

23-WAIVER-0026

Sethi Station

Development Review Committee

John Michael Lawler, Planner I

April 19, 2023



REQUESTS

Waivers:

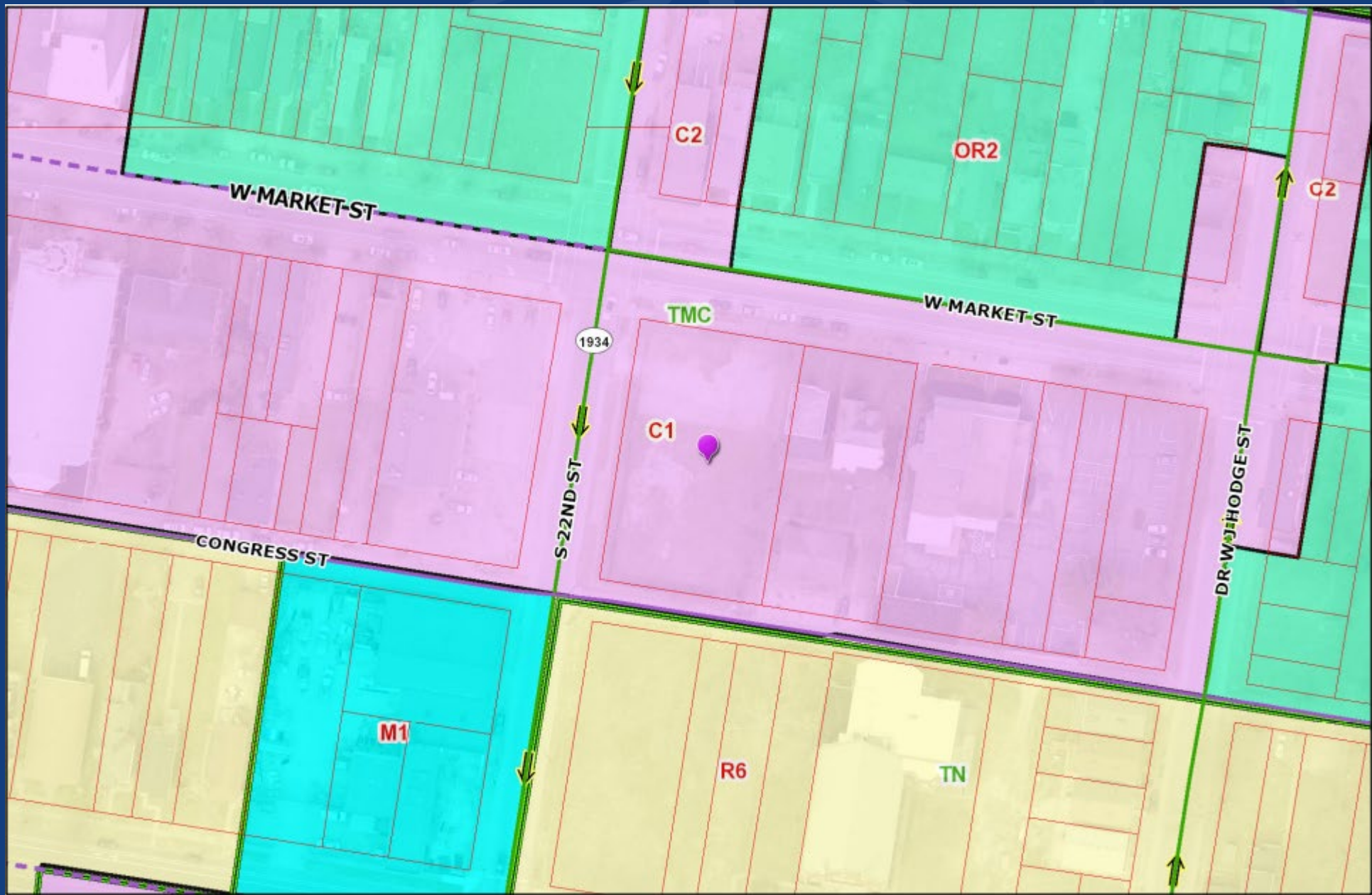
1. Waiver from LDC Section 5.5.1.A.3.a to allow parking in front of the principle structure and to not provide a 3' masonry, stone, or concrete wall adjacent to the streets (23-WAIVER-0026 & 23-WAIVER-0029).
2. Waiver from LDC Section 5.5.1.A.5 to allow a detached canopy for a gas station to be between the principal structure and the public street (23-WAIVER-0030).
3. Waiver from LDC Section 5.5.2.A.3.b to allow the applicant to not provide vehicular access to/from the alley (23-WAIVER-0031).
4. Waiver from LDC Section 5.6.1.C.1 to allow a commercial establishment to not have 50% of wall surfaces at street level consisting of clear windows and doors (23-WAIVER-0032).
5. Waiver from LDC Section 10.2.10 to allow the applicant to not provide ILA within the vehicle use area (23-WAIVER-0027).
6. Waiver from LDC Section 10.2.10 to allow encroachment into the required LBA (23-WAIVER-0028).



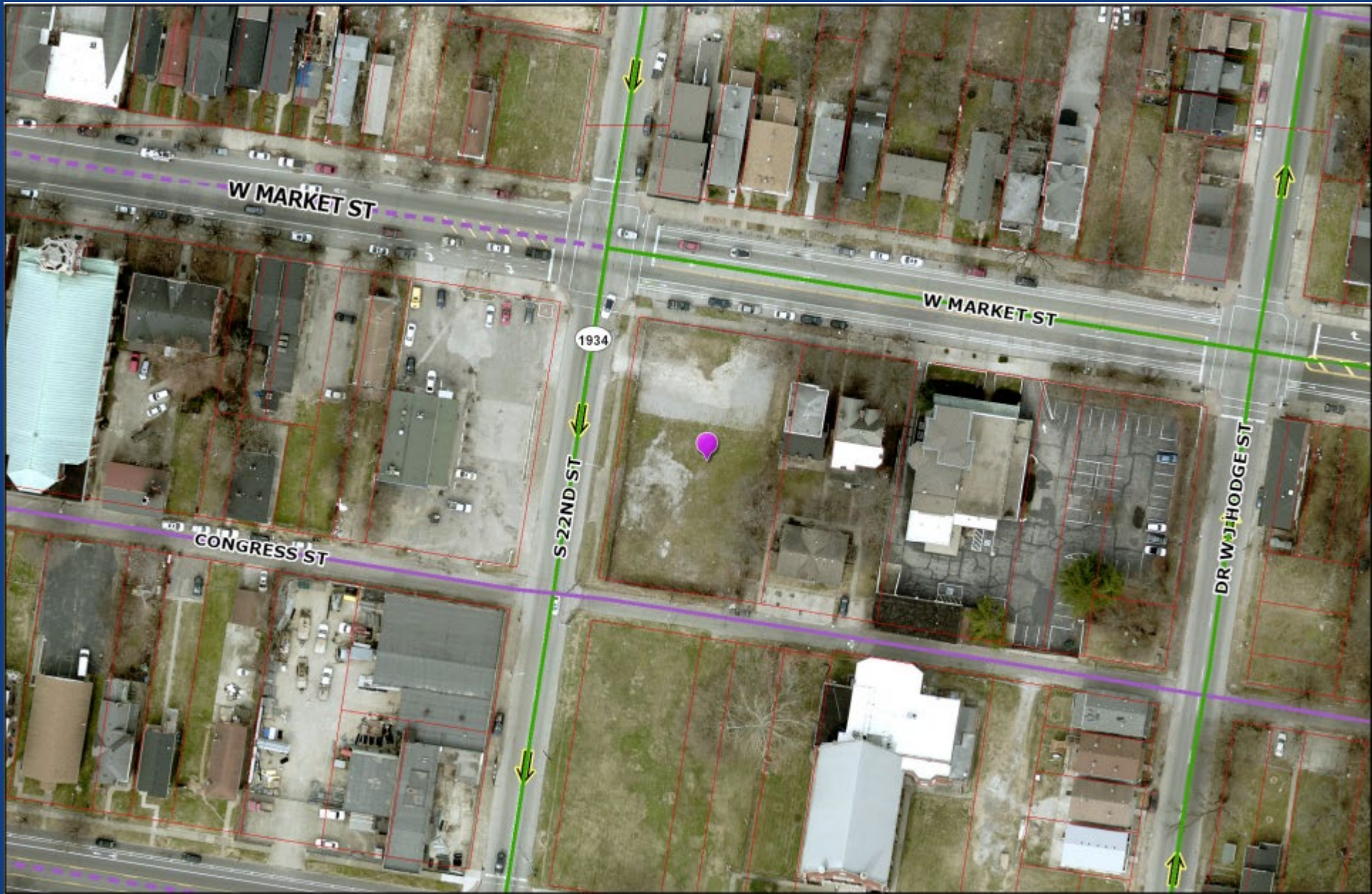
CASE SUMMARY

- Applicant is proposing a gas station with convenience store
- C-1 Zoning / Traditional Marketplace Corridor Form
- 5,545 sq ft building proposed with gas canopy in front
- Bounded by W Market, S 22nd, and Congress Alley with access from each



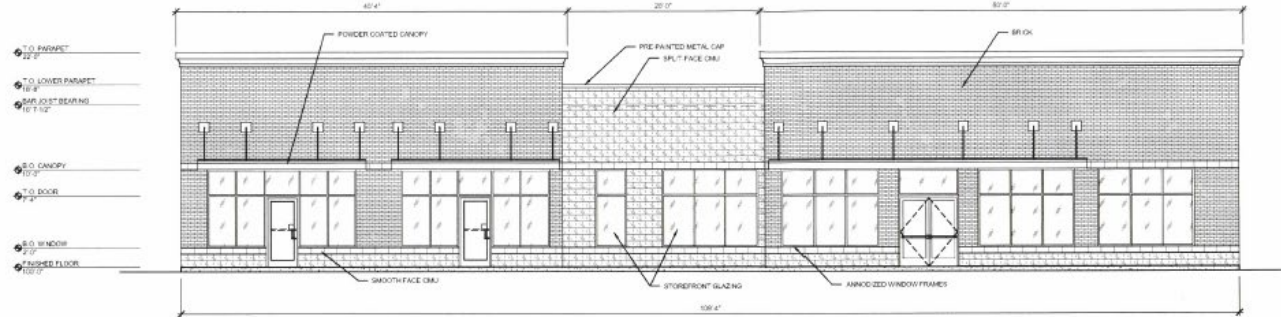


23-WAIVER-0026

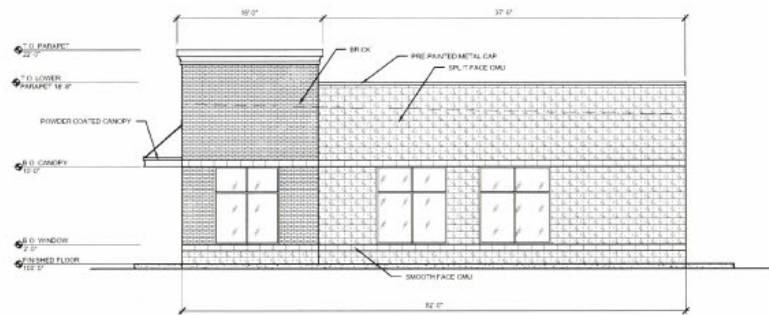




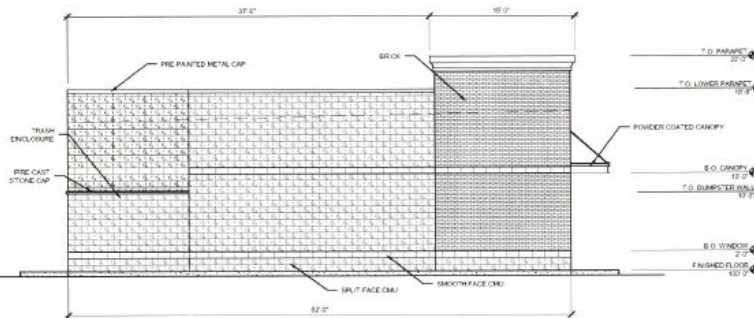
BUILDING RENDERINGS



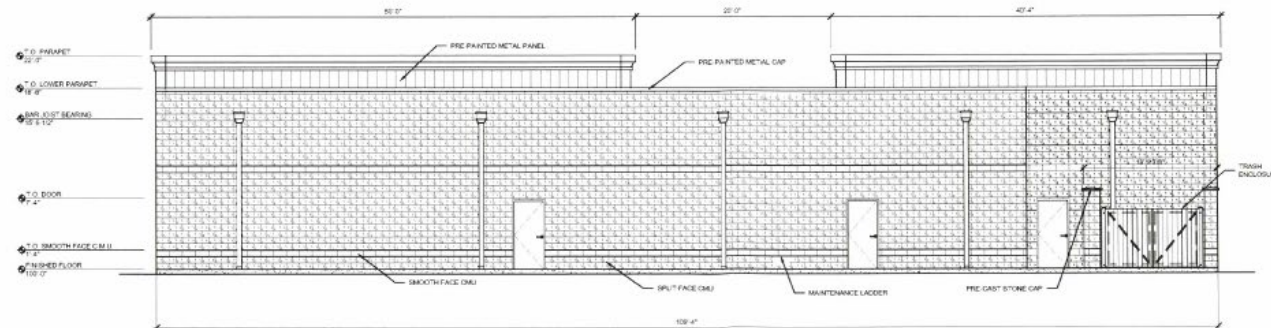
01 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



02 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



03 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



04 REAR ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NO.
22-4323
DRAWN BY
NMB/FI
DATE

KEYE ARCHITECTS & ASSOCIATES
2117 JESSIE HWY
LOUISVILLE, KENTUCKY 40213 (502) 638-3113

NEW CONSTRUCTION
CONVENIENCE STORE
2124 W. MARKET STREET
LOUISVILLE, KY 40212

RECEIVED
DEC 12 2022
PLANNING &
DESIGN SERVICES

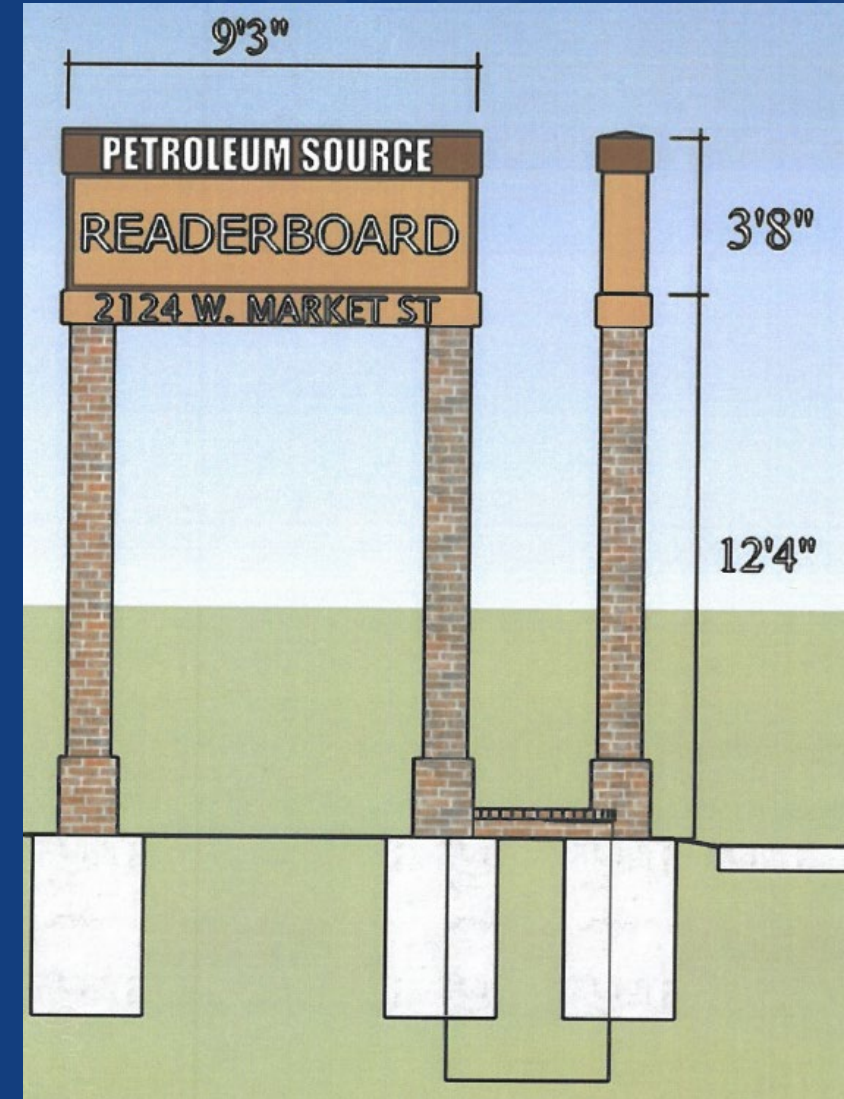
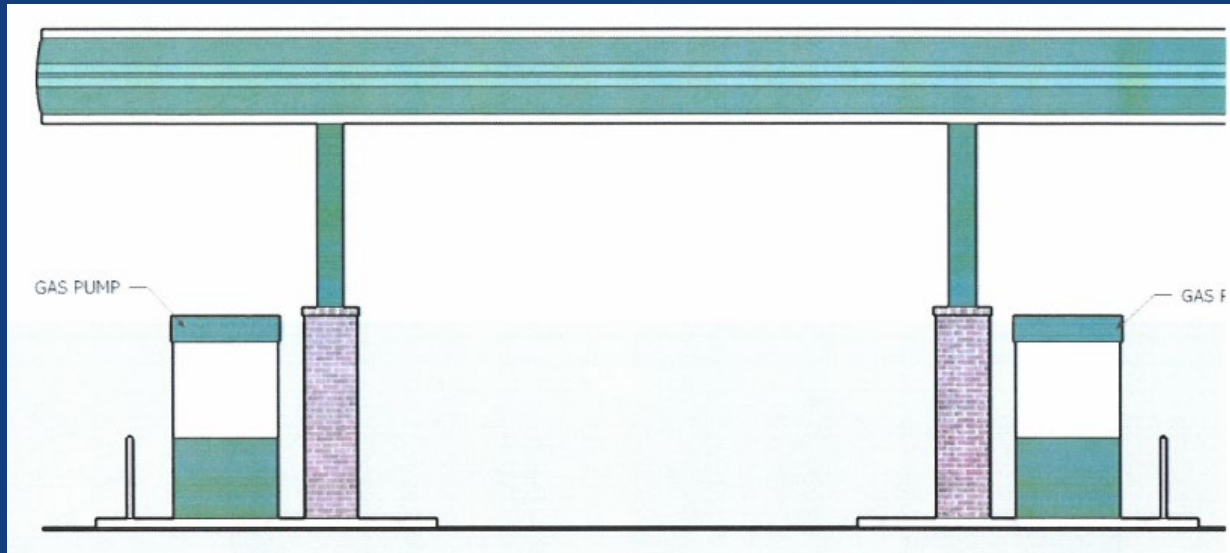
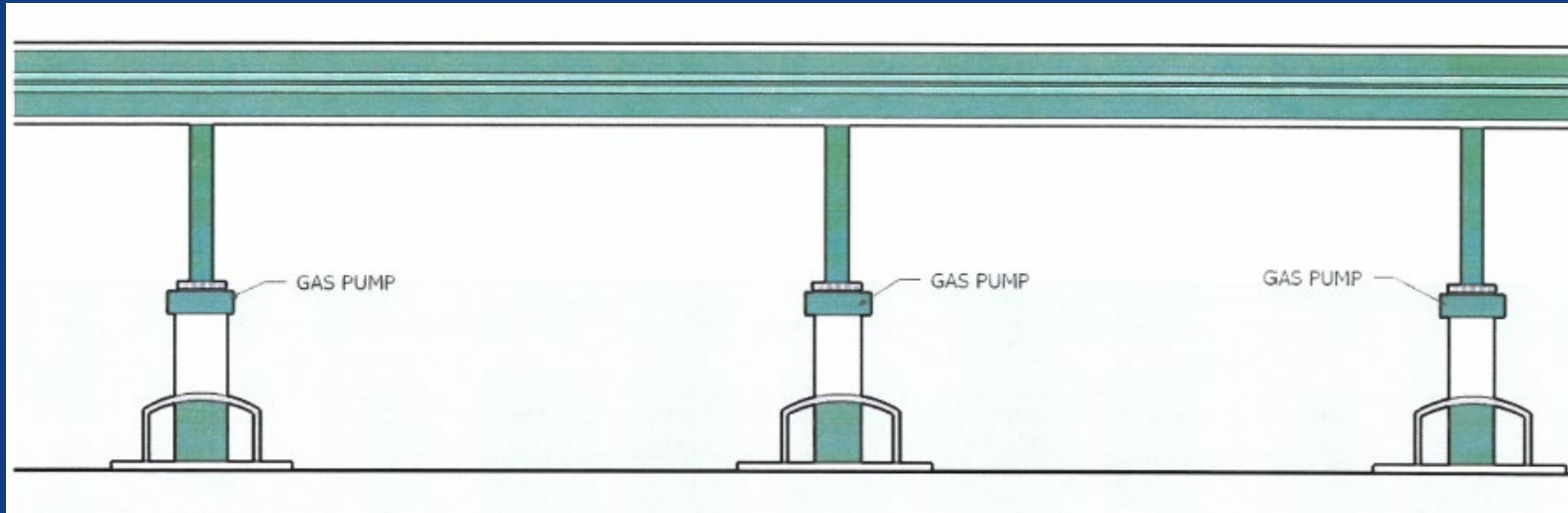
Keye Architects and Associates expressly reserve its common law copyright and other property rights in these documents. These documents are considered proprietary information and shall not be reproduced, changed or copied in any form or manner without the prior written permission of Keye Architects and Associates. 4733 Eastern Highway, Louisville, Kentucky 40212

EXTERIOR ELEVATIONS
A2.01



23-WAIVER-0026

ADDITONAL RENDERINGS



23-WAIVER-0026

From Market



23-WAIVER-0026

Congress Street



Across Market



23-WAIVER-0026

Across 22nd Street



23-WAIVER-0026

STAFF FINDING

- Staff finds that the proposal does not meet the guidelines of the Comprehensive Plan and requirements of the LDC
- Waivers 1, 2, 3, and 5 are not adequately justified and are not being mitigated
- Waivers 4 & 6 generally comply and/or have been mitigated



REQUIRED ACTIONS

- **APPROVE or DENY** the Waivers



