

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
March 17, 2011**

Docket # 2011-03-DP

Bowling Green SPE II, Inc. and Alliance Corporation have applied for approval of a revision of a Detailed Development Plan on a tract of land containing 3.58 acres, located at 1340 Kentucky Street, at the intersection of Kentucky Street and 13th Avenue. The Plan proposes the construction of an Alumni Center, a Bookstore/Market and the revision of the existing Parking Structure under construction with a Police Station and a Residential Wrap. The Plan also proposes all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development) with Binding Elements.

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

Total area 155,947 square feet (3.58 acre)
Area of DDP 117,429 square feet (2.70 acre)

Lot Coverage:	<u>Allowed / Required</u> 100%	<u>Provided</u> 96.0%
Setbacks:	<u>Allowed / Required</u> 0' for all setbacks	<u>Provided</u> 4.6' from Kentucky St. N.W.) 12.8' from 13 th Avenue (N.E.) 3.9' from 14 th Avenue (S.W.) 13.9' from Center St. (S.E.) 1.42' side (Alumni Center) 1.67' side (Parking Garage)

Parking:	<u>Allowed / Required</u> 224 minimum, based on uses	<u>Provided</u> 472 total spaces
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Density	None	13.33 units per acre
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Building Height:	N/A	3 stories
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Landscaping:	Landscaping will follow the Redevelopment District Design Guidelines.	
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Signage:	Signage will be developed following the campus signage plan of WKU, the provisions of the zoning ordinance and the Redevelopment District Design Guidelines.	
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Drainage:	The drainage plan is approved.	
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Traffic:	A Traffic Impact Study was submitted with the zone change.	
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Access:	One access point from 13 th Avenue, one access point from the proposed realigned 14 th Avenue, and a service drive from Center Street.	
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STAFF RECOMMENDATION: Approval.

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket #2011-03-DP. 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 #2011-03-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.