

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
November 3, 2011**

Docket # 2011-14-DP

Campbell Lane Ventures and Chris Harrison have applied for approval of a Detailed Development Plan on a tract of land containing 1.024 acres at 1861 Westen Street, located at the intersection of Westen Street and Campbell Lane. The Plan proposes the construction of a 5,772 square foot commercial car wash and all required drainage, parking and landscaping. This property is zoned HB (Highway Business) with Binding Elements.

STAFF REVIEW: The purpose of this DDP is to satisfy the requirement in the Binding Elements that prior to issuance of any building permit, a Detailed Development Plan shall be submitted to and approved by City-County Planning Commission. This plan was reviewed based on the **HB** zone and Binding Elements as follows:

Lot Coverage:	<u>Allowed / Required</u> 90%	<u>Provided</u> 69%
Setbacks:	<u>Allowed / Required</u> Front: 25' Side: 0' 53' (Campbell Ln.) Rear: 0'	<u>Provided</u> approx. 133' 13.05' (northwest) approx. 56' 14.54' (southwest)
Parking:	<u>Allowed / Required</u> 2 spaces (office space)	<u>Provided</u> 22 spaces
Building Height:	None	38' (one story)
Landscaping:	Landscaping plan meets the requirements of the Ordinance, and is preliminarily approved. Final approval will be required before issuance of a building permit.	
Signage:	A proposed freestanding sign is shown along Campbell Lane. The property is allowed one sign along Campbell Lane, no more than 20' in height, and a maximum of 150 square feet in sign area. The proposed sign is 20' tall and 140 square feet in area.	
Drainage:	The drainage plan is under preliminary review. A final drainage plan must be approved before the issuance of a building permit.	
Traffic:	A Traffic Impact Study was not required for this submittal.	
Access:	One access point from Westen Street, and one connection to a shared access point from Campbell Lane.	
Condition of Approval:	1. Approval of a final drainage plan.	

STAFF RECOMMENDATION: Approval, subject to the above condition.

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket #2011-14-DP subject to the following condition:

1. Approval of a final drainage plan.

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 #2011-14-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.