

LD&T MINUTES

FEBRUARY 23, 1989

DOCKET NO. 9-64-86 (Jefferson County)

Owner: David Hocker & Associates and Leisure Development  
Company  
Developer: Crown Pointe Joint Venture  
Location: West side of I-65 between Outer Loop and South  
Park Road

The revised general district development plan for this property was approved by the Committee January 26, 1989.

The developer requested that binding element #1 b) be amended to allow 972,400 square feet of gross floor area; an increase of 45,800 square feet. The increase is less than 10%, therefore, adjoining property owners were not required to be notified.

Staff stated that 29,300 square feet will be utilized to accommodate the interior concourse, non-leasable area, and 16,500 square feet will be mezzanine offices for the Biggs Department Store, also non-leasable area.

Staff also noted that the data table on the development plan notes 33,000 square feet for proposed office space. The Committee minutes of January 26, 1989 reflect the square footage shown on the development plan. However, the actual office space according to the applicant's representative, will be 16,500 square feet.

Other than amendment to binding element no. 1, no other changes to binding elements were required.

On a motion by Commissioner Herron, the following resolution was unanimously adopted:

RESOLVED, That the Land Development and Transportation Committee does hereby AMEND binding element 1 b) to allow 972,400 square feet of gross floor area; and instructed staff to make correction of office square footage on the development plan.

The vote was as follows:

YES: Commissioner Hettinger, Herron, and McDonald.

NO: None.

NOT VOTING: No one.

James N. Birch was present.



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JANUARY 26, 1989

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DOCKET NOS. 9-64-86 and 10-16-86 (Jefferson County)

Owner: David Hocker & Associates and Leisure Development Company  
Developer: Crown Pointe Joint Venture  
Location: West side of I-65 between Outer Loop and South  
Park Road

This is a request for approval of a revised general district development plan for Docket No. 9-64-86 and a portion of lot 1 on the approved preliminary subdivision plan, Docket No. 10-16-86.

Staff stated that Lots 1, 2 and 3 and outlots 1, 2, 3 and 4 have been created within the bounds of the approved lot 1. A revised preliminary subdivision plan must be submitted and approved creating the lots as shown on the revised district development plan. The plat must be recorded dedicating the roadway prior to issuance of any building permits. The applicant's representative asked if a minor plat would suffice dedicating the roadway. Staff stated that dedication of right-of-way can only occur by record plat per the regulations.

The proposed gross leasable area for commercial space is 567,300 square feet, and proposed office space is 33,000 square feet for lots 1, 2 and 3. Restaurant use is proposed for each outlot and the gross leasable area is shown below:

Outlot 1	5,000 SF Restaurant
Outlot 2	5,000 SF Restaurant
Outlot 3	4,000 SF Restaurant
Outlot 4	<u>6,500 SF Restaurant</u>
	20,500 SF

Staff informed the Committee that binding elements were submitted relating to traffic and road improvements. Binding elements would be prepared for the request with the applicants representatives subsequent to the meeting and would be included in the minutes. Binding Element No. 18 on the approved general district development plan restricts area and height of signs for overall development. Future development will be restricted to three shopping center signs.

The Staff Landscape Architect stated that additional detail is needed to demonstrate that the interior landscape buffer area requirement has been met. He also stated that the perimeter planting area along the westerly property line was reduced in width from the originally approved plan and that a binding element on the original plan required evergreen plantings within that planting area.



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DOCKET NOS. 9-64-86 and 10-16-86 (continued)

The Committee questioned the relocation of the creek. The applicant's representative stated that they would have to submit detailed plans of the relocation to the Metropolitan Sewer District and to the State. Also, the Corp of Engineers would have to review the relocation for any environmental concerns.

On a motion by Commissioner McDonald, the following resolution was unanimously adopted:

RESOLVED, That the Land Development and Transportation Committee does hereby APPROVE the revised district development plan for Docket No. 9-64-86 subject to the following binding elements prepared subsequent to the Committee meeting.

1. The development shall not exceed the following:
  - a) R-8 Apartment District - 82 dwelling units
  - b) C-2 Commercial District - 926,600 square feet
2. Detailed district development plans shall be submitted for each site or phase of the development. Each plan shall be subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:
  - a) Screening, buffering, landscaping.
  - b) Points of access.
  - c) Density, floor area, size and height of buildings.
  - d) Land uses.
  - e) Signs.
  - f) Handicapped parking.
  - g) Loading berths.



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DOCKET NOS. 9-64-86 and 10-16-86 (continued)

3. Prior to the issuance of certificates of occupancy:
  - A) For lot 2 and outlot 1:
    - 1) Access Road "A" shall be constructed as a five (5) lane section from a specified location on Minors Lane (match of roadway section) to the second major entrance to lot 2.
    - 2) Minors Lane shall be reconstructed to "T" into Access Road "A".
  - B) For lots 1, 3, and outlots 2, 3 and 4:
    - 1) Access Road "A" shall be constructed as a three (3) lane section from the end of the five (5) lane section to South Park Road.
    - 2) A left-turn storage lane shall be constructed on South Park Road for Access Road "A".
  - C) For lot 1, 2 and 3:
    - 1) Evergreen plantings shall be provided along the western property line outside of the 6-foot chain fence. The screening of the plan shall be submitted to and approved by the Planning Commission prior to issuance of building permits. Such plan shall be implemented prior to occupancy and maintained thereafter.
4. The three (3) lane portion of Access Road "A" shall be substantially complete by the date one year after the opening of the Bigg's store.

If an access road is constructed on the north side of lot 3 connecting Access Road "A" with Minors Lane, a left-turn storage lane for southbound Minors Lane shall be constructed.
5. Auto repair uses shall be incidental to the retail use of auto or parts sales. Freestanding auto repair garages shall not be permitted.
6. There will be no direct access to South Park Road from any lot fronting thereon.
7. Access points along the relocated Minor Lane and the proposed collector level roadway must be approved by the Jefferson County Department of Public Works and Transportation.



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8. Prior to the request of the issuance of the Certificate of Occupancy a major subdivision plat will be recorded dedicating the relocation of Minor Lane and the collector level roadway from Minor Lane to South Park Road as shown on the district development plan and preliminary subdivision plan Docket No. 10-16-86.
9. Minor Lane shall be relocated to "T" into the collector level roadway as shown on the general district development plan and preliminary subdivision plan. An exclusive storage lane shall be provided for right turn movements onto southbound Minor Lane from the proposed collector level roadway. The Minor Lane approach shall contain left and right turn lanes.
10. When the Jefferson County Department of Public Works and Transportation determines that traffic volumes at intersections within the development, excluding the new intersection of Minors Lane and Access Road "A", warrant the installation of traffic signals, the Developer shall agree to be responsible for their installation within 120 days of the notification from the County.
11. Roadside ditches in Minor Lane shall be piped. Existing ditches shall be filled in and regraded (east side only).
12. The minimum building elevation shall be 463.0, one foot above the existing 100 year flood elevation of 462.0.
13. Prior to construction plan approval a storm water routing for a 2, 10, 25 and 100 year storm shall be performed. The purpose of this routing is to determine what measures are necessary to retain storm water on low frequency storms.
14. Two access points will be provided to the east side of relocated Mud Creek at each end of Mud Creek. An acceptable access point would be a low water crossing or use of an existing access point.
15. All off-site drainage will be ditched around the perimeter of the site. If ditch slopes are less than 1%, a low flow paved ditch shall be installed.



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16. If building permits 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.
17. The development shall be permitted only 7 freestanding shopping center identification signs and 1 cinema identification sign as permitted by Article 11. (Two pylon signs 40 feet in height and 6 monument signs). The location of the signs shall be subject to the final approval at the time of detailed district development plans.  
  
Freestanding business identification signs shall not exceed the following:
  - (a) 10 signs (highway service uses) a maximum of 30 feet tall and 80 square feet in area; and
  - (b) 7 signs not to exceed 20 feet in height and 50 square feet in area.
18. The following land uses are prohibited at this development: furniture, storage, kennels, laundries, monument sales, plumbing, and heating shops, printing, lithographing, public transportation passenger terminals, public utility buildings and facilities, refrigerated lockers, rubber stamp manufacturing, sign painting, trade schools, veterinary hospitals and no adult entertainment activities.
19. 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.
20. The existing Conditional Use Permit for a mobile home park (Docket No. B-49-69), which "overlays" part of the Crown Pointe development plan, shall remain in full force and effect, except as to those portions of the mobile home park which have received Crown Pointe building permits.
21. The above binding elements may be amended as provided for in the Zoning District Regulations.



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DOCKET NOS. 9-64-86 and 10-16-86 (continued)

The vote was as follows:

YES: Commissioners Hettinger, Herron and McDonald.

NO: None.

NOT VOTING: No one.

Bill Bardenwerper, Jim Birch, Dan Church and David Presnell were present.