

Land Development & Transportation Committee
Staff Report
December 13, 2018



Case No.	18WAIVER1045
Project Name	Sidewalk Waiver
Location	2048 Clark Station Road
Owner	Dudley Ford
Applicant	Clifford Thieneman Co.
Jurisdiction	Louisville Metro
Council District	19 – Julie Denton
Case Manager	Beth Jones, AICP, Planner II

REQUEST

Sidewalk waiver (LDC 5.8.1.B.)

CASE SUMMARY/BACKGROUND

The applicant has completed construction of a single-family residence on the 2.98 acre subject site, located on the west side of Clark Station Road between Spotswood Lane and the Shelby County line.

All parcels in the vicinity are zoned R-4 in a Neighborhood form district. Parcels directly adjoining the site are in single-family residential use on parcels of similar size. The area is rural in nature, is not served by mass transit and no sidewalks currently exist in the vicinity.

Clark Station Road is classified as a secondary collector. For this road classification, LDC Table 6.2.2. requires a 5 ft wide sidewalk and a 10 ft verge.

STAFF FINDING

The waiver request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

There are no remaining unresolved technical issues.

INTERESTED PARTY COMMENTS

Staff has received no comments on this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR A WAIVER OF SIDEWALK REQUIREMENTS (LDC 6.2.6.B2.c.iii.)

(a) Will a waiver adversely affect adjacent property owners?

STAFF: The waiver will not adversely impact adjacent property owners as there is no existing sidewalk system in the vicinity.

(b) Will a waiver violate the Comprehensive Plan?

STAFF: The Comprehensive Plan supports sidewalks where appropriate to provide for pedestrian access and circulation. Sidewalks are not appropriate to this site or the vicinity.

(c) Is the extent of the requested waiver of the regulation the minimum necessary to afford relief to the Applicant?

STAFF: There are no appropriate options other than a comprehensive waiver of the requirement.

REQUIRED ACTION

APPROVE or **DENY** the requested sidewalk waiver (LDC 5.8.1.B.)

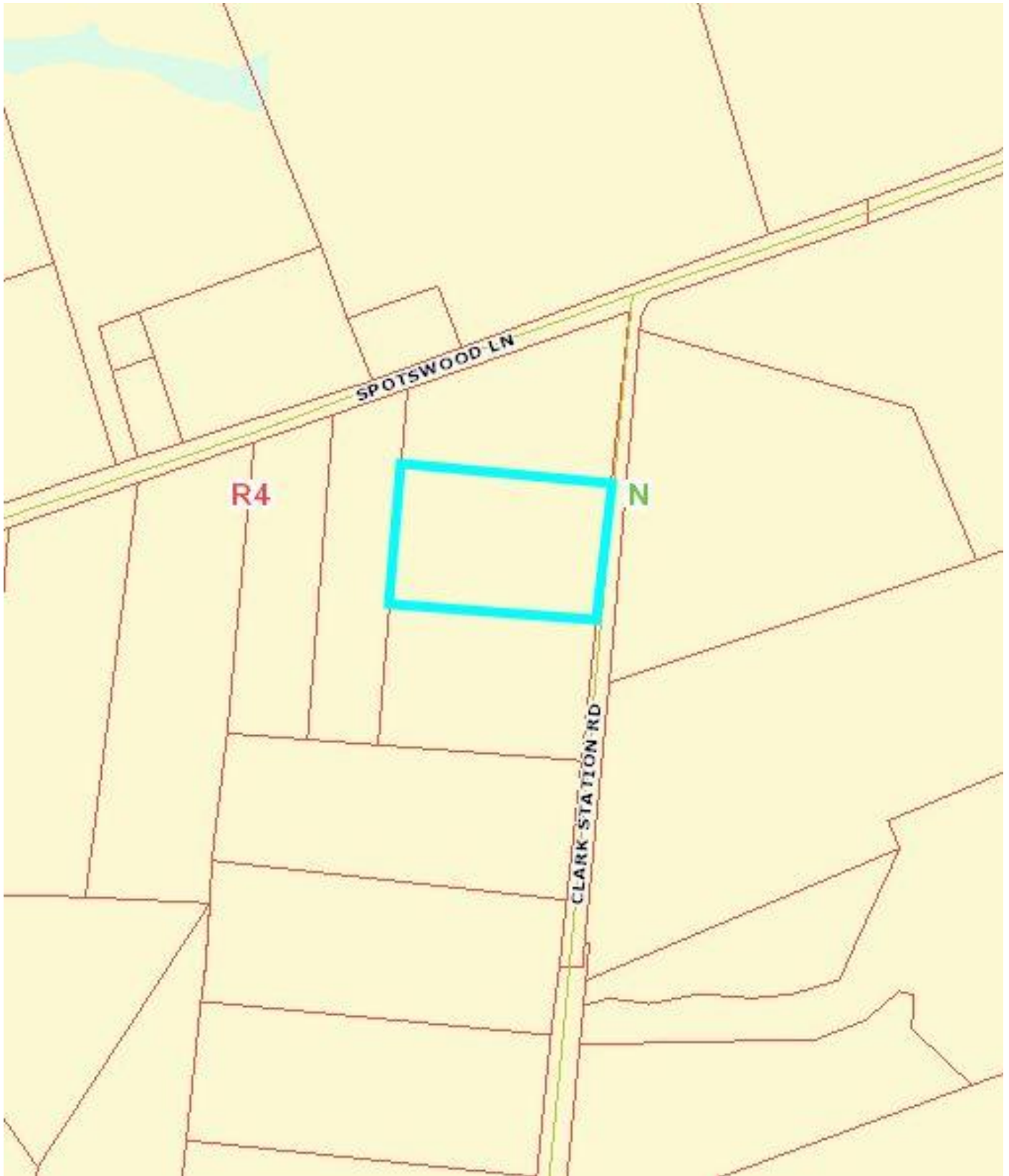
NOTIFICATION

Date	Purpose of Notice	Recipients
11/13/2018	Hearing before LD&T	1st Tier Property Owners Registered Neighborhood Groups in Council District 19

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

