

Development Review Committee

Staff Report

August 17, 2016



Case No:	16DEVPLAN1162
Project Name:	Beechwood Village Green
Location:	4505 Shelbyville Road
Owner:	Jean M. Weyland Family Partners LTD
Representative:	Dinsmore & Shohl, LLP – Clifford Ashburner
Project Area/Size:	2.17 acres
Existing Zoning District:	CN, Commercial Neighborhood
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	7 – Angela Leet
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Sign Plan with Amendment to Binding Elements** to allow for a second freestanding monument sign

CASE SUMMARY

The applicant proposes to add a second 50 SF monument style sign to a development site along Shelbyville Road and West of Interstate-264. The subject site has been subdivided (DB 10667 PG 493) to create 2 tracts from 1 tract of the approved development plan. Binding element 4 of the approved plan permits only one monument style sign across the development or Plan Certain area, however. An amendment to this binding element is required to permit the additional signage. Existing binding element 4 reads as follows:

The only permitted freestanding sign shall be a monument style sign, located as shown on the approved development plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than five feet to front property line. The sign shall not exceed 60 square feet in area and six feet in height. No sign shall have more than two sides.

Proposed binding element 4 will permit the second sign and read as follows:

Each lot shall be permitted one freestanding monument style sign, located as shown on the approved development plan with revisions per 16MINORPLAT1044 & 16DEVPLAN1162. No portion of a sign, including the leading edge of the sign frame, shall be closer than five feet to front property line. The signs shall not exceed 60 square feet in area and six feet in height. No sign shall have more than two sides.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Retail	CN	N
Proposed	Retail	CN	N
<i>Surrounding Properties</i>			
North	Single-family	R-4	N
South	Retail	C-2	RC
East	Residential	R-7	N
West	Vacant	CN	N

PREVIOUS CASES ON SITE

- 9-107-97: Change-in-Zoning from R-7 to CN (approved 11/12/98). Revised May 1, 2000)
- 16MINORPLAT1044: Minor plat to create 2 lots from 1 lot (DB 10667 PG 493).

INTERESTED PARTY COMMENTS

Staff has not received any inquiries.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP AND
AMENDMENT TO BINDING ELEMENTS**

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: The proposal does not appear to adversely impact the conservation of natural resources on the property proposed for development as there are no environmental constraints.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within the development and the community is provided as the development utilizes existing points of access to public roads and connection to the public sidewalk network. The proposed sign does not inhibit the safe movement of pedestrians or vehicles.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: All landscaping required per the approved landscaping and screening plan shall be maintained.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community. The proposal does not impact drainage facilities.

- e. The compatibility of the overall site designs (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall design of the proposed sign is compatible with signage along the Shelbyville Road commercial corridor.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The proposal is in conformance with applicable policies of the Comprehensive Plan.

TECHNICAL REVIEW

A crossover agreement was recorded with the minor subdivision plat to maintain existing access and parking facilities.

STAFF CONCLUSIONS

The sign plan with amendment to binding elements appears to be adequately justified and meets the standard of review based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for approving a sign plan with amendments to binding elements as established in the LDC.

REQUIRED ACTIONS

- **APPROVE** or **DENY** of the sign plan with amendment to binding elements.

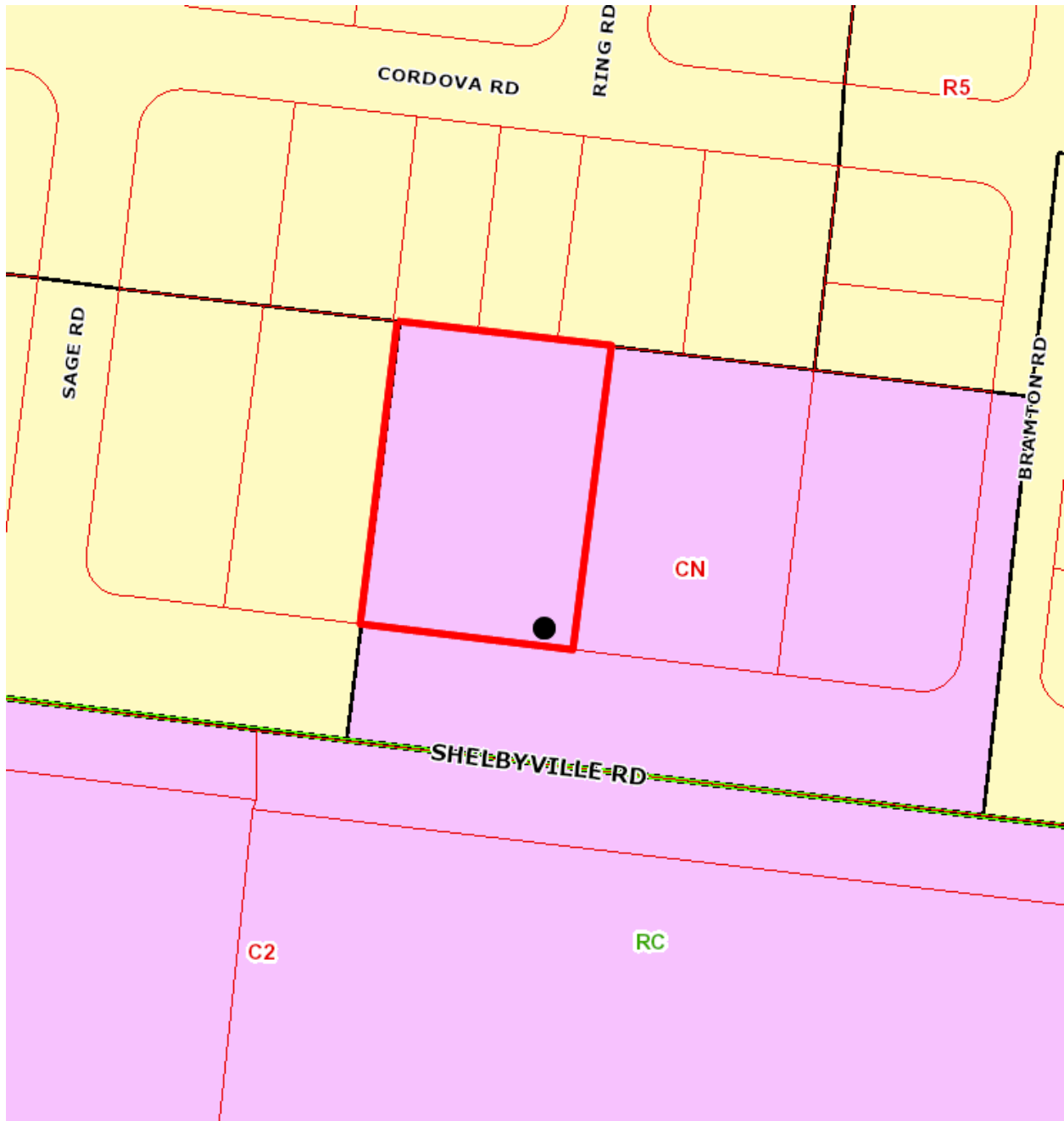
NOTIFICATION

Date	Purpose of Notice	Recipients
8/5/16	DRC	Adjoining property owners, applicant, owner, and registered users of Council District 7.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph with sign location

1. Zoning Map



2. Aerial with sign location

