

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

Nicholas R. Pregliasco
Mobile: 502.777.8831
Email: NRP@BARDLAW.NET

February 11, 2019

Case Manager
Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

Re: Revised Detailed District Development Plan (RDDDP) to allow a branch bank on property located at 111, 113 and 115 Juneau Drive; previous docket no. 17ZONE1002

Dear Case Manager:

We are herewith filing a RDDDP application for the above referenced property to allow an Independence Bank branch location.

This site was previously the subject of a zone change in docket no. 17ZONE1002. At the June 29, 2017 public hearing, the Planning Commission recommended approval to the City of Middletown for the zone change and Detailed Development Plan to allow a branch bank. The City of Middletown disagreed with the Planning Commission's recommendation and denied the plan and zone change on September 14, 2017 in Ordinance 09-14-17-D.

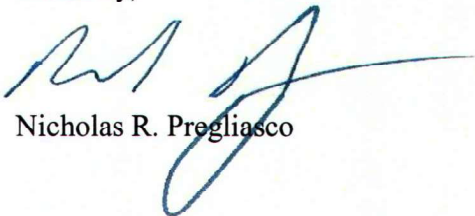
The previous applicant, Real Properties KKT, filed an appeal against the City of Middletown's rezoning denial in Case Number 17-CI-005435, to which the Circuit Court directed the City of Middletown to rezone the property to a more fitting use than currently zoned.

Our client, Independence Bank met with the City of Middletown on December 13th and January 10th and presented the City Council with their plans, which were approved by the City of Middletown. Our client is now revising the approved plan, which is filed herewith.

There is a landscape waiver and parking waiver also associated with this RDDDP. The parking waiver is to exceed the maximum number of parking spaces 12, to allow 16 spaces total. The branch bank will be fully staffed at 8 employees. With the two ADA parking spots, this leaves two open parking spots for customers. This also leaves only two spots for after-hours staff meetings when traveling employees/guests are onsite. The additional 4 spots will help to alleviate concerns for a parking shortage.

We understand this request will also require approval by the City of Middletown. We look forward to answering any questions you may have regarding this development.

Sincerely,



Nicholas R. Pregliasco

RECEIVED
FEB 25 2019
PLANNING &
DESIGN SERVICES

19 Devplan 1043

District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?

There are no natural resources on the property, excluding a few minor trees, and the RDDDP is only to add additional parking spaces to the currently approved DDDP and does not affect same. The parking lot is enlarged to the east, but there is for more area for the detention on the current DDDP than needed for detention purposes.

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

Yes. The currently approved DDDP provides for safe and efficient vehicular and pedestrian transportation, including a new right in turning lane and modification to provide a right out only at the Shelbyville Road entrance and this new RDDDP does not change same.

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?

Yes. As stated above, the site is large enough to accommodate a much larger building or buildings and still be LDC compliant such that this minor change does not affect the green areas significantly.

4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?

Yes. The proposed detention on the current DDDP and this RDDDP provides an extra 50% detention than currently exists and no change is being made thereto.

5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?

Yes. The overall site design and layout have not changed, just the addition of additional parking spaces

RECEIVED
FEB 25 2019
PLANNING &
DESIGN SERVICES

19 Dev plan 1043

needed to ensure adequate customer parking based upon other similar Independence Bank branches.

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

Yes for all the reasons set forth in the original rezoning of the property a couple of months ago with negligible changes being made thereto.

RECEIVED
FEB 25 2019
CITY OF INDIANAPOLIS
PLANNING DEPARTMENT

19 Dec plan 1043