

17DEVPLAN1110

**1829 Rear Payne St./115 S.
Charlton St.**



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

Ross Allen, Planner I

August 7, 2017

Request(s)

Approval of a Category 3 Development Plan for a proposed 2 story (height of 38+/-) 29,700 sf. (2,970 sf. of Office and 26,730 sf. Manufacturing) light industrial building located within an M-2 zoning district in a Traditional Neighborhood Form District with a 47,029 sf. VUA containing 145 parking spaces, including 5 ADA spaces.

Variance #1 from LDC Section 5.2.2.C.2, table 5.2.2 (M-2 zoned parcel) to allow the proposed building to exceed the maximum front setback of 25 feet for a variance of approximately 60 feet.

Location	Requirement	Request	Variance
Front Yard Setback	25 ft.	85 ft.	60 ft.

Request(s)

Variance #2 from LDC Section 5.2.2.C.2, table 5.2.2 (M-2 zoned parcel) to allow the proposed building to encroach 10 feet into the minimum rear yard setback of 15 feet.

Location	Requirement	Request	Variance
Rear Yard Setback	15 ft.	5 ft.	10 ft.

Variance #3 from LDC Section 5.5.1.A.3 to allow parking to be located in the front of the building within the Traditional Neighborhood Form District.

Case Summary / Background

- The applicant is proposing to construct 2 story (height of 38+/-) 29,700 sf. (2,970 s.f. of Office and 26,730 sf. Manufacturing) light industrial building located within an M-2 zoning district in a Traditional Neighborhood Form District. Advanced Business Solutions, a computer assembly and repair company (proposed use - light industrial) will occupy the subject site.

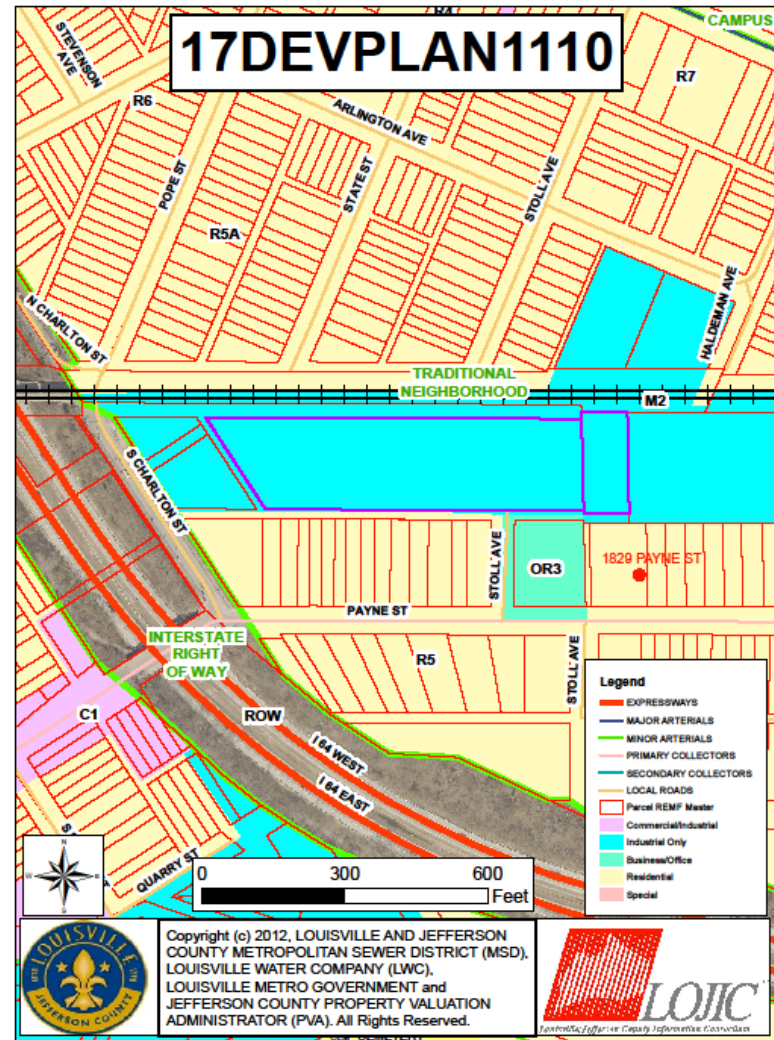
Zoning/Form Districts

Subject Property:

- Existing: M-2/Traditional Neighborhood
- Proposed: M-2/Traditional Neighborhood

Adjacent Properties:

- North: M-2/Traditional Neighborhood
- South: R-6; OR-3/Traditional Neighborhood
- East: M-2/Traditional Neighborhood
- West: M-2/Traditional Neighborhood



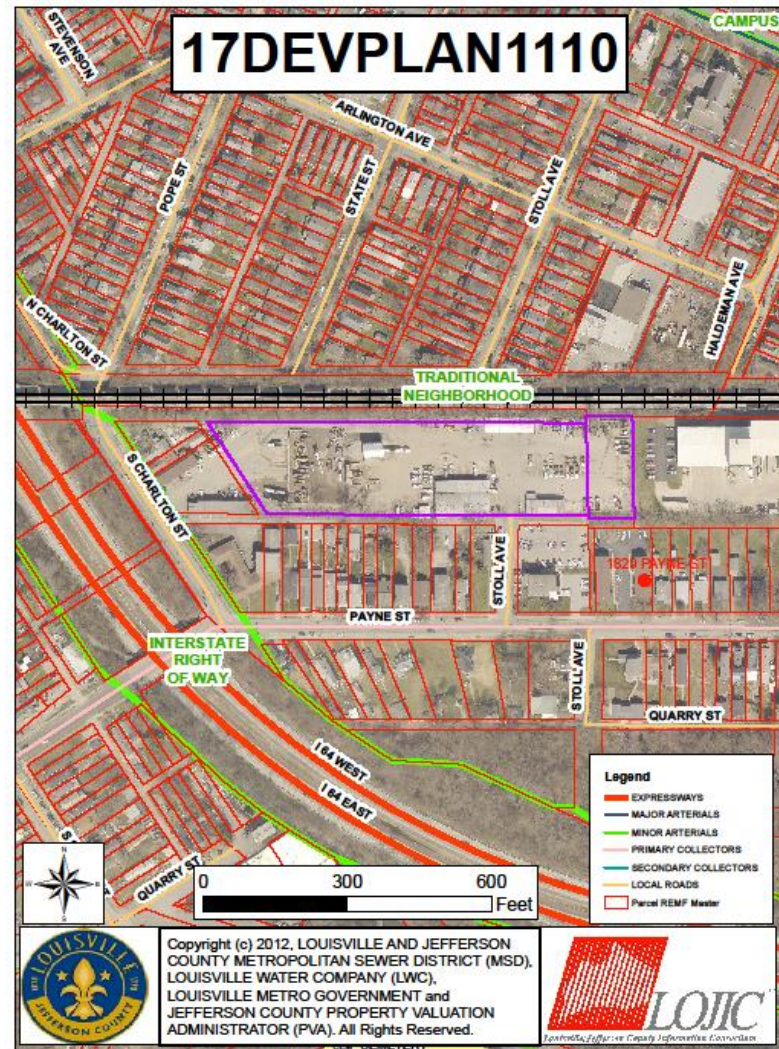
Aerial Photo/Land Use

Subject Property:

- Existing: Commercial
- Proposed: Commercial

Adjacent Properties:

- North: Right of Way
- South: Residential Single Family, Multi-Family, Commercial
- East: Industrial
- West: Industrial and Single Family Residential



Site Photos-Subject Property



Looking north on Stoll Ave. towards the subject site.

Site Photos-Subject Property



Looking from the subject property south down Stoll Ave. towards Payne Street.

Site Photos - Subject Property



Looking North on the Subject Site towards a storage building that is to be removed.

Site Photos-Subject Property



Looking east from the subject site towards the Industrial land use.

Surrounding-Subject Property



Looking west on the subject site towards
Charlton St. (Not visible).

Surrounding-Subject Property



Looking west down the front alley that runs parallel to Payne St.

Surrounding-Subject Property



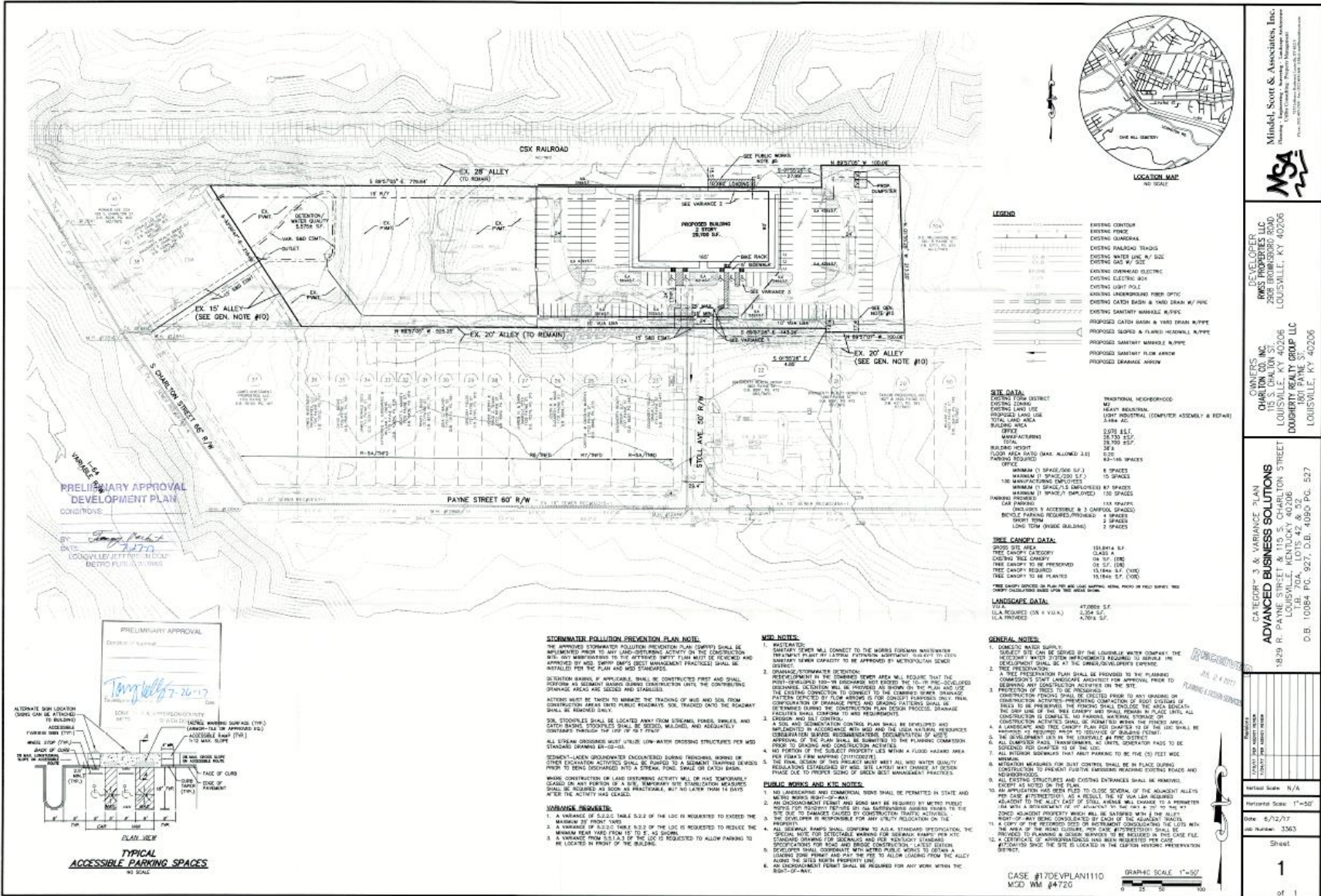
Looking east down the front alley parallel to Payne Street.

Surrounding-Subject Property



Looking east down the right away abutting the railroad tracks just north of the subject site.

Applicant's Site Plan



Mindeh, Scott & Associates, Inc.
 Planning, Engineering, Surveying, Landscape Architecture
 2908 BROWNWOOD ROAD
 LOUISVILLE, KY 40206

THE VEECHER GROUP, LLC
 2908 BROWNWOOD ROAD
 LOUISVILLE, KY 40206

OUTLINE GROUP, INC.
 115 S. MAIN ST.
 LOUISVILLE, KY 40206

DOUBHEE REALTY GROUP, LLC
 1001 PARK ST.
 LOUISVILLE, KY 40206

CATEGORY - 3 & VARIANCE PLAN
ADVANCED BUSINESS SOLUTIONS
 1829 R. PAYNE STREET & 115 S. CHARLTON STREET
 LOUISVILLE, KENTUCKY 40206
 D.B. 10084 P.C. 927, D.B. 4080 P.C. 527

DATE: 05/21/2017
 TIME: 10:00 AM
 SCALE: 1"=50'
 SHEET: 1 OF 1

Conclusions

- The Category 3 Development Plan for a proposed 2 story (height of 38+/-) 29,700 sf. (2,970 sf. of Office and 26,730 sf. Manufacturing) light industrial building located within an M-2 zoning district in a Traditional Neighborhood Form. Upon review staff finds the Cat 3 justifiable and determined to be a less intense use than what the property is currently used for consideration should be given to increased traffic as found along Stoll Ave. in relation to existing residences in the area. APPROVE/DENY

Conclusions (Continued)

- Variance #1 from LDC Section 5.5.2.C.2, table 5.2.2 (M-2 zoned parcel) to allow the proposed building to exceed the maximum front setback of 25 feet for a variance of approximately 60 feet. (Justifiable, the building as shown on the development plan would be located closer to the rear of the property adjacent to railroad tracks and farther away from residences and other commercial properties in the general vicinity.)

APPROVE/DENY

Conclusions (Continued)

- Variance #2 from LDC Section 5.5.2.C.2, table 5.2.2 (M-2 zoned parcel) to allow the proposed building to encroach 10 feet into the minimum rear yard setback of 15 feet. Justifiable, the building as shown on the development plan would be located closer to the rear of the property adjacent to railroad tracks and farther away from residences and other commercial properties in the general vicinity. Issues may occur if the loading dock is located within or a portion of the public right of way, 28 foot wide alley, permission from public works would need to be granted to allow this encroachment into the public right of way.

APPROVE/DENY

Conclusions (Continued)

Variance #3 from LDC Section 5.5.1.A.3 to allow parking to be located in the front of the building within the Traditional Neighborhood Form District. (Justifiable, any parking layout with ADA parking requirements would require the shortest distance to meet Federal standards. If the applicant were required to change the parking layout this may result in a change to the building design having an entrance on the side rather than facing Stoll Ave.) APPROVE/DENY