MINUTES OF THE MEETING
OF THE
DEVELOPMENT REVIEW COMMITTEE
July 6, 2016

A meeting of the Development Review Committee was held on July 6, 2016, at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:
David Tomes, Chairman
Jeff Brown
Robert Kirchdorfer
Emma Smith

Committee Members absent were:
Rob Peterson, Vice Chairman
Donnie Blake

Staff Members present were:
Emily Liu, Director, Planning and Design Services
Joseph Reverman, AICP, Assistant Director
Brian Davis, AICP, Planning Supervisor
Joel P. Dock, Planner I
Julia Williams, Planning and Design Supervisor
John Carroll, Legal Counsel
Tammy Markert, Transportation Planning
Pat Barry, MSD representative
Chris Cestaro, Management Assistant

The following matters were considered:

APPROVAL OF MINUTES

Approval of the minutes of the June 15, 2016 Development Review Committee meeting

00:07:25 On a motion by Commissioner Brown, seconded by Commissioner Smith, the following resolution was adopted.

RESOLVED, that the Development Review Committee does hereby **APPROVE** the minutes of its meeting conducted on June 15, 2016.

The vote was as follows:

YES: Commissioners Brown and Smith.
NO: No one.
NOT PRESENT: Commissioners Peterson and Blake
ABSTAINING: Commissioners Kirchdorfer and Tomes.

DEVELOPMENT REVIEW COMMITTEE
July 6, 2016

NEW BUSINESS

CASE 16DEVPLAN1054

Request:	Revised Detailed District Development Plan for religious institution offices
Project Name:	Holy Family Church Center
Location:	3940 Poplar Level Road
Owner/Applicant:	Roman Catholic Bishop of Louisville
Representative(s):	Mark Madison – Milestone Design Group
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mulvihill

Case Manager: **Joel Dock, Planner I**

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the DRC meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Agency Testimony:
00:08:49 Joel Dock presented the case and showed the site plan (see staff report and recording for detailed presentation.)

00:11:03 Mr. Dock pointed out the revised/updated binding elements on pages 6 & 7 of the staff report (updating language to be more current.)

The following spoke in favor of the request:
Mark Madison, Milestone Design Group, 108 Daventry Lane Suite 300, Louisville, KY 40223

Summary of testimony of those in favor:
00:11:26 Mark Madison, the applicant's representative, said he was available for questions.

The following spoke in opposition to the request:
No one spoke.

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CASE 16DEVPLAN1054

The following spoke neither for nor against the request:
No one spoke.

00:12:01 On a motion by Commissioner Brown, seconded by Commissioner Kirchdorfer, the following resolution was adopted:

WHEREAS, the Louisville Metro Development Review Committee finds that the proposal does not appear to adversely impact the conservation of natural resources on the property proposed for development as there are no environmental constraints and the expansion is located on an existing development site; and

WHEREAS, the Committee further finds that provisions for safe and efficient vehicular and pedestrian transportation within the development and the community is provided as a new sidewalk will be constructed along Mercer Avenue and pedestrian and vehicular access is provided along Mercer Avenue, Poplar Level Road, and Cheak Street; and

WHEREAS, the Committee further finds that all landscaping required is being provided. The expansion does not require additional open space to be provided; and

WHEREAS, the Committee further finds that 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; and

WHEREAS, the Committee further finds that the overall site design and land uses are compatible with existing and projected future development as the site is located in an area of mixed office, commercial, and residential uses. The expansion supports the future development of the area through the reuse of a former school building by providing employment within proximity of commercial establishments and residential living along a major transit corridor; and

WHEREAS, the Committee further finds that the proposal is in conformance with the goals and objectives of the Comprehensive Plan, specifically Guideline 3, Policies 1, 2, 4, & 12 which encourage compatibility of uses and materials, redevelopment of sites and buildings, and accessibility for vehicular traffic and all pedestrian users through development in mixed-use areas; and

WHEREAS, the Committee finds that, based the staff report, the applicant's justification, and on the evidence and testimony presented today, that all of the applicable

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Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Revised Detailed District Development Plan for office expansion and parking, **SUBJECT** to the following 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. The development shall not exceed ~~9,856~~ 8,502 square feet of gross floor area.

3. Before a building/alteration permit or certificate of occupancy is requested:

   a.) The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review 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, if required by the thresholds of this chapter. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

4. 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. All binding elements must be implemented prior to requesting issuance of the certificate.

5. Signs shall be in accordance with Chapter 8 of the Louisville Metro Land Development Code.

6. 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

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activities are permitted within the protected area.

7. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.

8. The above binding elements may be amended as provided for in the Zoning District Regulations.

The vote was as follows:

YES: Commissioners Brown, Kirchdorfer, Tomes, and Smith.
NO: No one.
NOT PRESENT: Commissioners Peterson and Blake.
ABSTAINING: No one.

DEVELOPMENT REVIEW COMMITTEE
July 6, 2016

NEW BUSINESS

CASE NO. 15ZONE1008A

Request:	Approval of an outdoor amenity area
Project Name:	Costco
Location:	3408 Bardstown Road
Owner/Applicant:	Costco Wholesale
Representative:	Costco Wholesale
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mulvihill
Case Manager:	**Julia Williams, RLA, AICP, Planning Supervisor**

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the DRC meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Agency Testimony:
00:12:55 Julia Williams presented the case and showed the site plan (see staff report and recording for detailed presentation.)

00:16:40 In response to a question from Commissioner Smith, Ms. Williams said the total length of the amenity area from Bardstown Road is about 200-300 feet (estimated). She pointed out pedestrian connections on the site.

The following spoke in favor of this request:
No one spoke.

The following spoke in opposition to this request:
No one spoke.

The following spoke neither for nor against the proposal:
No one spoke.

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CASE NO. 15ZONE1008A

00:19:17 On a motion by Commissioner Brown, seconded by Commissioner Smith, the following resolution was adopted:

WHEREAS, the Louisville Metro Development Review Committee finds that 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'; and

WHEREAS, the Committee finds that, based the staff report, the applicant's justification, and on the evidence and testimony presented today, that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested outdoor amenity area.

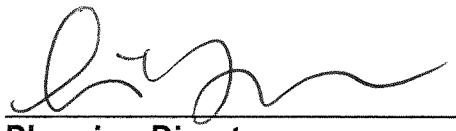
The vote was as follows:

YES: Commissioners Brown, Kirchdorfer, Tomes, and Smith.
NO: No one.
NOT PRESENT: Commissioners Peterson and Blake.
ABSTAINING: No one.

ADJOURNMENT

The meeting adjourned at approximately 1:24 p.m.

Chair



Planning Director