

**17VARIANCE1040**

**13905 Promenade Green Way**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**October 16, 2017**

# Request

- Variance from LDC 5.3.1 (Table 5.3.2) to permit a building height of 45 ft

Location	Requirement	Request	Variance
Height of 54,000 sq ft office building	35 ft	45 ft	10 ft

# Case Summary/Background

- Site, currently vacant, will be developed with one single-story retail building and one three-story office building
- Site is part of General Development Plan for Old Henry Crossing (Case 09-099-98)
- 54,000 sq ft three-story building requires height variance
- Directly adjacent parcels are undeveloped or have two-story buildings
- Three-story building currently under construction on nearby parcel, also part of Old Henry Crossing
- Development plan was reviewed by LD&T on 10/12/17

# Zoning / Form District

## Subject Site:

Existing: C-1 / Neighborhood

Proposed: C-1 with CUP /  
Neighborhood

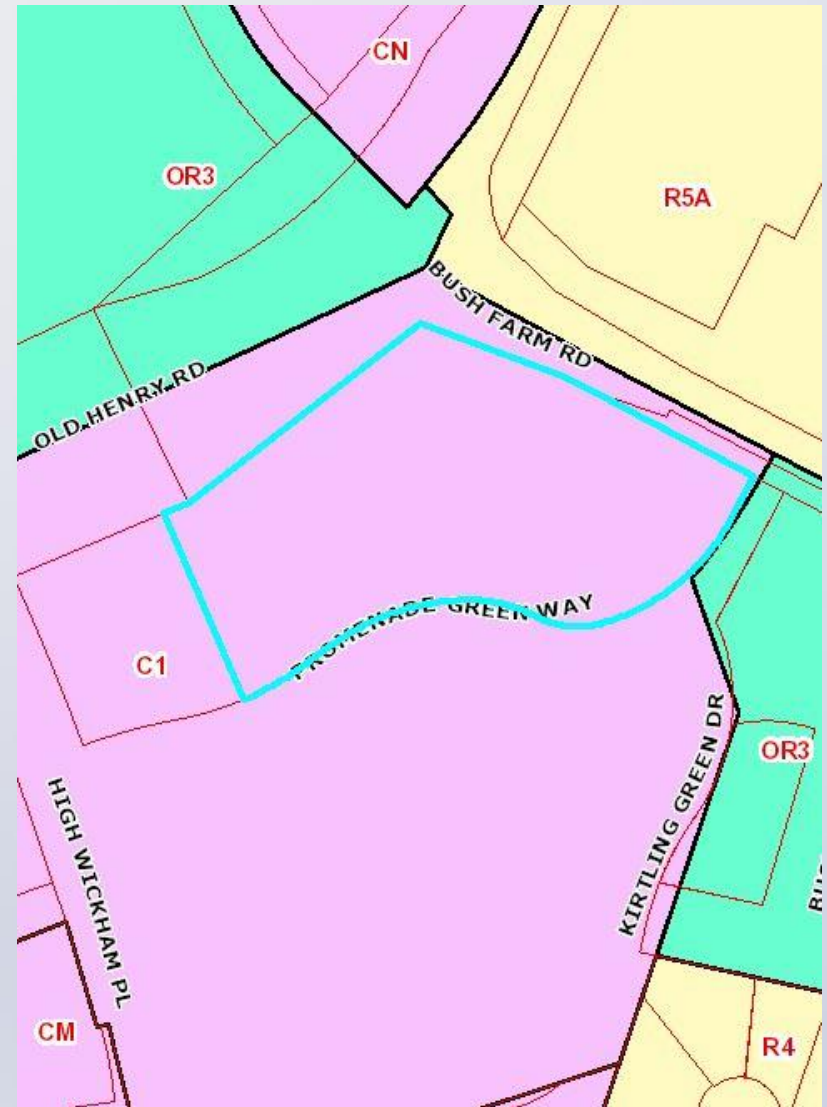
## Adjoining Sites:

North: OR-3/ Suburban Workplace

South: C-1 / Neighborhood

East: R-5A / Neighborhood

West: C-1 / Neighborhood



# Land Use

## Subject Site:

Existing: Vacant

Proposed: Office and Retail Center

## Adjoining Sites:

North: Vacant

South: Vacant, Office

East: Multi-family  
(under construction)

West: Vacant



# Site Photos



View to West Across Site  
From Bush Farm Road

# Site Photos



View to South  
Across Promenade Green Way

# Site Photos



View to East  
Across Bush Farm Road

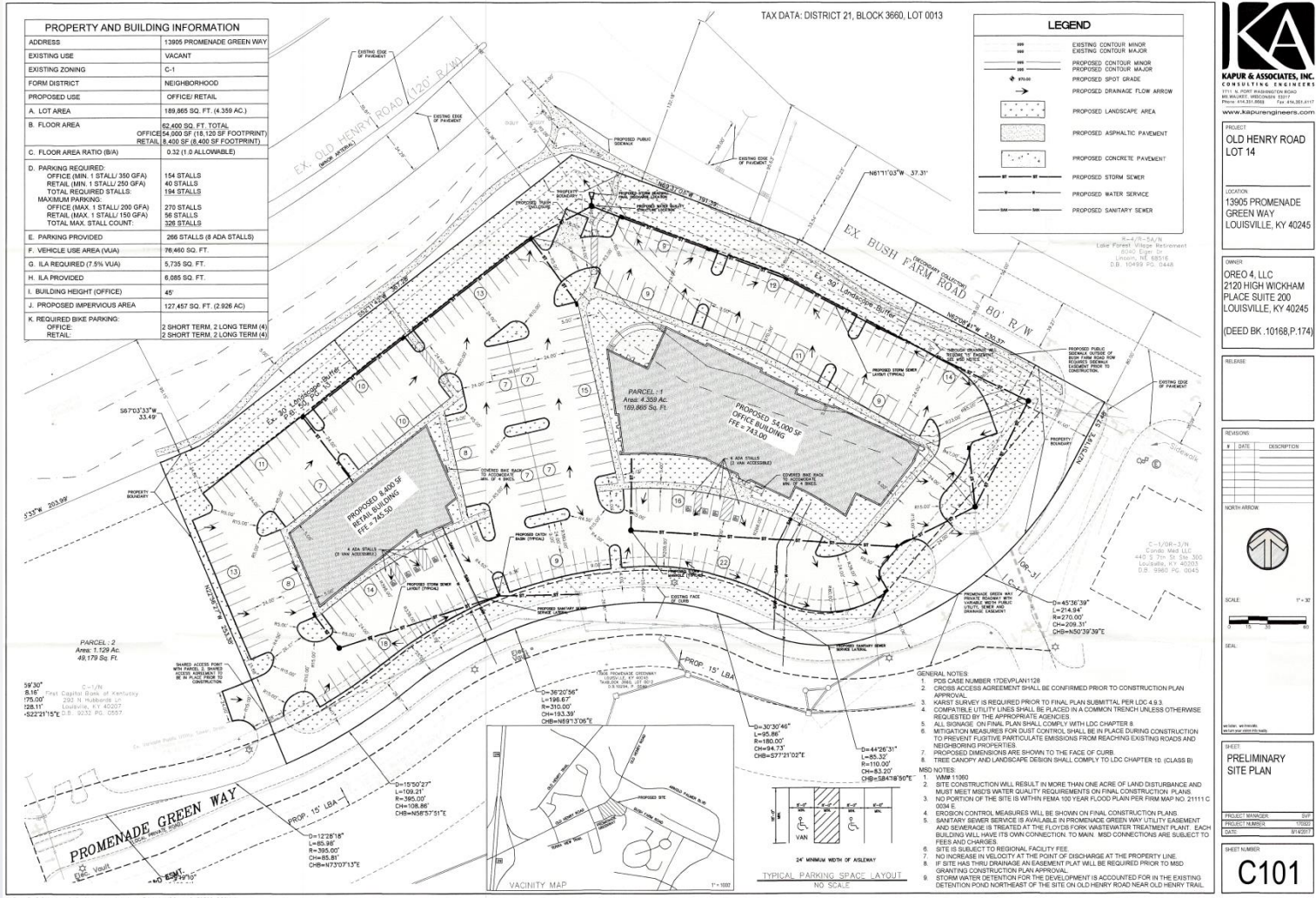


# Site Photos



View to South Across Site  
From Old Henry Road

# Development Plan



FILENAME: D:\Metro\17\0522 - KY Old Henry Rd Lot 14\Draw\170322\_0501.dwg



PROJECT  
**OLD HENRY ROAD LOT 14**

LOCATION  
13905 PROMENADE GREEN WAY LOUISVILLE, KY 40245

OWNER  
OREO 4, LLC  
2120 HIGH WICKHAM PLACE SUITE 200 LOUISVILLE, KY 40245  
(DEED BK. 10168.P.174)



PROJECT MANAGER: BVP  
PROJECT NUMBER: 170522  
DATE: 8/19/2017



# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

# Required Action

## Approve or Deny

- Variance from LDC 5.3.1 (Table 5.3.2) to permit a building height of 45 ft

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