

# Case No. 16WAIVER1033

## Crescent Centre



Louisville Metro Board of Zoning Adjustment  
Public Hearing

Laura Mattingly, Planner I  
November 7, 2016

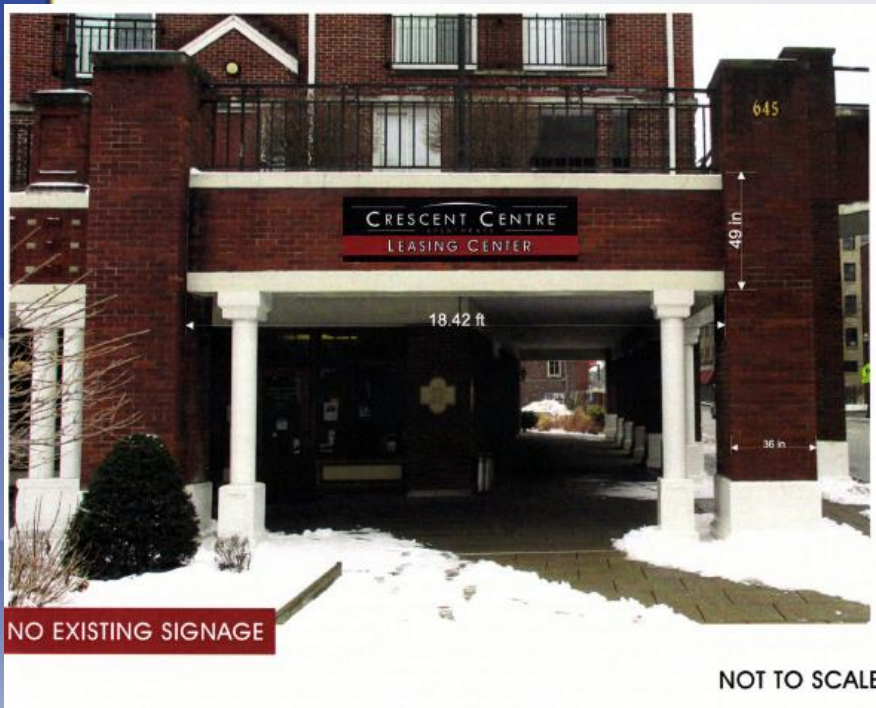
# Request

- Exceptional Signage Review for authorization of proposed attached signage for multi-family use in Downtown form district.

# Case Summary / Background

- Three attached signs - Two on north side of building facing one way traffic, one above leasing office door
- Multi-Use Development with office/retail on first floor and apartments above
- Attached signs will total 274 square feet
- All signs are aluminum panel with either vinyl graphics or aluminum lettering.

# Case Summary / Background



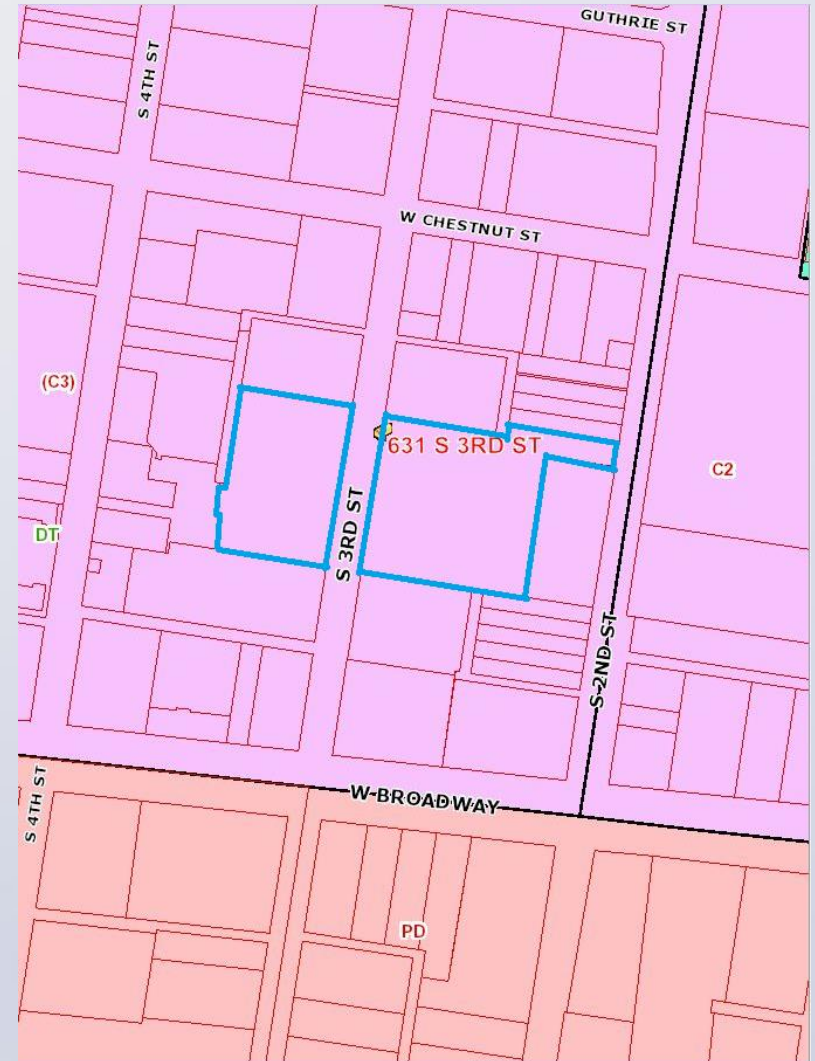
# Zoning/Form Districts

## Subject Property:

- Existing: (C-3)/Downtown
- Proposed: (C-3)/Downtown

## Adjacent Properties:

- North: (C-3)/Downtown
- South: (C-3)/Downtown
- East: (C-3), C-2/Downtown
- West: (C-3)/Downtown



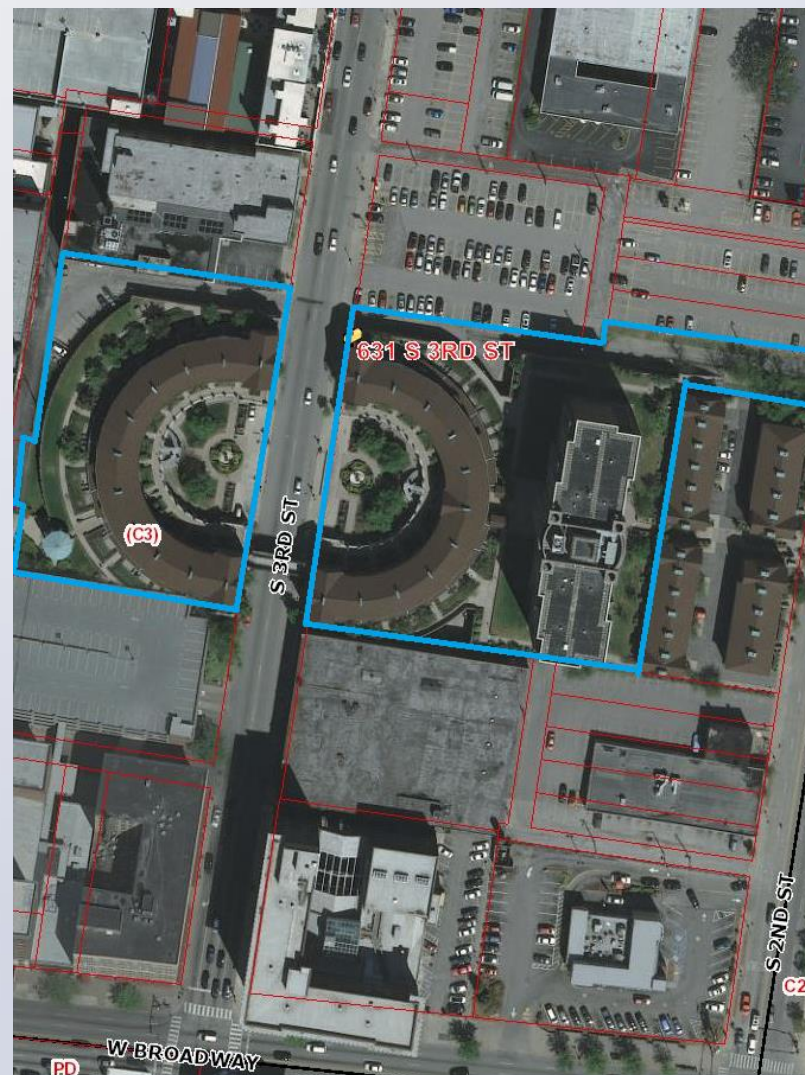
# Aerial Photo/Land Use

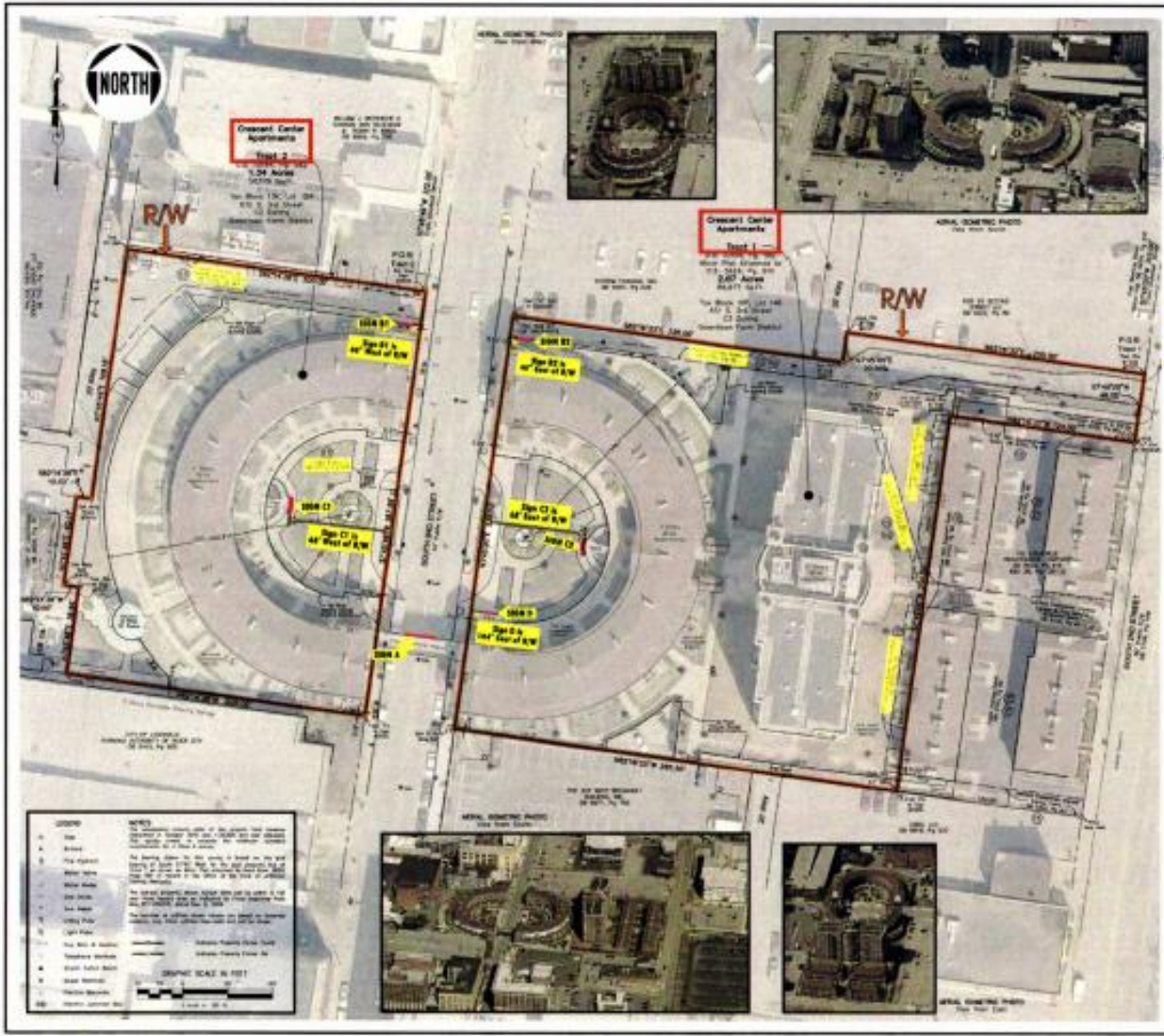
## Subject Property:

- Existing: Multi-Family/Office/Retail
- Proposed: Multi-Family/Office/Retail

## Adjacent Properties:

- North: Parking/Office
- South: Parking Garage/Parking
- East: Multi-Family/Parking
- West: Government/Theatre





**PROJECT INFORMATION**

**OWNER:** Crescent Center Apartments  
**PROJECT:** Crescent Center Apartments  
**DATE:** 10/23/2013

**REVISIONS AND SHEET DESCRIPTION**

**Sheet 1 -** Initial Survey of the Crescent Center Apartments

**Sheet 2 -** Final Survey of the Crescent Center Apartments

**Sheet 3 -** Final Survey of the Crescent Center Apartments

**Sheet 4 -** Final Survey of the Crescent Center Apartments

**Sheet 5 -** Final Survey of the Crescent Center Apartments

**Sheet 6 -** Final Survey of the Crescent Center Apartments

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**Sheet 100 -** Final Survey of the Crescent Center Apartments

**Engineering**  
**Surveying**

1001 East Third Street  
 Louisville, Kentucky 40202  
 Tel: 502-582-2222  
 Fax: 502-582-4880  
 www.kentec.com

**ALTA/ACSM LAND TITLE SURVEY**  
**OWNER - CRESCENT CENTER APARTMENTS**  
**TAM BLOCK 1306, LOT 12A & TAM BLOCK 1307, LOT 140**  
**1001 E. 3RD STREET AND FRONT ST. - LOUISVILLE, KY 40202**

**THE CRESCENT CENTRE**  
 FIRST RESIDENTIAL COMMUNITY



1001-1-000
DATE: 10/23/2013
BY: [Signature]
SCALE: 1" = 100'
DATE: 10/23/2013

**Preliminary Only For Review**  
 Revision 10/23/2013, 10:00 AM, 1001-1-000, 1001-1-000, 1001-1-000, 1001-1-000

# Site Photos





# Site Photos



# Technical Review

- The Board of Zoning Adjustment (BOZA) is authorized under the Louisville Metro Land Development Code (LDC), section 8.4.1 to authorize exceptional signs that do not meet definitions for sign types permitted by the sign regulations.

# Staff Analysis and Conclusions

- The sign authorization request for exceptional signage appears to be adequately justified and meets the standard of review.

# Required Actions

- **APPROVE** or **DENY** the authorization of exceptional signage for three attached signs, totaling 274 square feet.