

Development Review Committee

Staff Report

January 6, 2021



Case No:	20-DDP-0068
Project Name:	Standing Oak Dr Duplex
Location:	8617 Standing Oak Dr
Owner(s):	Louisville Fortune Builders III, LLC.
Applicant:	Valentine Builders
Jurisdiction:	Louisville Metro
Council District:	25 – David Yates
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

Revised Detailed District Development Plan with replacement of existing Binding Elements.

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a duplex on approximately .3 acres. The site is currently vacant and is zoned C-1 in the Neighborhood form district. The site is located in the Pleasure Ridge Park area of southwestern Louisville Metro along E Pages Ln to the east of Dixie Hwy.

STAFF FINDING

The proposal is compatible with the development pattern of the area. It will add additional housing options in an area that is near an established commercial corridor. The Revised Detailed District Development Plan is adequately justified and meets the standard of review.

TECHNICAL REVIEW

The subject site was rezoned to C-1 under docket 9-52-78 with a proposed mix of commercial uses, with the most recent Revised Detailed District Development plan dating to 1984. The site has not been developed and all previously approved development plans applicable to this particular site have expired.

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has not received any correspondence from interested parties concerning this request.

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: There do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site.

- 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 and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan.

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

STAFF: All required open space requirements pertinent to the current proposal are being met for the subject site.

- 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 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.

- e. The compatibility of the overall site design (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. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

- 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.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Detailed District Development Plan** with replacement of existing Binding Elements.

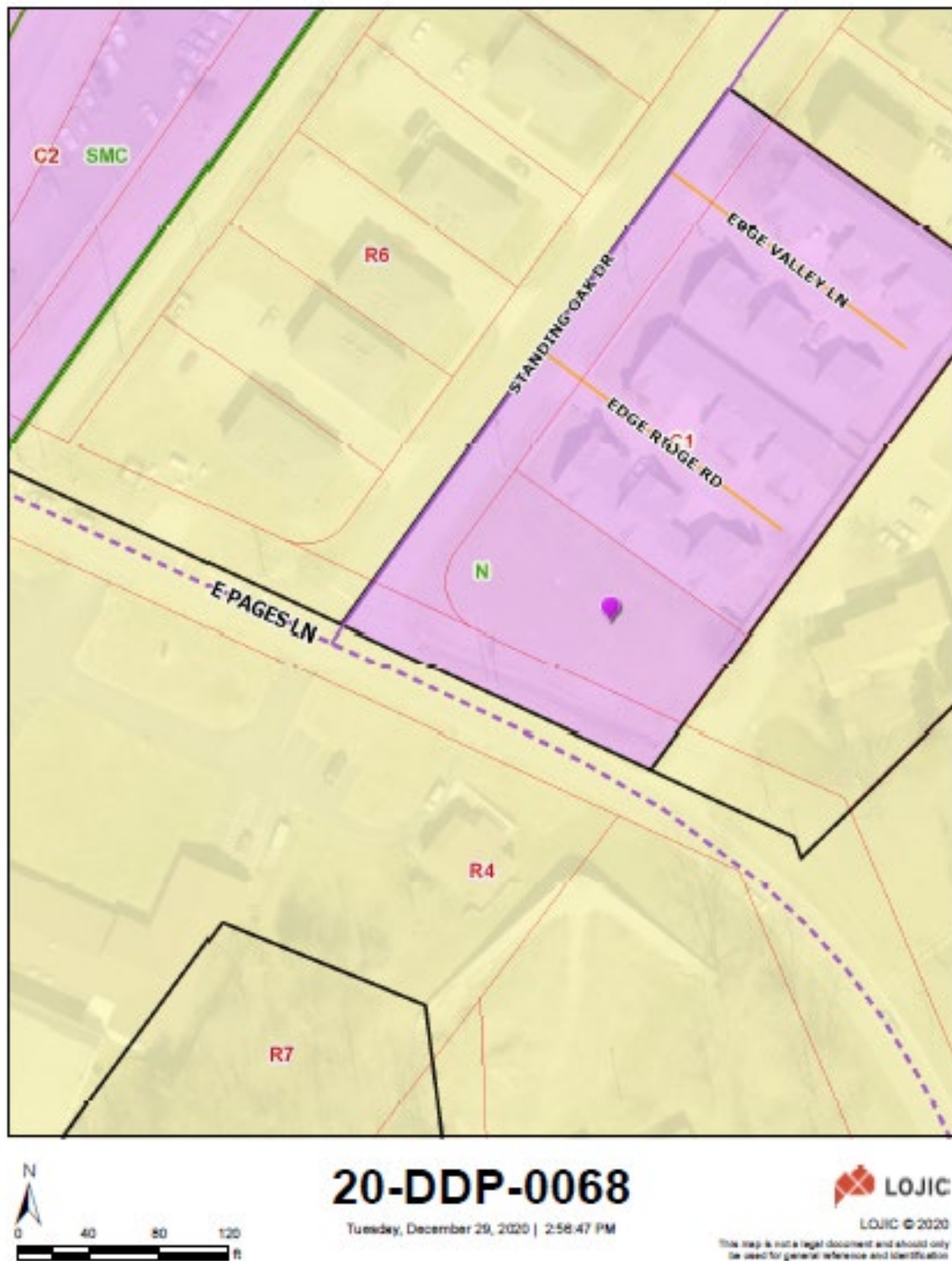
NOTIFICATION

Date	Purpose of Notice	Recipients
12-24-20	Hearing before PC	1 st tier adjoining property owners, speakers at the Planning Commission public hearing. Registered Neighborhood Groups in Council District 20

ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



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Tuesday, December 29, 2020 | 2:57:50 PM



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This map is not a legal document and should only be used for general reference and identification.

3. Existing Binding Elements to be replaced.

- ~~1. The development will be in accordance with the approved district development plan. No further development will occur.~~
- ~~2. There will be no vehicular access to East Pages Lane. Access will be as shown on the approved district development plan.~~
- ~~3. The development shall not exceed 13,750 square feet of gross floor area.~~
- ~~4. The sale of alcoholic beverages for carry-out or for consumption on the premises will not be permitted on the site.~~
- ~~5. Any lighting on the site will be directed away from adjoining residentially zoned property.~~
- ~~6. Before building permits are issued:
 - ~~a. The development plan must be reapproved by the Transportation Engineering, Water Management and Fire Safety Sections of the Jefferson County Public Works and Transportation Cabinet.~~
 - ~~b. The size and location of any proposed signs must be approved by the Planning Commission. The Planning Commission may require that signs be smaller than otherwise would be permitted by the Zoning District Regulations.~~~~
- ~~7. If certificates of occupancy are 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.~~
- ~~8. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use.~~
- ~~9. The above binding elements may be amended as provided for in the Zoning District Regulations.~~

4. Proposed 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 designee 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 Construction Review, 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 Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
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.