

Development Review Committee

Staff Report

April 5, 2017



Case No.	17DEVPLAN1039
Project Name	River City Mini-Warehouse
Location	3383 Freys Hill Road
Owner	River City Realty Group LLC
Applicant	River City Realty Group LLC
Representative	Land Design & Development Inc
Project Area	1.26 acres
Jurisdiction	Louisville Metro
Council District	17 – Glen Stuckel
Case Manager	Beth Jones, AICP, Planner II

REQUEST

- Sign Plan review for five attached signs on the east and south facades of the existing building

CASE SUMMARY / BACKGROUND / SITE CONTEXT

The property was granted a zone change request with a CUP to permit use as a mini-warehouse on February 16, 2017. The Planning Commission conditioned the approval on a DRC review of the proposed attached signs for the existing 24,000 sq ft structure.

The signs consist of individual backlit letters attached to the exterior surface of the structure in several locations. Based on the form district and land use, three signs are permitted per façade. The permitted size of the signs is based on the square footage of the building façade.

	Proposed Sign	Sign Area (sq ft)	Proposed Sign Area	Permitted Sign Area
East Façade facing Freys Hill Road	RIVER CITY	17.1	32 sq ft	175 sq ft
	STORAGE	14.9		
South Façade facing building entrance and parking area	RIVER CITY	122.4	157 sq ft	694 sq ft
	STORAGE	14.9		
	STORAGE	19.7		

LAND USE / ZONING DISTRICT / FORM DISTRICT

	Land Use	Zoning	Form District
Subject Property			
Existing	Indoor Sports Facility	C-1	Regional Center
Proposed	Mini-Warehouse	C-2 w/CUP	Regional Center
Surrounding Properties			
North	Restaurant / retail	C-1	Regional Center
South	Vacant	R-4	Neighborhood
East	Public facility	R-4	Neighborhood
West	Retail	C-1	Regional Center
	Neighborhood open space	R-6	Neighborhood

PREVIOUS CASES ON SITE

B-80-91: Variance granted to permit eight off-street parking spaces to be located 5 feet from the front property line on Freys Hill Road.

16ZONE1068: Change in zoning from C-1 to C-2 with a CUP for use as a mini-warehouse with relief from requirements regarding landscaping and building height; approval of RDDP with two waivers of landscaping requirements.

INTERESTED PARTY COMMENTS

No comments from interested parties have been received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

There are no outstanding technical review comments to be addressed.

STAFF CONCLUSIONS

Staff review confirms that the proposed attached signs meet LDC requirements related to size, total area and lighting.

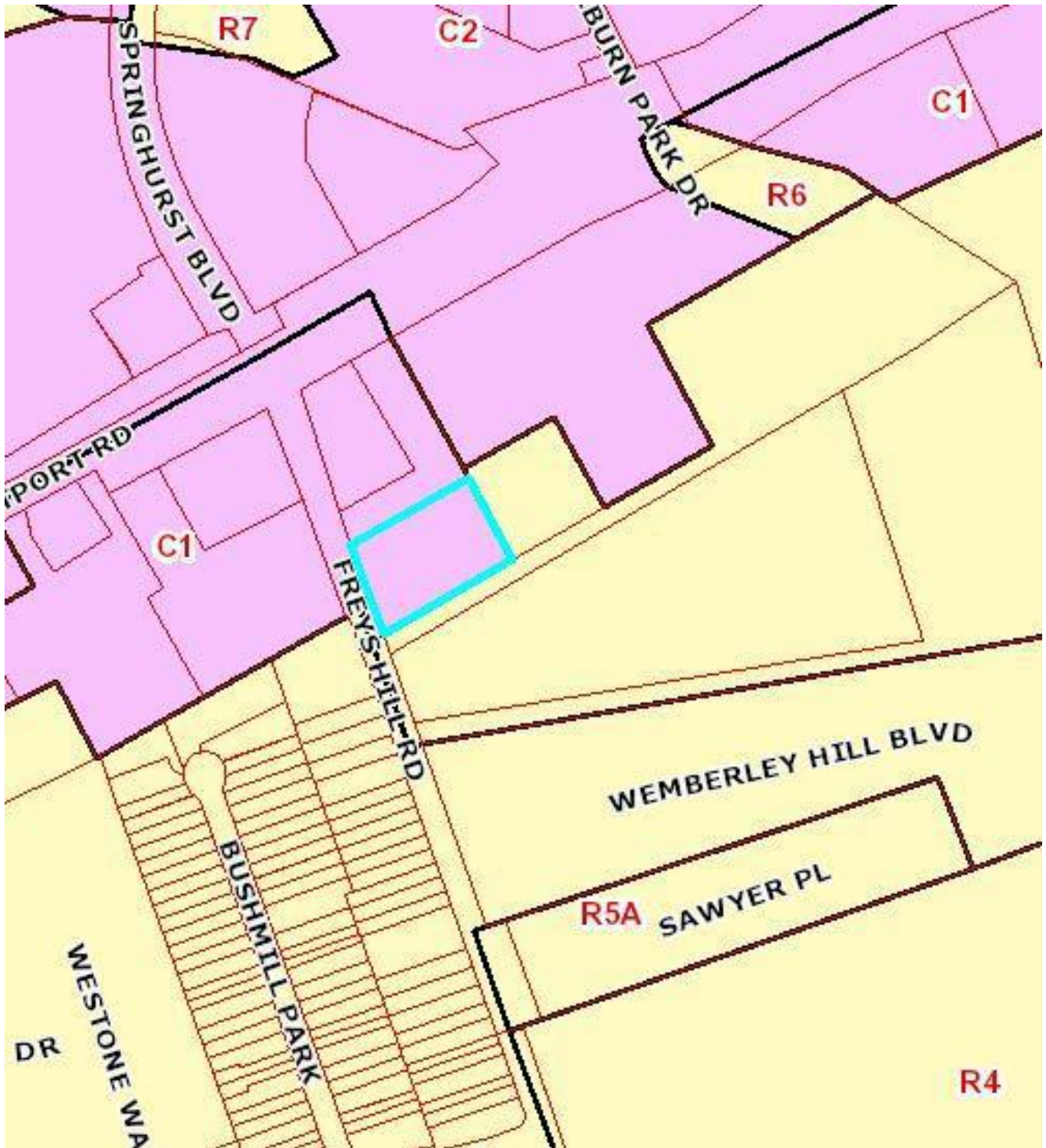
NOTIFICATION

Date	Purpose of Notice	Recipients
3/23/17	Hearing before LD&T	1st and 2nd tier adjoining property owners Registered neighborhood groups for Council District 17

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph



3. Cornerstone 2020 Staff Checklist

- + Meets Guideline
- √ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

4. Site Inspection Report

Reserved

5. Proposed Binding Elements/Conditions of Approval (for CUP)

Reserved

6. Applicant's Justification Statement and Proposed Findings of Fact

Reserved