine if the Community Facility Review meets the applicable guidelines of the Comprehensive Plan, and make any recommendations deemed appropriate to bring the development proposal into further conformance.

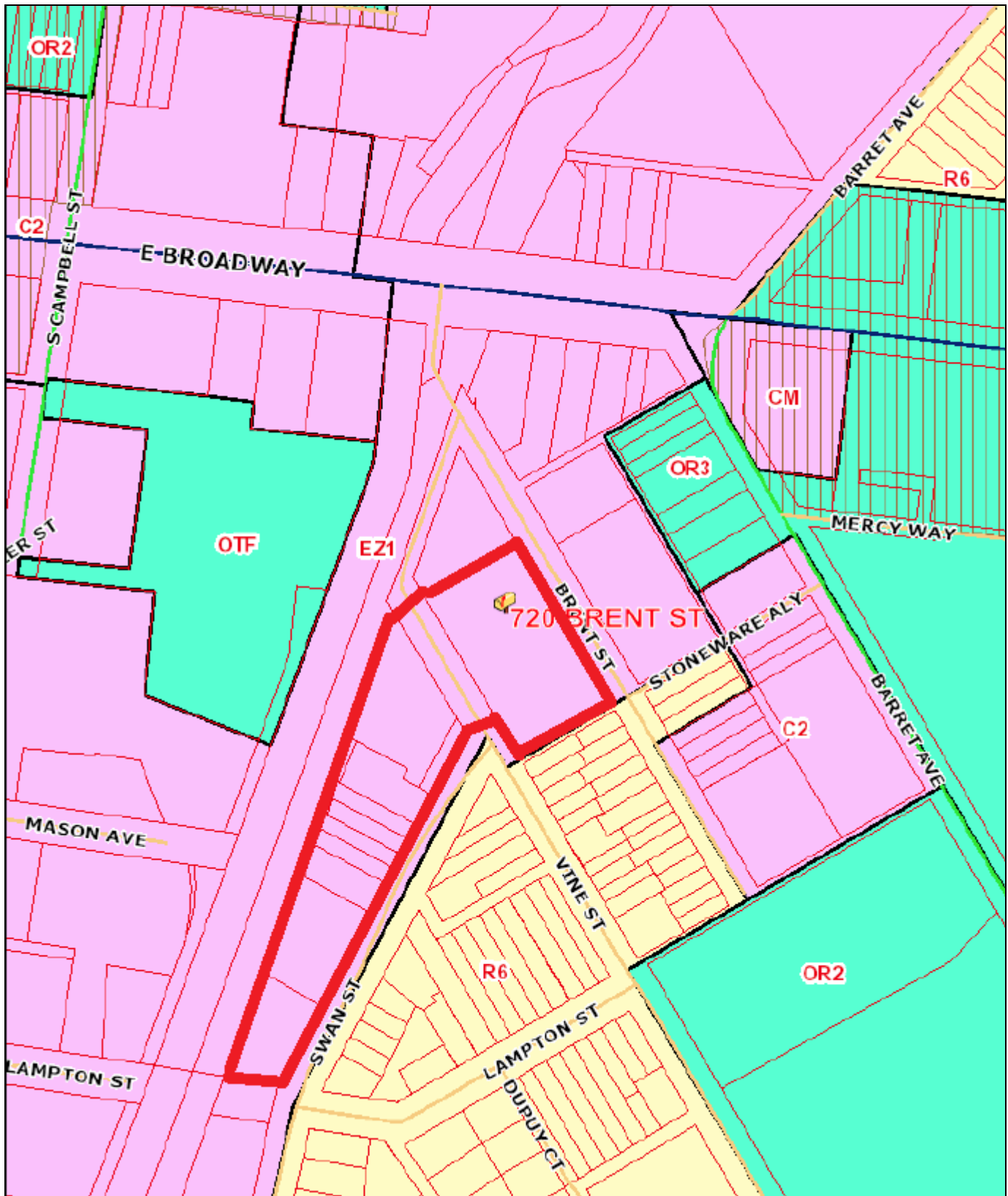
NOTIFICATION

Date	Purpose of Notice	Recipients
11/18/2016	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 4 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

