

# Development Review Committee

## Staff Report

August 14<sup>th</sup>, 2019



<b>Case No:</b>	19-WAIVER-0022 & 19-WAIVER-0023
<b>Project Name:</b>	American Red Cross Parking Expansion
<b>Location:</b>	510 E Chestnut Street
<b>Owner(s):</b>	American Red Cross
<b>Applicant:</b>	Drew Hatcher , Lockett and Farley
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4 – Barbara Sexton Smith
<b>Case Manager:</b>	Jay Lockett, AICP, Planner I

### REQUEST(S)

- Waivers:
  1. **Waiver** from 10.2.6 to allow the parking to encroach into the required 10 foot Landscape Buffer Area (**LBA**).
  2. **Waiver** from table 10.2.7 to eliminate the required Vehicle Use Area (**VUA**) 3 foot perimeter screen.

### CASE SUMMARY/BACKGROUND

The applicant has proposed to demolish a portion of the existing American Red Cross office building and expand the existing parking lot in its place. The Red Cross building is primarily surrounded by multiple other parking lots for the University of Louisville Hospital. A portion of the building is being demolished due to a majority of the office no longer being used and to expand the parking lot to provide more parking for employees, visitors, volunteers, and fleet parking. Due to the percentage increase in parking, the applicant has to bring the whole site into compliance with chapter 10 of the Land Development Code including the existing portion of the parking lot. The existing parking lot is currently in the required 10 foot LBA. The applicant is also requesting to waive the requirement for a 3 foot screen around the existing and proposed parking areas.

### STAFF FINDING

Staff finds the requests are adequately justified and generally meets the standard of review.

### TECHNICAL REVIEW

There are no outstanding technical issues associated with this review.

### INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

## **STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 10.2.6**

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

STAFF: The waiver will not adversely affect adjacent property owners since a majority of the adjacent properties are existing parking lots as well as the applicant is improving the site by providing more than what is required for interior landscape areas with plantings within the whole parking lot (existing and proposed). The applicant is also proposing to provide street trees along S. Hancock Street and East chestnut Street.

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

STAFF: This waiver will not violate specific guidelines of Plan 2040 as Plan 2040 Land Uses & Development Policy Goal 2 Economic Development policy 3 states that development should "Encourage design elements that address the urban heat island effect and energy efficiency, such as the planting and preservation of trees, cool roofs and green infrastructure, for new development. This development proposal is providing street trees around E Chestnut and S Hancock as well as trees in their interior landscape areas within the proposed and existing parking lot which is only providing more tree canopy for the area where trees are lacking.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since all other required interior landscape areas and tree plantings will be provided and allowing the parking lot to be in the required 10 foot LBA cuts cost for the Red Cross who has limited funds as a non-profit organization.

- (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 create an unnecessary hardship on the applicant because bringing the entire site into compliance including the existing parking lot is very costly for a non-profit organization such as the Red Cross. A large portion of the parking lot is existing and already located in the required 10 foot LBA.

## **STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 10.2.7**

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

STAFF: The waiver will not adversely affect adjacent property owners since a majority of the adjacent properties are existing parking lots as well as the applicant is improving the site by providing more than what is required for interior landscape areas with plantings within the whole parking lot (existing and proposed). The applicant is also proposing to provide street trees along S. Hancock Street and East chestnut Street.

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

STAFF: This waiver will not violate specific guidelines of Plan 2040 as Plan 2040 Land Use & Development goal 2 Mobility policy 7.4 states that development should “ensure that adequate measures will be taken to reduce glare, vibration, air pollution, odor, and visual intrusion.” With the applicant providing street trees along multiple street frontages as well as plantings within the proposed and existing parking, the applicant will be making the site less visibly intrusive as well as helping with air pollution by still providing plantings in other ways other than through screening. Most of the parking lots in this area do not have plantings with in or around their properties, what the applicant is providing is an improvement. This waiver will not violate specific guidelines of Plan 2040 as Plan 2040 Land Uses & Development Policy Goal 2 Economic Development policy 3 states that development should “Encourage design elements that address the urban heat island effect and energy efficiency, such as the planting and preservation of trees, cool roofs and green infrastructure, for new development. This development proposal is providing street trees around E Chestnut and S Hancock as well as trees in their interior landscape areas within the proposed and existing parking lot which is only providing more tree canopy for the area where trees are lacking.

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- (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 create an unnecessary hardship on the applicant because bringing the entire site into compliance including the existing parking lot is very costly for a non-profit organization such as the Red Cross. A large portion of the parking lot is existing and already located in the required 10 foot LBA.

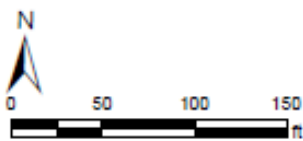
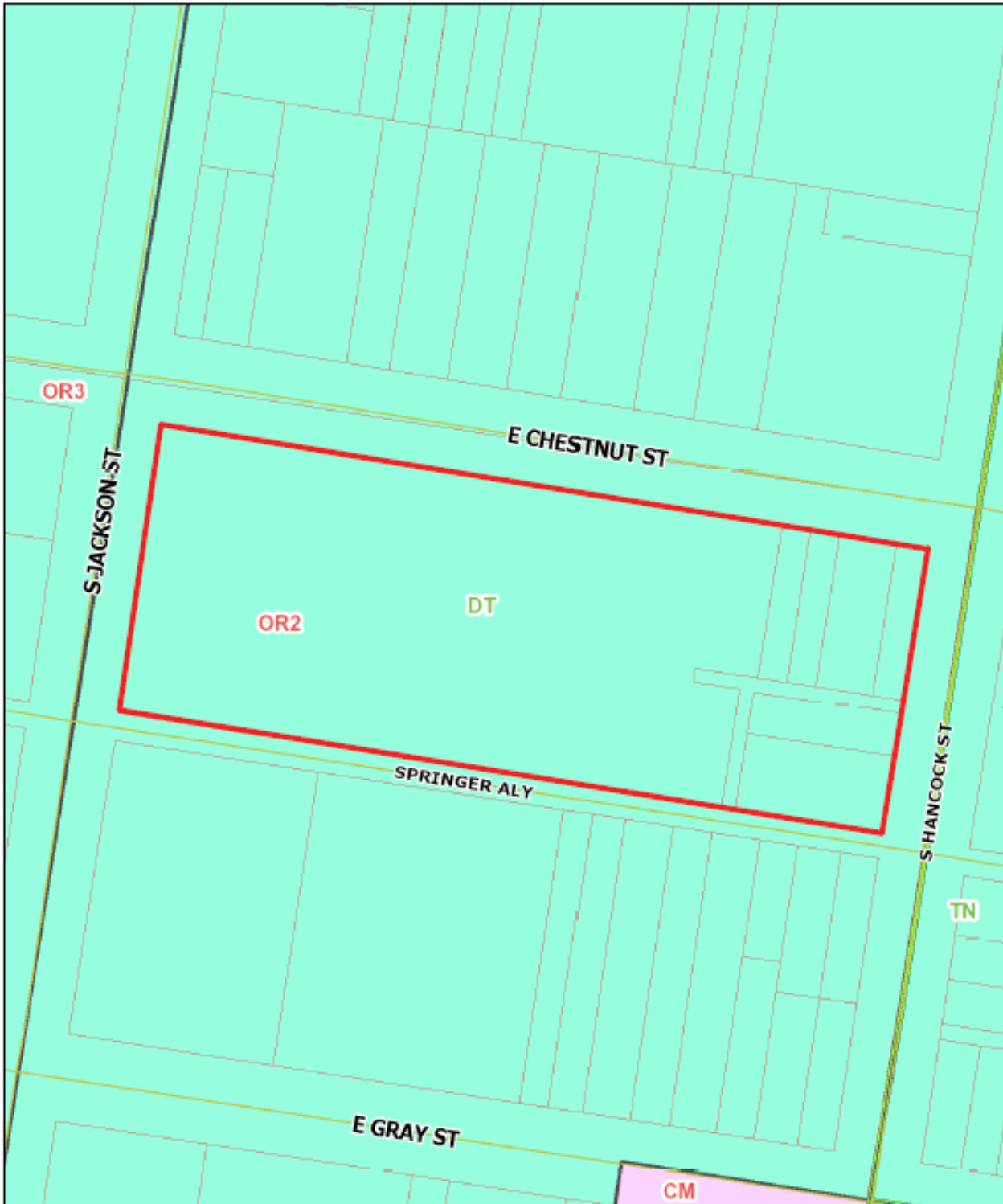
**NOTIFICATION**

Date	Purpose of Notice	Recipients
8-2-2019	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners

**ATTACHMENTS**

- 1. Zoning Map
- 2. Aerial Photograph

1. Zoning Map



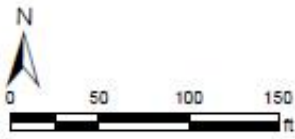
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2. Aerial Photograph



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