



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 18DEVPLAN1182 Intake Staff: PC

Date: 5-13-19 Fee: —

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.12.2

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: Outdoor Amenities / Focal Points

Primary Project Address: 114 Rochester Drive

Additional Address(es): _____

Primary Parcel ID: 059P00030005

Additional Parcel ID(s): _____

Proposed Use: Warehouse Existing Use: Parking Lot

Existing Zoning District: EZ1 Existing Form District: SWFD

Deed Book(s) / Page Numbers²: 8355x524

The subject property contains 9.44 acres. Number of Adjoining Property Owners: 3

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 09-014-01 Docket/Case #: 18DEVPLAN1182

Docket/Case #: _____ Docket/Case #: _____

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

No. An amenity area based only on office square footage will have no effect on adjacent properties since the intent of the amenity area is to serve the property and not the region.

2. Will the waiver violate the Comprehensive Plan?

Since warehouse square footages are so large, reducing amenity area will provide ample area for employees.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

If an amenity area of 10% was required, it would utilize a large portion of the property that could otherwise be used for additional building square footage, truck court, and/or parking.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The amenity area will provide approximately enough area for seating for estimated employees and therefor ample for this development.