

Board of Zoning Adjustment
Staff Report
August 6, 2018



Case No:	18WAIVER1026
Project Name:	Riverport Landings Exceptional Signage
Location:	3317 & 3318 Cathe Dykstra Way, 3320 Mary O'Connor Drive
Owner(s):	Riverport Development LLC
Applicant:	Riverport Development LLC
Jurisdiction:	Louisville Metro
Council District:	1 – Jessica Green
Case Manager:	Dante St. Germain, Planner I

REQUEST

- **Exceptional Signage Review** to allow interior directional signage on lots that have no public street frontage.

CASE SUMMARY

The subject property is located in Riverport, and is currently under development as a mixed-use project. This property was rezoned under docket 15ZONE1012 from R-5 Single Family Residential to R-6 Multi Family Residential and C-1 Commercial, in 2015. A revised detailed district development plan was approved in 2016 for minor changes to the original site plan, under docket number 16DEVPLAN1034. The approved plan provides for eight lots, with a mix of commercial, multi-family, institutional uses, and open space. Two private access roads, Cathe Dykstra Way and Mary O'Connor Drive, provide access to the interior of the site. Only four of the lots have frontage on a public street, Cane Run Road. The site as a whole is approximately 34.5 acres in area.

The applicant proposes to construct four signs interior to the site on lots that have no public street frontage. Land Development Code table 8.3.2 provides area and height limitations for signs. These limitations are based upon the street class of the adjoining public street. There is no provision for signage on lots which do not abut public streets, nor is such signage expressly prohibited. Land Development Code chapter 8 part 4 allows the Board of Zoning Adjustment to review signs under an exceptional signage review process to consider signs for which no provision is made by the Land Development Code in any other section.

The subject property is included in the Cane Run Neighborhood Revitalization Plan, which encourages distinct wayfinding signage to amenities, to enhance the community's sense of place.

STAFF FINDING

Staff finds that the requested signage is adequately justified and meets the standard of review.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for approval of exceptional signage.

TECHNICAL REVIEW

- No technical review was undertaken.

INTERESTED PARTY COMMENTS

No interested party comments were received.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR EXCEPTIONAL SIGNAGE REVIEW

- (a) The authorization will not adversely affect adjacent property owners; and

STAFF: The signage will not adversely affect adjacent property owners as the site is large and the adjacent property owners are unlikely to be able to see the signs from outside the property.

- (b) The authorization will not violate specific guidelines of Cornerstone 2020; and

STAFF: The authorization will not violate specific guidelines of Cornerstone 2020 as Cornerstone 2020 encourages signs that are compatible with the form district pattern and contribute to the visual quality of their surroundings. Promote signs of a size and height adequate for effective communication and conducive to motor vehicle safety. Encourage signs that are integrated with or attached to structures wherever feasible; limit freestanding signs to monument style signs unless such design would unreasonably compromise sign effectiveness. For freestanding signs in multi-lot developments, minimize the number of signs by including signage for each establishment on the same support structure and encourage consistent design (size, style, and materials).

These guidelines are not violated because the overall design of the sign package is consistent in design, with the minimum amount of signage required to direct visitors to the various areas of the site.

- (c) The extent of the authorization is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the authorization is the minimum necessary to afford relief to the applicant as the signs are consistent in design and there is one sign per type of development, which is the minimum number required to adequately guide visitors around the site.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant as the Land Development Code would otherwise not permit any signage interior to the site to guide visitors to their intended destinations.

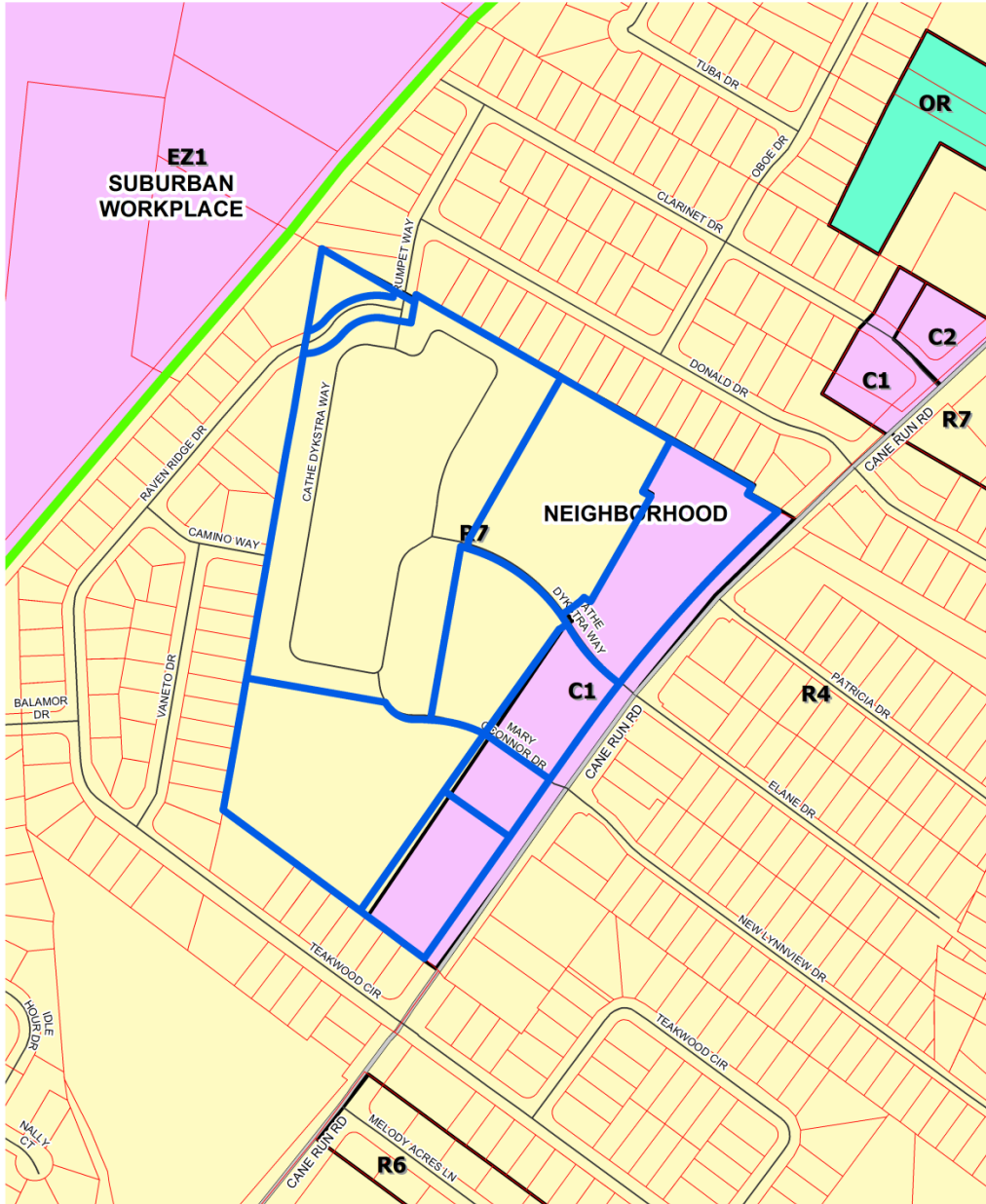
NOTIFICATION

Date	Purpose of Notice	Recipients
07/18/2018	Hearing before BOZA	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 1
07/20/2018	Hearing before BOZA	Notice posted on property

ATTACHMENTS

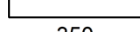
1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevation
5. Site Photos

1. Zoning Map



Riverport Landings

feet



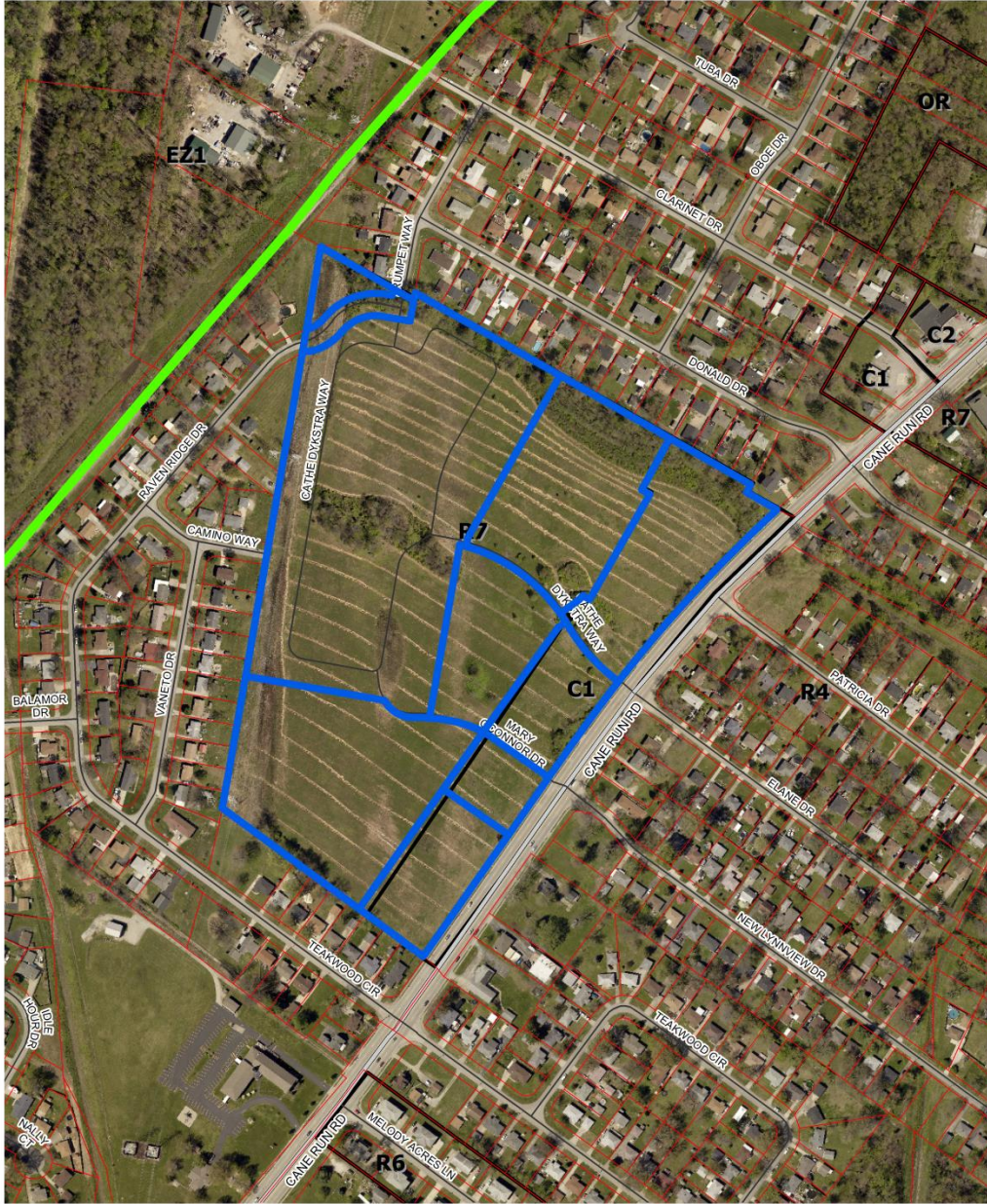
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Map Created: 7/30/2018



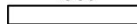
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2. Aerial Photograph



Riverport Landings

feet



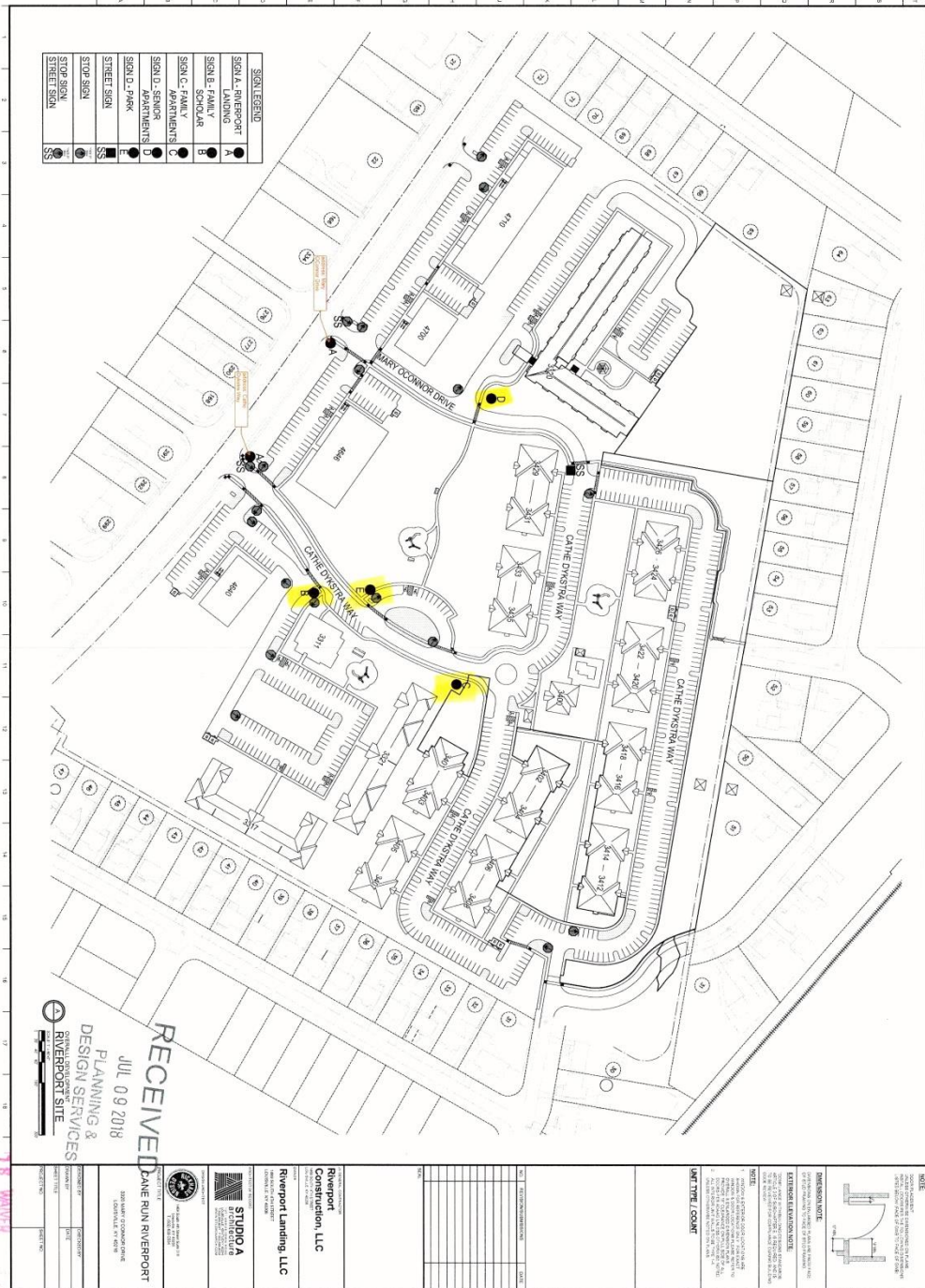
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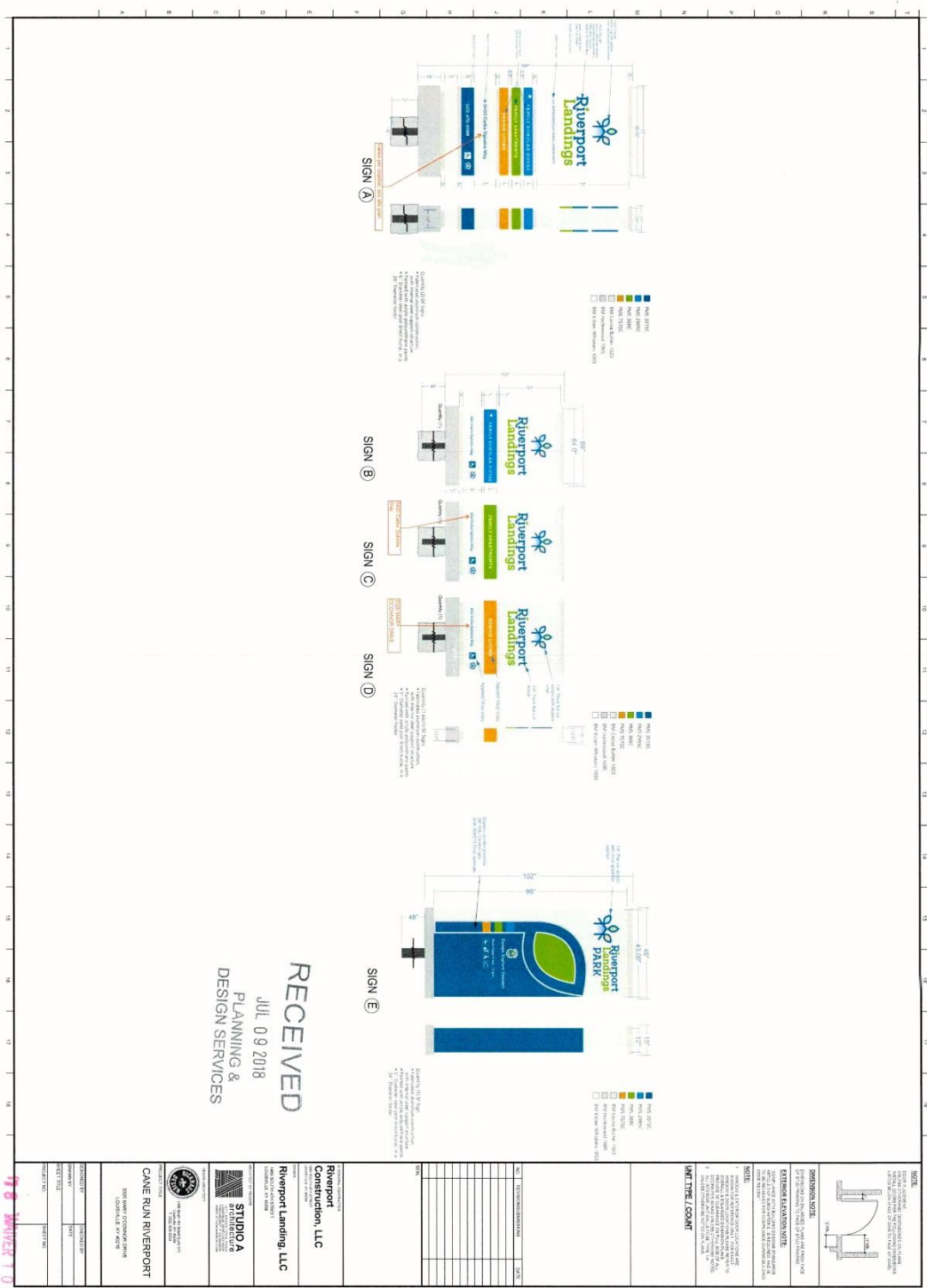


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3. Site Plan



4. Elevation



5. Site Photos



The site currently under development.



The interior of the subject property under construction.



The interior of the subject property under construction.



The interior of the site under construction.