

Planning Commission

Staff Report

December 1, 2022



Case No:	22-WAIVER-0204
Project Name:	Vehicle Storage Building Addition
Location:	1534 E Washington Street
Owner(s):	Robert Rueff – Rueff Sign Company
Applicant:	Milestone Design Group
Jurisdiction:	Louisville Metro
Council District:	4 – Jecorey Arthur
Case Manager:	Molly Clark, Planner II

REQUEST(S)

- Waiver from 5.6.1 to allow a building to not provide animating features at least 75% of the length of the facade

CASE SUMMARY/BACKGROUND

This site is zoned EZ-1 in the Traditional Neighborhood Form District. The applicant is proposing to construct a 40' x 36' 1,440 SF addition to an existing vehicle storage building., which is also subject a Category 2B case under 22-CAT2-0035. This proposal has also been reviewed and approved by Historic Preservation and has received a Certificate of Appropriateness under 22-COA-0212.

STAFF FINDING

Staff finds the waiver request adequately justified and meet the standards of review.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the associated Category 2B plan.

INTERESTED PARTY COMMENTS

None Received.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 5.6.1. to waive facades providing animating features 75% or more of the length of the façade:

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

STAFF: The requested waiver will not adversely affect adjacent property owners because the applicant is providing screening and plantings between the building and the road.

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

STAFF: Community Form Goal 1, Policy 4 calls for the proposal to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Community Form Goal 1, Policy 12 calls for the proposal to Design parking, loading and delivery areas located adjacent to residential areas to minimize adverse impacts from noise, lights, and other potential impacts. Ensure that parking, loading and delivery is adequate and convenient for motorists and does not negatively impact nearby residents or pedestrians. Parking and circulation areas adjacent to the street shall be screened or buffered. Use landscaping, trees, walls, colonnades or other design features to fill gaps along the street and sidewalk created by surface parking lots. Encourage the placement of parking lots and garage doors behind or beside the building rather than facing the street. The use of alleys for access to parking lots is encouraged, especially in Downtown Louisville, Urban Center Neighborhoods, Traditional Neighborhoods and Traditional Marketplace Corridors. Encourage elimination or reduction of parking minimums in areas readily accessible to transit routes. Community Form Goal 2, Policy 11 calls for ensuring appropriate placement, design and scale of centers in Traditional Neighborhood, Neighborhood and Village Form Districts to ensure compatibility with nearby residences. Community Form Goal 2, Policy 15 calls for parking in activity centers should reflect the area's associated Form District standards to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations.

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

STAFF: The extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant since the applicant is providing screening and plantings between the building and the road.

- (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 since the applicant is providing screening and plantings between the building and the road in order to mitigate the waiver..

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **WAIVER** from 5.6.1 to allow a building to not provide animating features at least 75% of the length of the facade

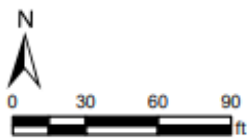
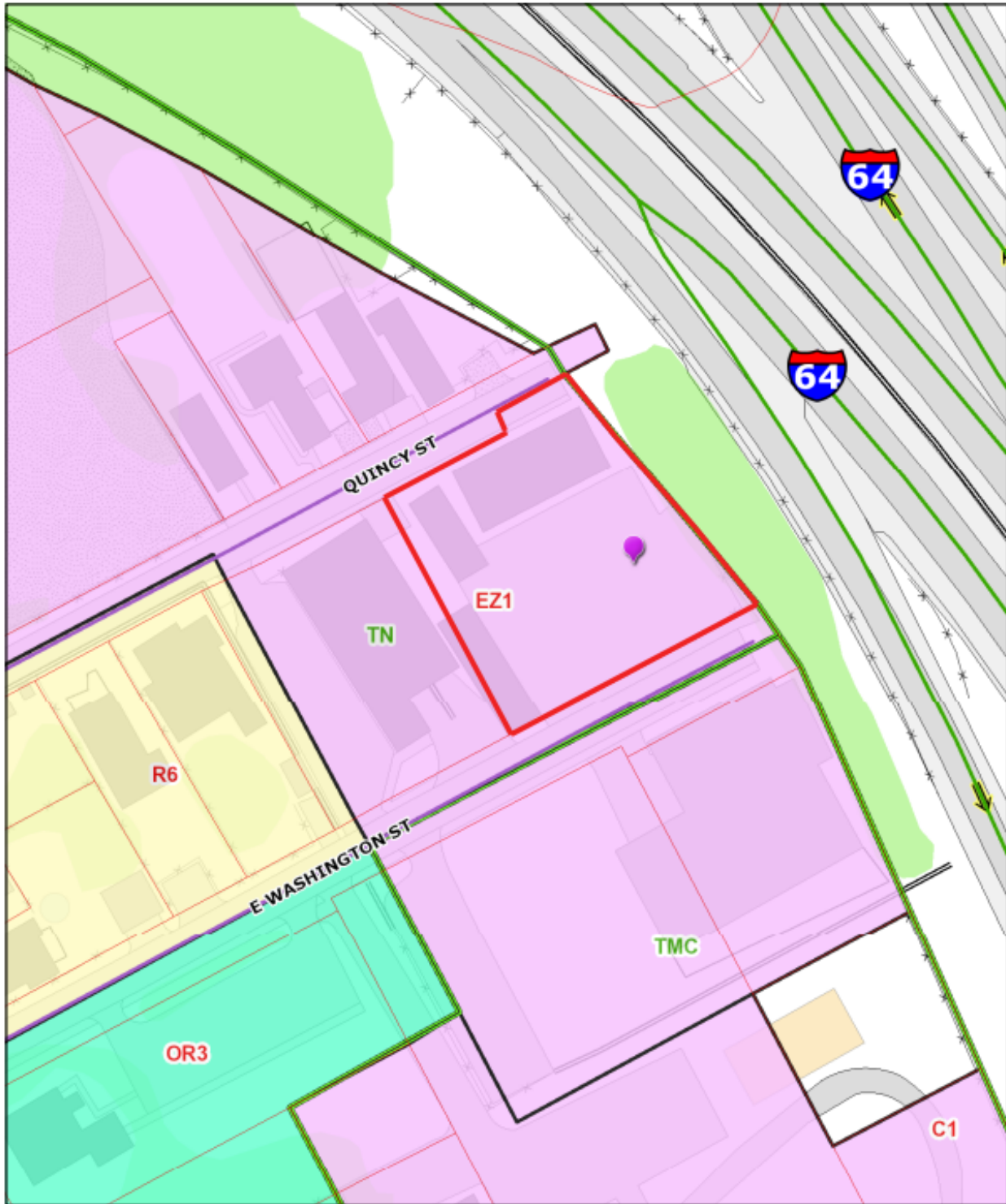
NOTIFICATION

Date	Purpose of Notice	Recipients
11/18/22	Hearing before PC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



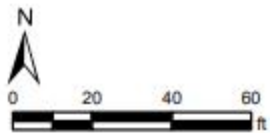
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2. Aerial Photograph



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