

Planning Commission
Staff Report
March 21, 2019



Case No:	19WAIVER1007
Project Name:	7505 Bardstown Rd – Street Name
Location:	7505 Bardstown Road
Owner(s):	Frank Csapo, Southpointe Partners LLC
Applicant:	John Campbell, Heritage Engineering
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUEST(S)

- **Waiver** of Land Development Code section 6.3.5.I to allow a private street name length to exceed the allowed number of characters (16) by 2

CASE SUMMARY/BACKGROUND

The street is located in the Southpointe Commons development, which is located at the southeast corner of the intersection of Bardstown Road and I-265. Land Development Code section 6.3.5.I restricts street name length to 16 characters.

Previous cases:

- 11640: Change in zoning from R-4 and R-5 Single Family Residential and OR-3 Office-Residential to C-2 Commercial and OR-1 Office-Residential, a change in Form District from Neighborhood to Regional Center

STAFF FINDING

The concerns raised by Emergency Services need to be adequately justified by the applicant. Especially who will install the sign; who will be responsible for maintenance of the sign; and how the size of the sign will be installed in a safe manner in compliance with the Manual on Uniform Traffic Control Devices (MUTCD).

TECHNICAL REVIEW

Emergency Services is not in support of this waiver due to concerns regarding visibility and readability of the street name, potential damage from heavy winds, and the ability for Metro to replace the street sign in a safe manner. A detailed letter describing their concerns is included with this staff report.

Councilman Robin Engel has provided a letter of support for this waiver.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this case.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION TO ALLOW A PRIVATE STREET NAME LENGTH TO EXCEED THE ALLOWED NUMBER OF CHARACTERS (16) BY 2

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will adversely affect adjacent property owners since the longer street name may present visibility and readability issues, as well as safety concerns from high winds. Even if the developer installs the sign in conformance with MUTCD standards, it is unclear how the sign will be maintained and replaced in the future to remain in compliance.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: Plan 2040 calls for protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigation when appropriate. The long street name would necessitate the need for a larger street sign, which is not typical along Metro or Kentucky roadways. A larger sign could potentially create a visual intrusion on the roadway.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant since the street name could be altered or shortened to be in compliance with the standards in the Land Development Code.

- (d) Either:

(i) The applicant has 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

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant. The street name is being chosen by the applicant and could be altered or shortened to be in compliance with the standards in the Land Development Code.

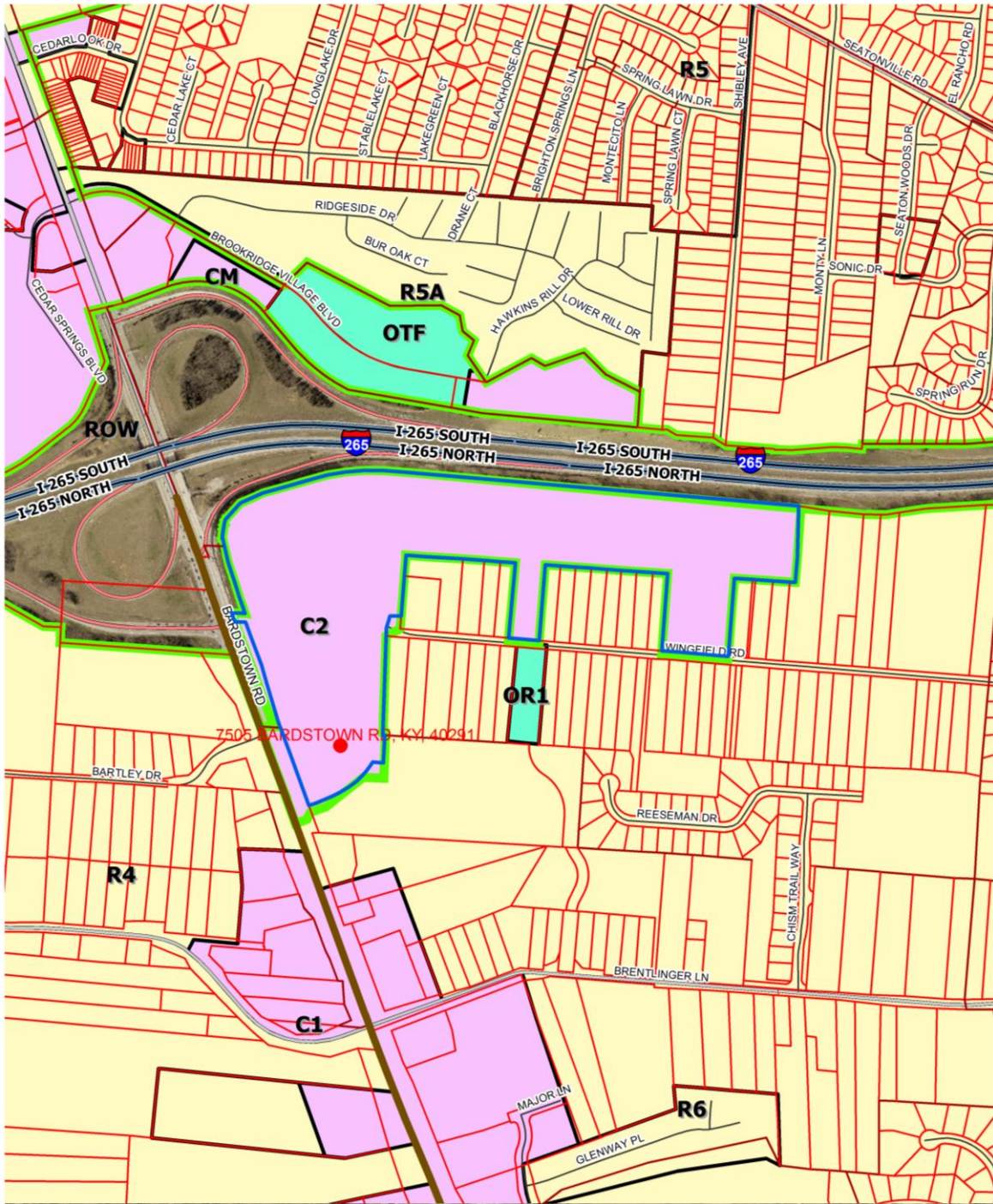
NOTIFICATION

Date	Purpose of Notice	Recipients
3-1-19	Hearing before LD&T LD&T Continued case to the full Commission	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 22

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



7505 BARDSTOWN RD

feet



640

Map Created: 3/14/2019



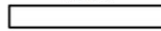
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2. Aerial Photograph



7505 BARDSTOWN RD

feet



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Map Created: 3/14/2019



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