



26-WAIVER-0077

Planning Commission
Staff Report
July 30, 2026

Echo Trail Subdivision Signature Entrance

Location: 2405 Echo Trail
Applicant: Long Run Creek Properties
Representative: Mindel Scott
Jurisdiction: Louisville Metro
Council District: 11 – Kevin Kramer
Case Manager: Catherine Gomez, Planner I

REQUEST & RECOMMENDED ACTION

1. Waiver of Land Development Code Section 3.1.3.I.3 to permit a signature entrance to exceed the maximum height of 6 feet located along a designated scenic corridor within the Floyd's Fork Special Zoning Overlay.
 - Staff finds the justification for the request is not adequate and recommends the Planning Commission to **DENY** the Waiver.

CASE SUMMARY

The subject site is currently zoned R-4 Single Family Residential and is in the Neighborhood Form District, within the boundaries of the Floyd's Fork Special Zoning Overlay. The applicant is proposing a 14-foot-tall signature entrance sign along Echo Trail, which is a designated scenic corridor. The portion of the sign with the subdivision name is 7 feet wide and 3 feet in height, however, the structure holding the sign in place is 14 feet tall and approximately 16 feet wide.

TECHNICAL REVIEW

- Comprehensive Plan 2040
- Land Development Code (Louisville Metro 2025)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR THE WAIVER

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

STAFF FINDING: The requested waiver will not adversely affect adjacent property owners as the proposed sign will be setback 17 feet from the right-of way. Additionally, the 2 closest dwellings to the sign are 200 feet and 225 feet away.

(b) The waiver will not violate specific guidelines of Plan 2040;

STAFF FINDING: Community Form Goal 1 Policy 2 states that we should use the patterns of development described as community forms in reviewing proposals for zoning or Form District changes and land development decision making, especially for any pattern or form of development that is appropriate for an area within a special district such as Floyds Fork, the Ohio River or Jefferson Memorial Forest. Community Form Goal 1 Policy 7 states the standards and regulations for Special Districts to preserve sites that have designated natural and historic features and ensure that new land uses do not have a negative impact. Community Form Goal 1, Policy 14 ensures that signs 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 limiting freestanding signs to monument style signs unless such design would unreasonably compromise sign effectiveness. Give careful attention to signs in historic districts, parkways, scenic corridors, design review districts and other areas of special concern. Mobility Goal 2 Policy 9 encourages the preservation of important cultural resources, landscapes and scenic vistas in the design, maintenance and development of major thoroughfares and parkways and scenic corridors. This property is in the Floyds Fork Special Zoning Overlay, which sets specific restrictions on monument sign sizes. The proposed sign's height is excessive and does not meet the intended regulations set forth by the Comprehensive Plan and Land Development Code.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF FINDING: The extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant since the height of the message portion of the sign is not exceeding 6 feet in height, only the structure holding the sign is. If the proposed column were reduced to meet the height of the subdivision sign, then the waiver would be justified, however, that is not what the applicant is proposing.

(d) The waiver or modification will not adversely impact the health of the waterways of the Floyds Fork Special Zoning Overlay District.

STAFF FINDING: The proposed monument sign will not adversely impact on the health of the Floyds Fork waterways since the sign will not be near Floyds Fork or its corresponding tributaries.

(e) The waiver of modification will not adversely impact the visual quality of the waterways or designated Floyds Fork Special Zoning Overlay scenic corridor.

STAFF FINDING: The waiver will have an impact on the visual quality of the designated Floyds Fork Special Zoning Overlay scenic corridor by not preserving the scenic vista and landscape of Echo Trail, which is a designated scenic corridor. The purpose of the Floyds Fork Special Zoning Overlay District is to protect the quality of the natural environment by promoting compatible development of land and structures. One of the District's primary objectives is to respect the high-quality visual character of the area. The excessive height of the monument sign would have a negative effect on

the visual quality of the scenic corridor and does not promote compatible land development. The proposed monument sign would have been permitted outside of this District, however, the Comprehensive Plan and Land Development Code hold development to a higher standard to maintain the purpose and objectives of the District.

(f) 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 FINDING: The strict application of the provisions of the regulation would not deprive the applicant of reasonable use of land or would create an unnecessary hardship on the applicant. The applicant is permitted to have a signature entrance sign that is 6 feet in height along the scenic corridor. The applicant has set the sign back from the right of way a significant amount to not impede motor vehicle safety.

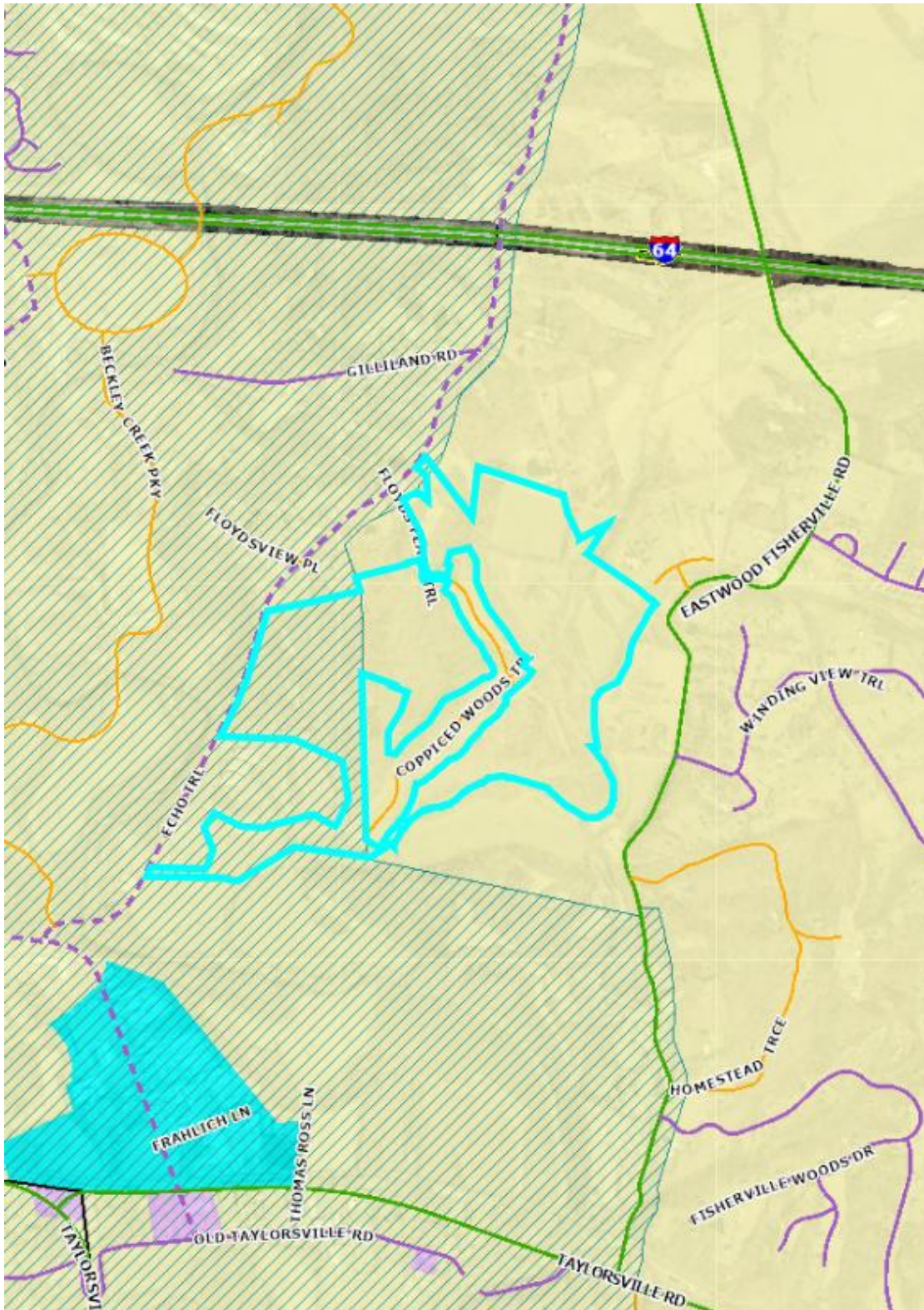
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
6/30/2026	Development Committee Hearing Review	1 st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 11

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

