

18WAIVER1026

**Riverport Landings Exceptional
Signage Review**



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

Dante St. Germain, Planner I

August 6, 2018

Requests

- **Exceptional Signage Review:** to allow internal directional signage on lots that have no public street frontage.

Case Summary / Background

- The subject property is located in Riverport and is currently under development as a mixed-use project, including commercial, multi-family, institutional, and open space.
- The site as a whole is approximately 34.5 acres in area.
- Internal access roads, Cathe Dykstra Way and Mary O'Connor Drive, are private roads. Several of the lots served by these roads have no public street frontage.

Case Summary / Background

- 16DEVPLAN1034 - The approved plan provides for eight lots, with only four having frontage on Cane Run Road.
- The applicant proposes four signs interior to the development on lots that have no public street frontage, to provide directional assistance to visitors. The applicant requests an exceptional signage review for these signs.

Case Summary / Background

- The Cane Run Road Neighborhood Revitalization Plan Goal 3: Enhance the community's sense of place by establishing design standards and emphasizing defining characteristics.
- Objective 1: Support place-making efforts in the community by providing identifiable and distinct gateway entrances to the community including wayfinding signage to amenities.

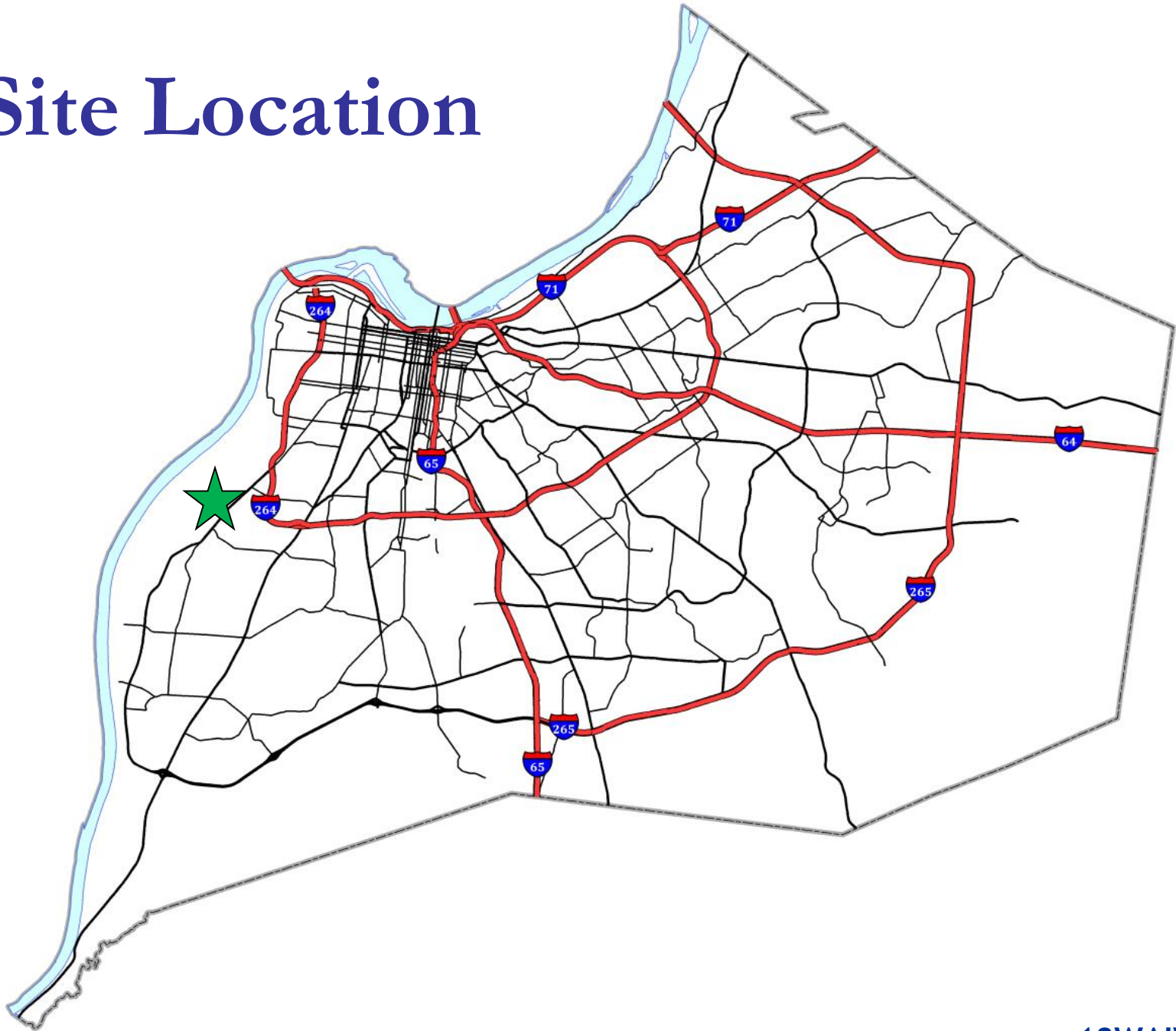
Goal 3: Enhance the community's sense of place by establishing design standards and emphasizing defining characteristics.

Objective 1: Support place-making efforts in the community by provide identifiable and distinct gateway entrances to the community including wayfinding signage to amenities

Objective 2: Encourage public participation and support the reestablishment of neighborhood associations within the area.



Site Location



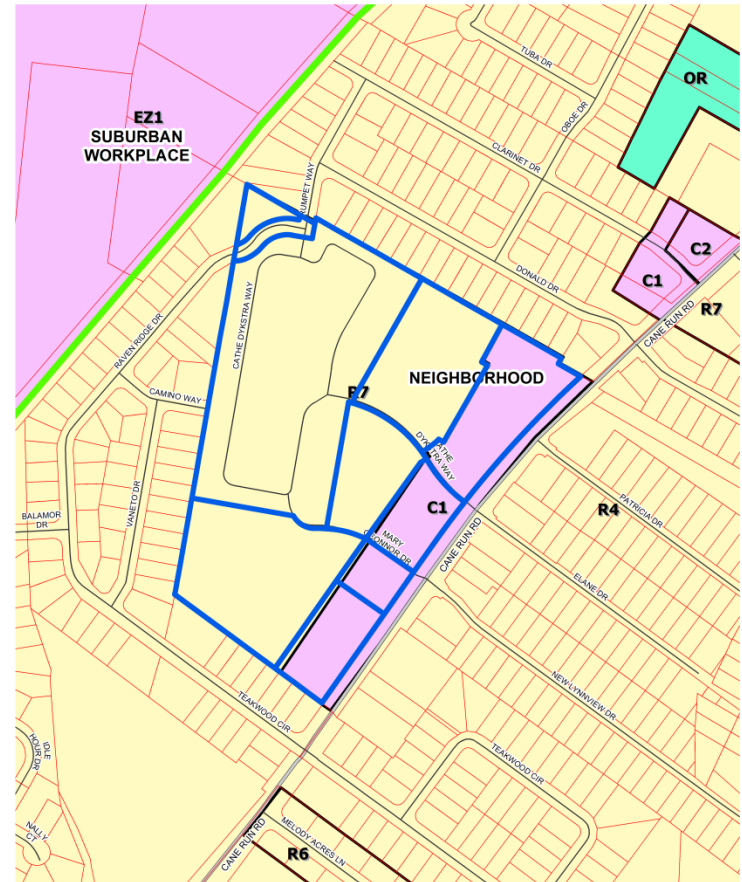
Zoning/Form Districts

Subject Property:

- Existing: R-7 & C-1/
Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood &
EZ-1/Suburban Workplace



Riverport Landings
feet

350
Map Created: 7/30/2018



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

Aerial Photo/Land Use

Subject Property:

- Existing: Mixed Use (under development)

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential & Undeveloped



Riverport Landings
feet

350

Map Created: 7/30/2018



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Site Photos-Subject Property



The subject property under development.

Site Photos-Subject Property



The subject property under development.

Site Photos-Subject Property



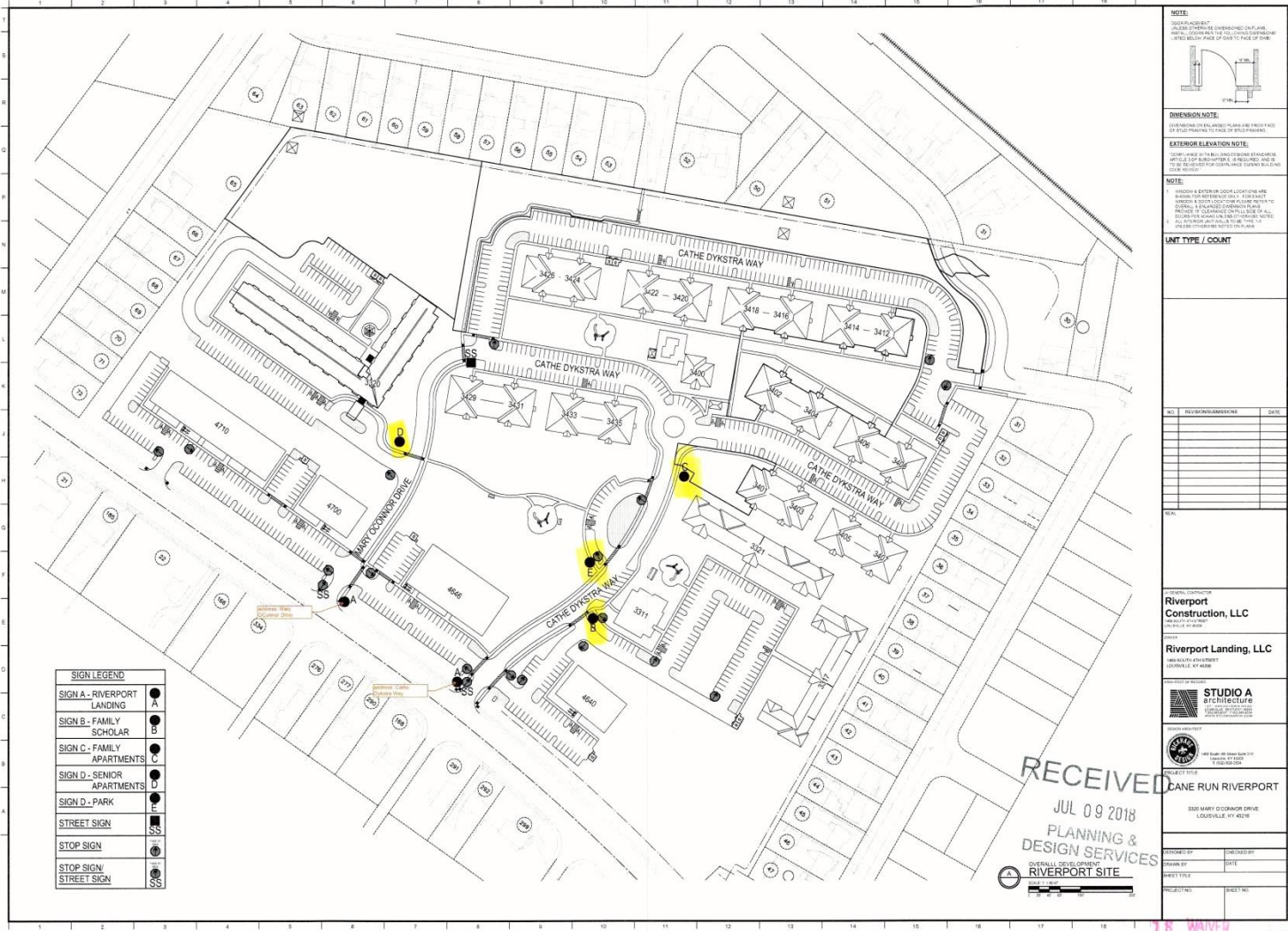
The subject property under development.

Site Photos-Subject Property



The subject property under development.

Site Plan



SIGN LEGEND	
SIGN A - RIVERPORT LANDING	A
SIGN B - FAMILY SCHOLAR	B
SIGN C - FAMILY APARTMENTS	C
SIGN D - SENIOR APARTMENTS	D
SIGN E - PARK	E
STREET SIGN	SS
STOP SIGN	●
STOP SIGN / STREET SIGN	SS

NOTE:
 SIGN PLACEMENT SHALL BE PLACED ON THE CURB OR IN THE PUBLIC RIGHT-OF-WAY TO BE VIEWED FROM THE STREET SIDE OF THE ROAD.

DIMENSION NOTE:
 DIMENSIONS OF SIGN PLACEMENT SHALL BE MEASURED TO FACE OF BUILDING.

EXTERIOR ELEVATION NOTE:
 EXTERIOR ELEVATION SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.

NOTE:
 1. SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LOUISVILLE SIGNAGE ORDINANCE AND THE CITY OF LOUISVILLE SIGNAGE REGULATIONS. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LOUISVILLE SIGNAGE REGULATIONS.
 2. SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LOUISVILLE SIGNAGE REGULATIONS.

UNIT TYPE / COUNT

NO.	REVISION/DESCRIPTION	DATE

GENERAL CONTRACTOR
 Riverport Construction, LLC
 1800 W. MARKET STREET
 LOUISVILLE, KY 40202

Riverport Landing, LLC
 1800 W. MARKET STREET
 LOUISVILLE, KY 40202

STUDIO A architecture
 1800 W. MARKET STREET
 LOUISVILLE, KY 40202

PROJECT TITLE
 DANE RUN RIVERPORT

PROJECT ADDRESS
 300 MARY O'CONNOR DRIVE
 LOUISVILLE, KY 40216

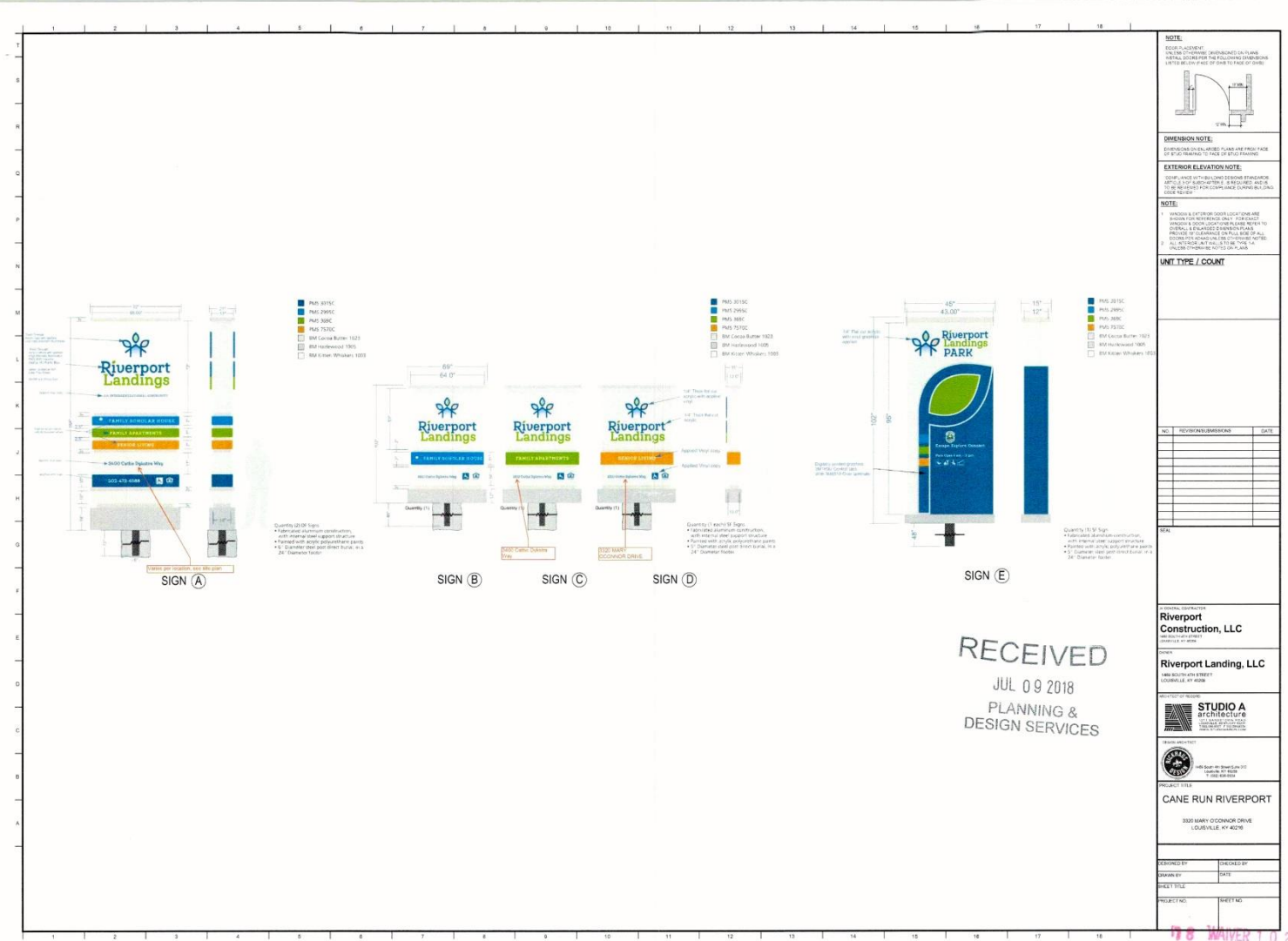
DESIGNED BY
 OVERALL DESIGN GROUP
CHECKED BY
 OVERALL DESIGN GROUP

PROJECT NO.
SHEET NO.

RECEIVED
 JUL 09 2018
 PLANNING & DESIGN SERVICES
 RIVERPORT SITE



Elevations



RECEIVED
JUL 09 2018
PLANNING &
DESIGN SERVICES

CLIENT/OWNER
Riverport Construction, LLC
2000 W. W. W. W. W.

PROJECT/OWNER
Riverport Landing, LLC
180 SOUTH MAIN STREET
COLUMBIA, KY 40306

DESIGNED BY
STUDIO A architecture
ARCHITECTURE
3000 W. W. W. W.

PROJECT FILES
CANE RUN RIVERPORT
300 MAIN OCCASION DRIVE
DUBLIN, KY 42126

DESIGNED BY _____ CHECKED BY _____
DRAWN BY _____ DATE _____
SHEET TITLE _____
PROJECT NO. _____ SHEET NO. _____

Conclusions

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

Required Actions

- **Exceptional Signage Review:** to allow interior directional signage on lots that do not abut a public street. Approve/Deny