

Planning Commission

Staff Report

May 7, 2020



Case No:	19-WAIVER-0026
Project Name:	Beacon Community Credit Union
Location:	5344 Dixie Hwy
Owner(s):	Beacon Community Credit Union
Applicant:	Beacon Community Credit Union
Jurisdiction:	Louisville Metro
Council District:	12 – Rick Blackwell
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Waiver** of 10.2.4.A to allow a dumpster enclosure to encroach into the 20' property perimeter landscape buffer area and to not provide the 8-foot continuous screen.

CASE SUMMARY

The applicant is proposing to construct a credit union facility on a .56-acre parcel in the Pleasure Ridge Park area of Louisville Metro. The parcel is zoned C-2 along the front where the structure is proposed. The rear of the property is zoned OR-2 and is vacant. No development is proposed on that portion of the property at this time. The waiver is associated with a Category 2-B development plan under docket 20-CAT2-0012.

STAFF FINDING

The request is adequately justified and meets the standard of review. The applicant has agreed to increase the planting density multiplier for trees in the area of the waiver to 1.5, and the dumpster will still be screened as required by the Land Development Code.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

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

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- a. The waiver will not adversely affect adjacent property owners; and,

STAFF: The will not adversely affect adjacent property owners, as all required landscaping and screening will still be provided on the subject site.

- b. The waiver will not violate the Comprehensive Plan; and,

STAFF: The waiver will not violate the comprehensive plan, as it will allow for development of an existing commercial site within an established activity center. All required plantings will be provided on the subject site.

- c. The extent of 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. The dumpster location is limited by the position of an existing access easement along the northern portion of the subject site.

- d. Either: 1. 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 2. 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 applicant is proposing to plant all required trees in the buffer at 1.5x the planting density required in order to compensate for the encroachment.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver**

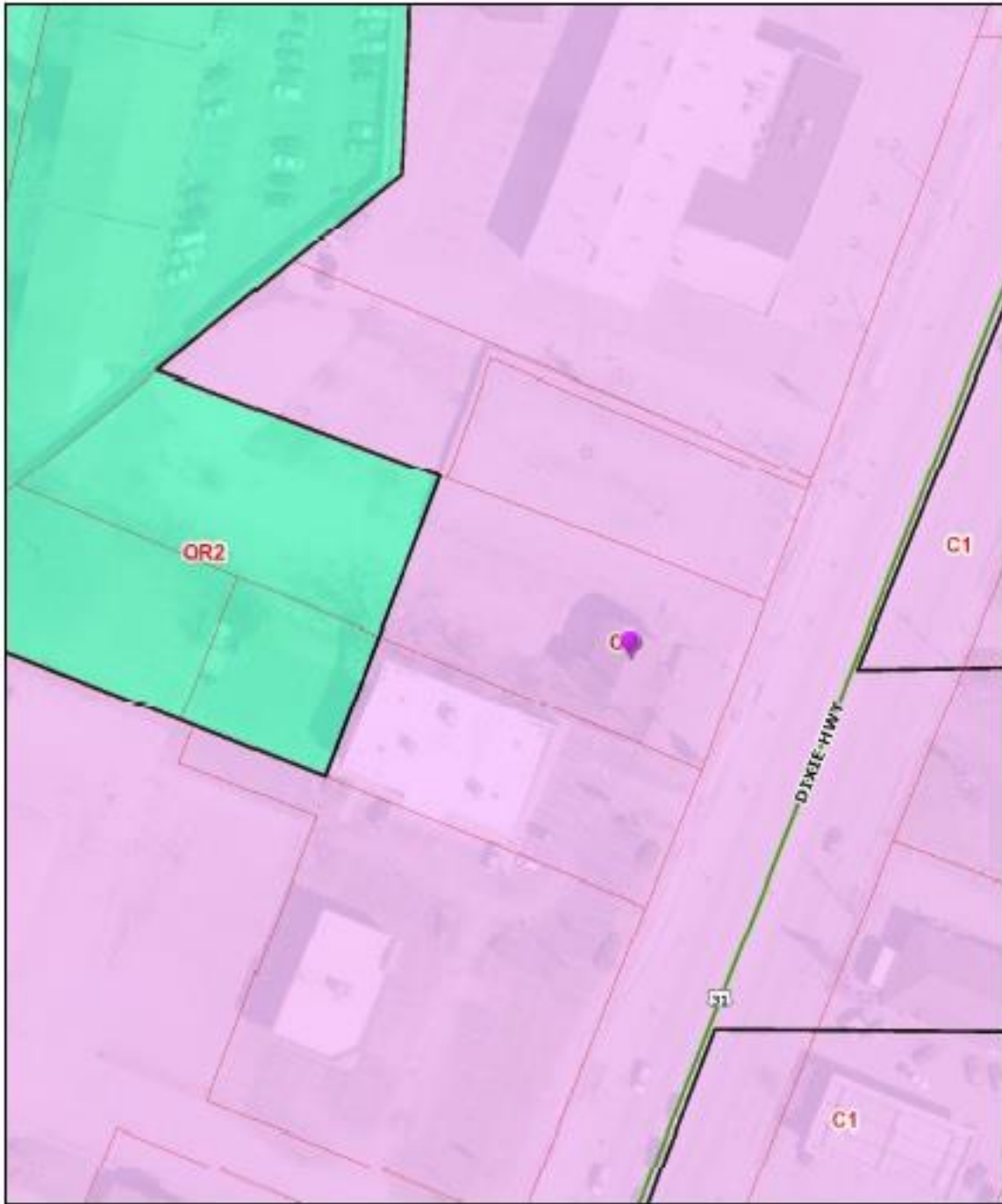
NOTIFICATION

Date	Purpose of Notice	Recipients
4-23-20	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 12

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



20-WAIVER-0026

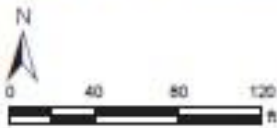
Friday, April 24, 2020 | 2:05:50 PM



LOJIC © 2020

This map is not a legal document and should only be used for general reference and identification.

2. Aerial Photograph



20-WAIVER-0026

Friday, April 24, 2020 | 2:01:52 PM



LOJIC © 2020

This map is not a legal document and should only be used for general reference and identification.