

**MINUTES
LOUISVILLE PLANNING COMMISSION
DECEMBER 11, 2007**

Louisville Planning Commission met in regular session with Vice-Chairman Philippi presiding. The meeting was called to order at 6:45 P.M.

MEMBERS PRESENT

Ken Grosswiller
Guy Guidone
John Phillippi
E. Thomas Ault, City Manager

MEMBER ABSENT

John Campbell, Chairman
William Ferrell
Cynthia Kerchner, Mayor-Council Member

CITY PERSONNEL PRESENT

Sue Mendenhall, Deputy City Clerk
Deborah Sanborn, Director of Planning & Development

COMMUNICATIONS

Director of Planning & Development, Deborah L. Sanborn reminded the commission members of the deadline for submitting letters of interest for the vacancy on the board which is December 13, 2007.

MINUTES OF THE NOVEMBER 13, 2007 MEETING

MEMBER GUIDONE MOVED, MEMBER GROSSWILLER SECONDED, and the Motion carried to approve the Minutes of the November 13, 2007 meeting as presented. The vote: All yea.

There was no swearing in of speakers.

NEW BUSINESS

PC 07-30 SITE PLAN REVIEW FOR PROPOSED OFFICE BUILDING,
329 W MAIN, CURTIS BATES, OWNER

Director of Planning & Development, Deborah L. Sanborn presented the following staff report recommending the Planning Commission conditionally approve the site plan contingent upon the following items being submitted for review and/or approval:

1. Storm water design plans to be approved by City Engineer.
2. Landscaping plan indicating types, numbers and location of plantings in parking lot landscape buffer;
3. Lighting plan for parking lot; and
4. Building plans for Fire Department review.

DISCUSSION

The applicant proposes to build two units at 329 West Main Street. Currently there is a building on the site built into the hillside used for storage. The new units will be constructed atop the existing structure creating a first floor level along West Main Street.

The site is made up of two lots: one (lot 82 measuring approximately 56 ft x 167 ft) with the existing building; and one (lot 81 measuring approximately 32 ft x 167 ft) to the east to be used for parking.

SITE PLAN REVIEW
329 WEST MAIN

<u>STANDARD</u>	<u>REQUIREMENT</u>	<u>PROPOSED</u>
<u>B-5 DISTRICT REQUIREMENTS</u>		
Permitted uses	Various retail, office and service uses	Contractor Office and unknown retail/service
Minimum lot area	None	14696 sf
Minimum lot frontage	50 ft	88 ft
Minimum front yard depth	50 ft	32 ft non-conforming use building pre-existing
Minimum rear yard depth	25 ft	3 ft non-conforming use building pre-existing
Minimum side yard width	50 ft corner/side yard	0 ft non-conforming use portion of building pre-existing
Maximum building height	35 ft	Unknown
STANDARD	REQUIREMENT	PROPOSED
<u>PARKING AND LOADING REQUIREMENTS</u>		
Minimum number of off street parking spaces	Retail/personal service businesses 4000/500=8 spaces 1 space for 2 employees	12 spaces proposed

Parking space size	10 ft x 18 ft	10 ft x 18 ft
Parking area design <ul style="list-style-type: none"> ▪ Paving ▪ Storm drainage ▪ Lighting 	Hard surface with internal drainage system; All lighting directed away from adjoining properties	<i>Storm water management must comply with Section 1185 of the Louisville ordinance. Engineering must be approved by city engineer.</i>
Parking entrances and exits <ul style="list-style-type: none"> ▪ Access drive location ▪ Access drive width ▪ Material 	At street intersection corners, approach shall be at least 20 ft from the center of the curve; no more than 2 approaches to one street; min. 10 ft at back and max. 40 ft at curb; concrete	Drive closest to intersection of Main and Depot is 30 ft from the center of the curve. Two drives along Main one 20 ft wide the other 18 ft wide.
Yard restrictions	In all B districts off-street parking may be located in required front yard must provide a minimum 10 ft landscaped buffer strip between parking and ROW	<i>Landscape plan must be submitted for review and approval by Planning Director</i>

Code Sections: 1107; 1143; and 1157

STAFF COMMENTS

The proposed development is speculative at this time without firm tenant commitments. The applicant has indicated one of the two units will likely house a contractor’s office and display area. The second unit is available. The zoning code does not address speculative development nor contractors’ offices with respect to parking requirements. Section 1157.05-REQUIRMENTS FOR USES NOT SPECIFIED states “where the off-street parking and loading requirements for a use are not specifically defined herein, the parking and loading facilities for such use shall be developed so as to be sufficient to meet all the parking and loading needs of the proposed use; no parking, loading or servicing shall be done on the right of way of any publicly dedicated thoroughfare”. Planning Commission may determine the adequacy of the proposed parking.

The commission discussed the existing site, parking, visibility at the corner, more green space and possibly removing the egress driveway onto Main Street.

MEMBER GROSSWILLER MOVED, MEMBER GUIDONE SECONDED, and the Motion carried to conditionally approve the site plan contingent upon the numbered items being submitted on a revised site plan for review and/or approval prior to issuing the zoning permit. It was also recommended that the owner consider removing one ingress or egress on West Main. The vote: All yea.

Having no further business the meeting was adjourned at 7:05 P.M.

Respectfully submitted,

Sue Mendenhall
Deputy City Clerk