

# Case No. 16DEVPLAN1021

## Subway Center



**Louisville Metro Board of Zoning Adjustment Public  
Hearing**

**Ross Allen, Planner I**

**June 6, 2016**

# Request(s)

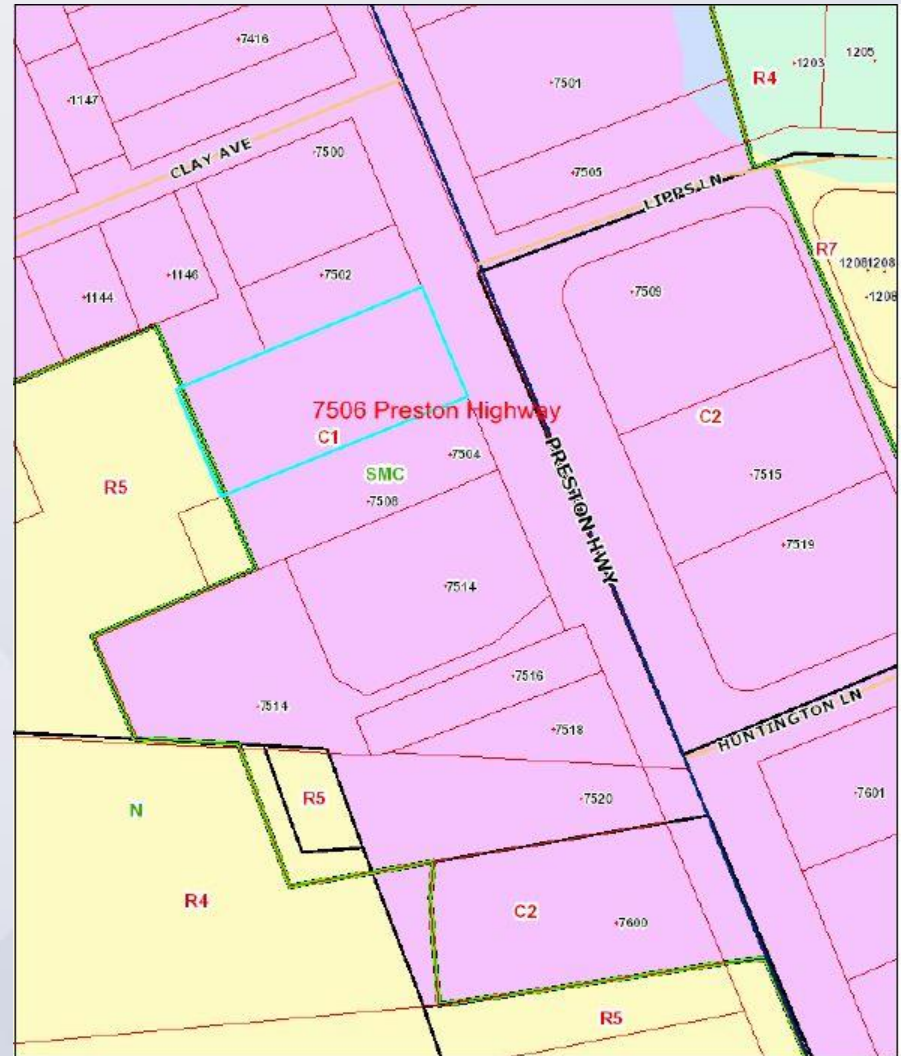
- Variance from LDC section 5.3.2.C.2.B to allow vehicular parking/maneuvering area in the 25' ft. rear yard setback.
- Waiver #1 from LDC section from LDC section 5.7.1.B.3.a for the property perimeter buffer yard required in Chapter 10, table 10.2.3, to not provide the screening density requirements.
- Waiver #2: from LDC section 10.2.10 to provide a 10' ft. Vehicular Use Landscape Buffer Area along the street frontage.
- Waiver #3: from LDC section 10.2.4 to provide a 25' ft. Buffer Yard and required plantings in the rear of the property.

# Case Summary / Background

- The subject site is a parking lot located between 7502 Preston Highway and 7504 Preston Highway within Louisville Metro. The applicant is proposing to construct a 4,810 sf. one-story mixed commercial structure with three units with a height of 27.5' ft. feet in a C-1 zoning district within a Suburban Market Place Corridor on a parcel of approximately .54 acres or 23,447 sf. The proposed property will have three units, one of which will be a 2,200 sf. Subway with a drive-thru and two other units each having 1,305 sf. for retail uses, all in a single structure.

# Zoning/Form Districts

- **Subject Property:**
  - Existing: C-1/Suburban Marketplace Corridor
  - Proposed: C-1/Suburban Marketplace Corridor
- **Adjacent Properties:**
  - North: C-1/Suburban Marketplace Corridor
  - South: C-1/Suburban Marketplace Corridor
  - East: C-2/Suburban Marketplace Corridor
  - West: R-5/Neighborhood



16DEVPLAN1021

0 100  
Distance are in feet





# Aerial Photo/Land Use

- **Subject Property:**
  - Existing: Vacant-Parking lot
  - Proposed: Mixed Commercial Retail
- **Adjacent Properties:**
  - North: Commercial Restaurant – Barry’s Cheesesteaks & More
  - South: Commercial Restaurant – Bootleg Barbeque
  - East: Commercial Restaurant – Pizza Hut
  - West: Vacant Land



# Site Photos-Subject Property





# Site Photos-Subject Property



# Site Photos-Surrounding Areas

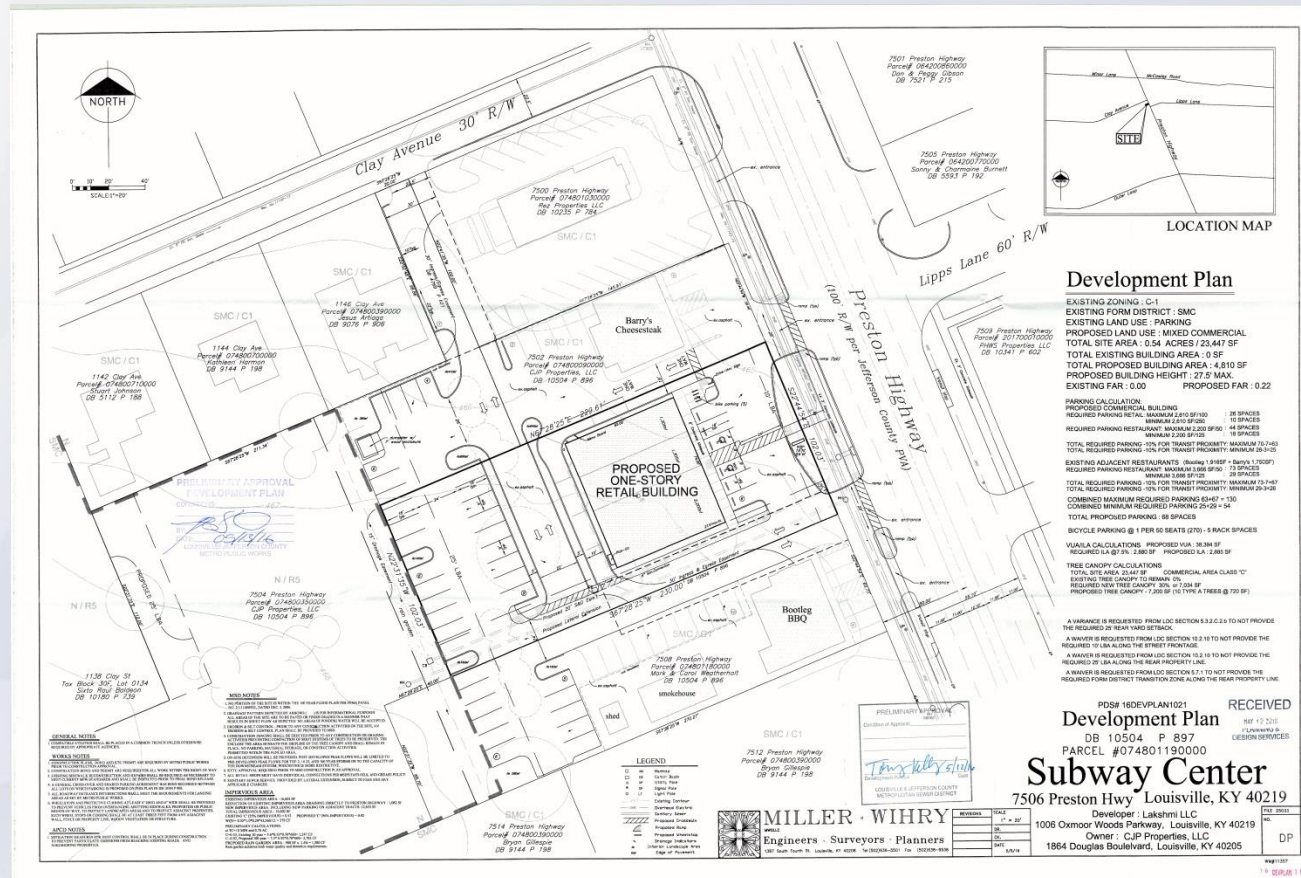




# Applicant's Development Plan

## Highlights:

- Proposed Use: Mixed Commercial Retail with a Subway Store
- Size: 4,810 SF
- Transportation – Transit Proximity 10% reduction and Total Proposed Parking spaces - 68



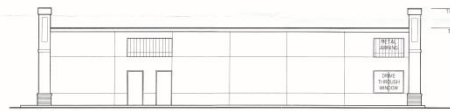
# Proposed Development Elevations



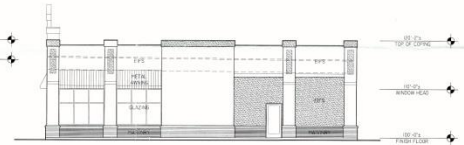
**06 | FRONT ELEVATION**  
A11 | SCALE 1/8" = 1'-0"



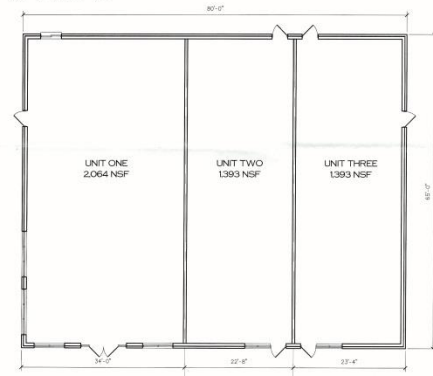
**07 | LEFT ELEVATION**  
A11 | SCALE 1/8" = 1'-0"



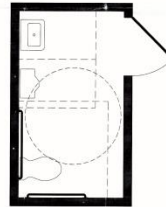
**04 | REAR ELEVATION**  
A11 | SCALE 1/8" = 1'-0"



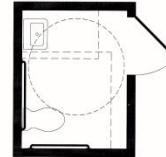
**05 | RIGHT ELEVATION**  
A11 | SCALE 1/8" = 1'-0"



**01 | PRELIMINARY PLAN**  
A11 | SCALE 1/8" = 1'-0"



**02 | TOILET 'A'**  
A11 | SCALE 1/2" = 1'-0"



**03 | TOILET 'B'**  
A11 | SCALE 1/2" = 1'-0"

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PLANNING &  
DESIGN SERVICES

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PRELIMINARY  
PLAN AND ELEVATION

PRESTON BUILDING  
NEW MIXED USE BUILDING  
7502 PRESTON HIGHWAY - LOUISVILLE, KY

CRS

SCALE AS NOTED

A11

25 JAN 16

PAT 0039

14 BRN 1321



# Waivers, Variances / Other Exhibit

- Variance from LDC section 5.3.2.C.2.B to allow vehicular parking/maneuvering area in the 25' ft. rear yard setback.
- Waiver #1 from LDC section from LDC section 5.7.1.B.3.a for the property perimeter buffer yard required in Chapter 10, table 10.2.3, to not provide the screening density requirements.
- Waiver #2: from LDC section 10.2.10 to provide a 10' ft. Vehicular Use Landscape Buffer Area along the street frontage.
- Waiver #3: from LDC section 10.2.4 to provide a 25' ft. Buffer Yard and required plantings in the rear of the property.

# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code (2016)



# Technical Review

- List here if any

# Staff Analysis and Conclusions

- The standard of review is justified for the variance, and waivers 1 and 3. However, staff finds that the landscape waiver (waiver #2) for the frontage along Preston Highway could be provided as other businesses in the general vicinity have complied with LDC.



# Required Actions

- Variance from LDC section 5.3.2.C.2.B to allow vehicular parking/maneuvering area in the 25' ft. rear yard setback.

Approve/Deny

- Waiver #1 from LDC section from LDC section 5.7.1.B.3.a for the property perimeter buffer yard required in Chapter 10, table 10.2.3, to not provide the screening density requirements at the rear of the property.

Approve/Deny

- Waiver #2: from LDC section 10.2.10 to provide a 10' ft. Vehicular Use Landscape Buffer Area along the street frontage.

Approve/Deny

- Waiver #3: from LDC section 10.2.4 to provide a 25' ft. Buffer Yard and required plantings in the rear of the property. Approve/Deny