

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
February 4, 2010**

Docket # 2010-01-DP

Bowling Green SPE, Inc., Western Kentucky University and Alliance Corporation have filed for approval of a Detailed Development Plan on a tract of land containing approximately 2.55 acres, located at 1340 Kentucky Street, at the intersection of Kentucky Street and 13th Avenue. The Plan proposes the construction of a parking garage containing three stories and approximately 178,486 square feet. This property is zoned PUD (Planned Unit Development) with a general development plan.

STAFF REVIEW: This plan was reviewed based on the **PUD** zone and Binding Elements as follows:

(This project is also subject to review at the time of Building Permit application by the Architectural Review Committee, established by the Warren County Downtown Economic Redevelopment Authority to review all development plans for conformance with the Gateway to Downtown Redevelopment District Design Guidelines.)

Lot Coverage:	<u>Allowed / Required</u> 100%	<u>Provided</u> 66.5%
Setbacks:	<u>Allowed / Required</u> Front: 0' Side: 0' Rear: 0'	<u>Provided</u> 36' (from Kentucky St.) 37' (from 13 th Ave.) 31' (from proposed property line) 176.5'
Parking:	<u>Allowed / Required</u> N/A	<u>Provided</u> 505
Building Height:	No maximum	Three stories (48')
Landscaping:	Landscaping will follow the Redevelopment District Design Guidelines.	
Signage:	Signage will follow the Redevelopment District Design Guidelines.	
Drainage:	The drainage plan has been submitted and is under review by the Planning Commission Engineer and the City of Bowling Green Public Works Department.	
Traffic:	A Traffic Impact Study was submitted with the zone change. The Applicants have extended the right turn lane from Kentucky Street to accommodate a temporary bus stop.	
Access:	One access point from 13 th Avenue, one access point from a private access driveway from Kentucky Street.	

Conditions of Approval:

1. Final approval of 14th Avenue Right-of-Way closure by the Bowling Green City Commission.
2. Final approval of the drainage plan by the City of Bowling Green Public Works Department.

STAFF RECOMMENDATION: Approval, subject to the above conditions

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket #2010-01-DP, subject to the following conditions:

1. Final approval of 14th Avenue Right-of-Way closure by the Bowling Green City Commission.
2. Final approval of the drainage plan by the City of Bowling Green Public Works Department.

My motion is based upon the Detailed Development Plan's compliance with Section 3.11.6 of the Warren County Zoning Ordinance.

MOTION TO DISAPPROVE:

I make the motion to **disapprove** the Detailed Development Plan, Docket #2010-01-DP. My motion is based upon the Detailed Development Plan's failure to meet the requirements of Section 3.11.6 of the Warren County Zoning Ordinance as follows: _____. I further request that the staff transmit a written notice to the applicant within 10 days of this action detailing the reasons for denial.