

Case No. 16WAIVER1017

THE NINE



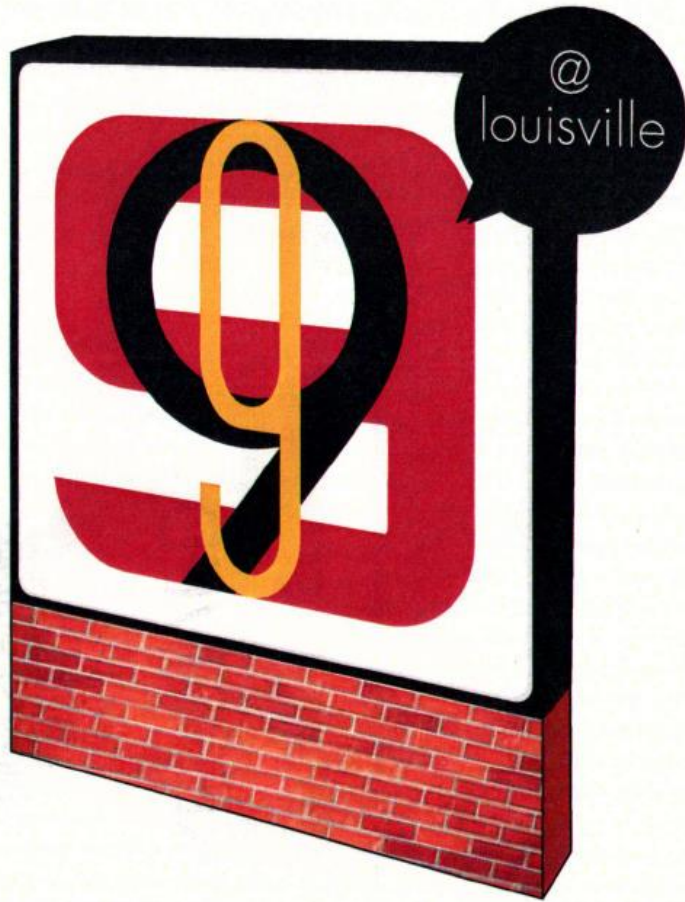
Louisville Metro Board of Zoning Adjustment
Public Hearing

Joel P. Dock, Planner I
July 11, 2016

Request

- Exceptional Signage Review for authorization of proposed attached and freestanding signage in Campus form district.

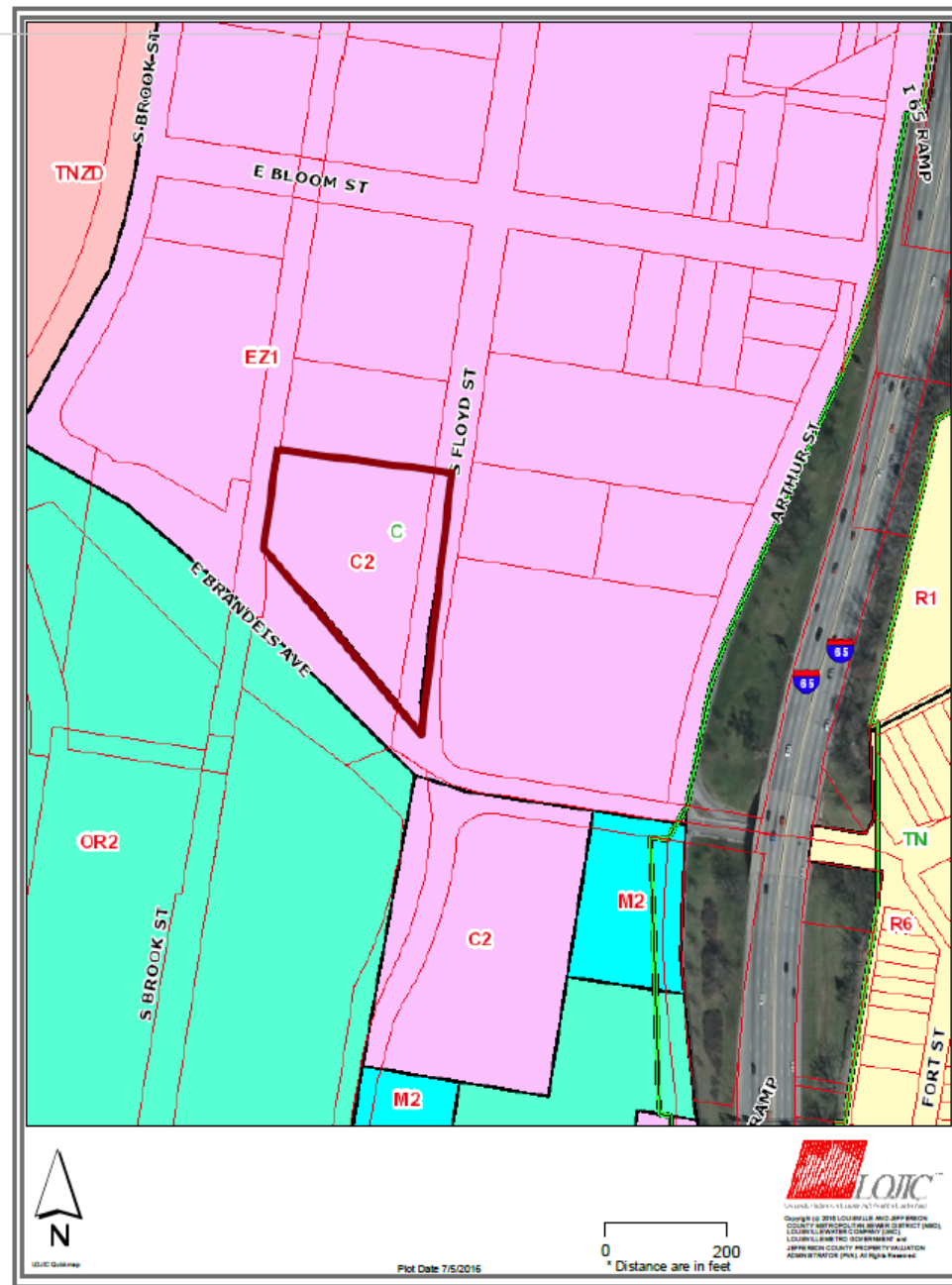
Case Summary / Background



- Freestanding monument style sign and an attached sign at the corner of S. Floyd Street and E. Brandeis Avenue.
- Private student housing development currently under construction.
- Freestanding sign will be internally lit with a light gray face and a 14.5 SF brick base.
- attached sign will contain 13 SF consisting 3” deep metal fabricated letters attached above the main entrance

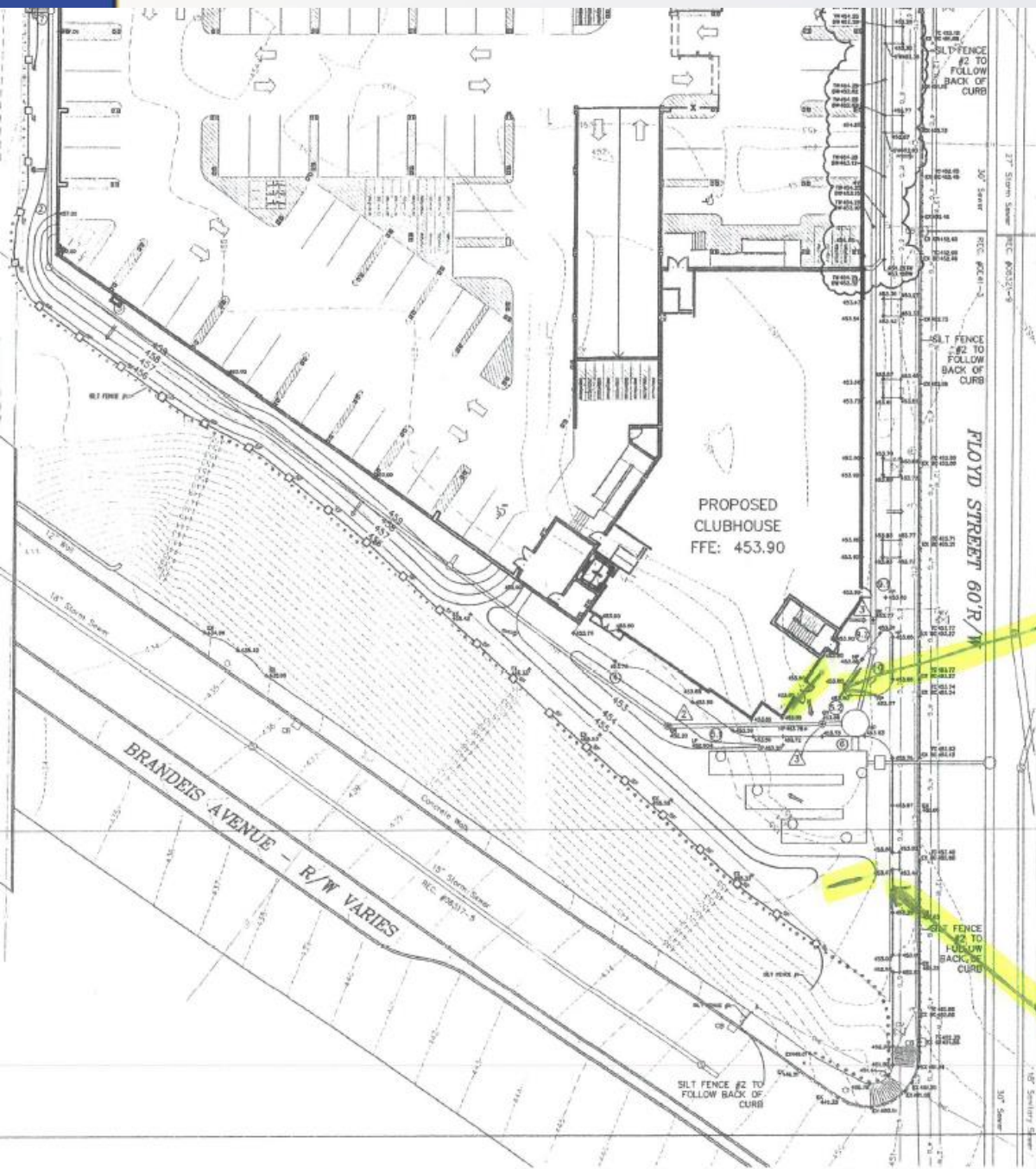


Zoning/Form Districts



Aerial Photo/Land Use





NO.	AREA ac	COEFF.	C * A	CONC. min	10 YR. in/yr	100 YR. in/yr	10 YR. cfs	100 YR. cfs	SIZE in	LENGT ft
1	0.74	0.95	0.70	10.00	5.30	7.20	3.7	5.1	15	84
2	0.00	0.95	0.78	10.22	5.25	7.13	4.1	5.6	15	75
3	0.00	0.95	0.78	10.47	5.20	7.00	4.1	5.5	15	149
4	0.00	0.95	0.78	10.95	5.09	6.93	4.0	5.4	15	81
5.1	0.12	0.95	0.89	11.22	5.04	6.86	4.5	6.1	18	47
5.2	0.00	0.95	0.89	11.38	5.01	6.82	4.5	6.1	18	6
6	0.00	0.95	1.49	11.41	5.00	6.82	7.5	10.2	18	4
7	0.08	0.95	0.08	10.00	5.30	7.20	0.4	0.5	12	5
8	0.58	0.95	0.55	10.00	5.30	7.20	2.9	4.0	15	63
9.1	0.05	0.95	0.60	10.25	5.24	7.12	3.1	4.3	15	242
9.2	0.00	0.95	0.60	11.20	5.04	6.87	3.0	4.1	15	9
10	0.00	0.95	0.80	11.24	5.04	6.88	3.0	4.1	15	17

MSD STANDARD EROSION CONTROLS		
	SILT FENCE	EF-09-02
	CONSTRUCTION ENTRANCE	ER-01-03
	FILTER FABRIC INLET PROTECTION	EF-01-02
	STONE BAG INLET PROTECTION	EF-03-01
***** LIMITS OF DISTURBANCE = 1.74 ACRES		

Proposed location for Awnings / building sign

PHASING AND SEQUENCING

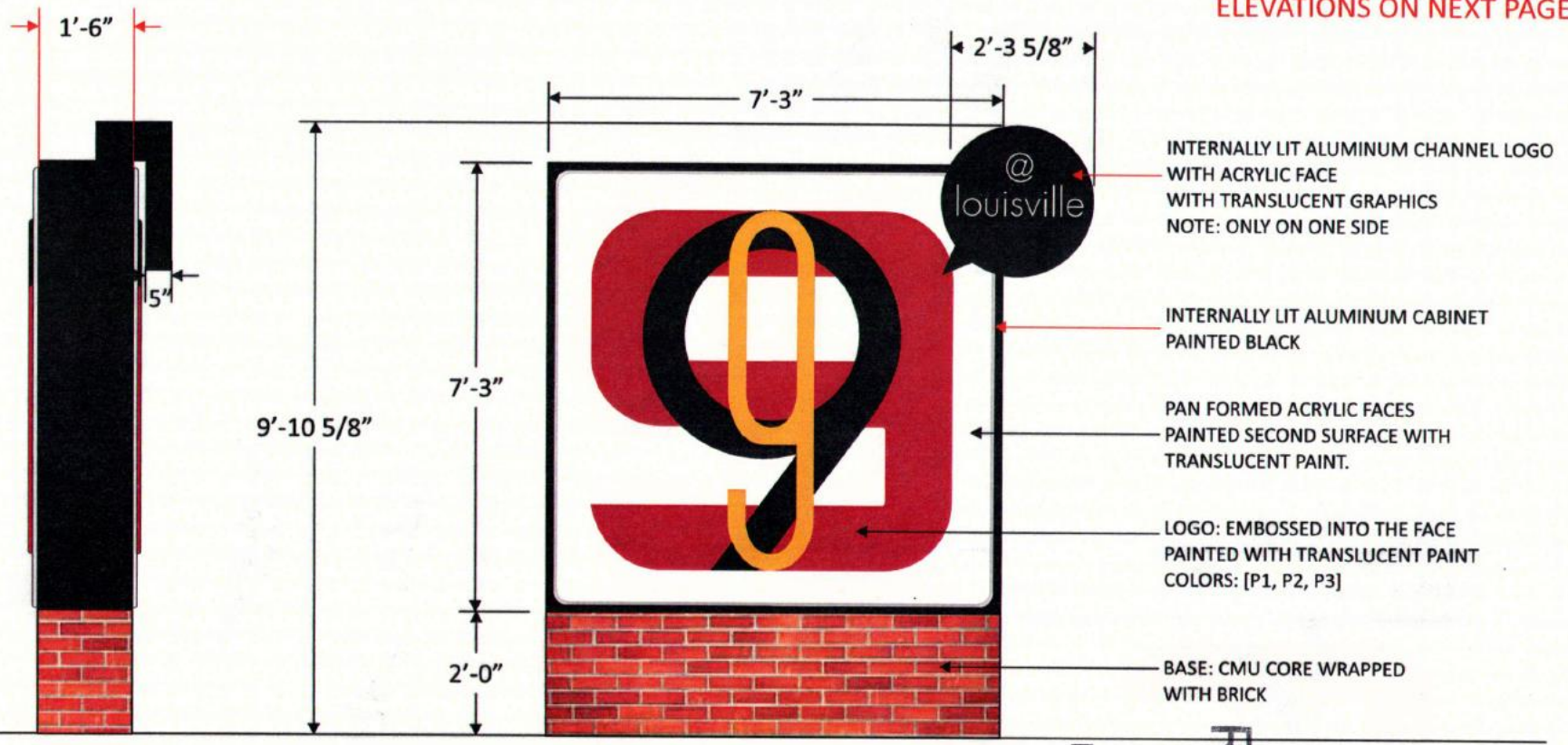
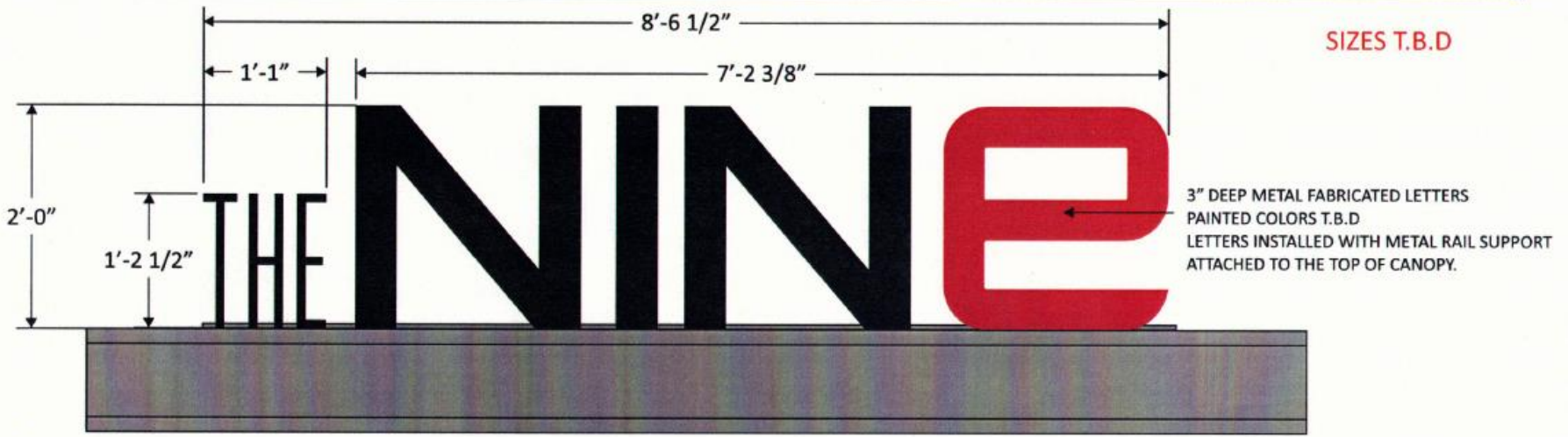
- Contractor to excavate and remove existing pavement and sidewalk to the extent necessary to install silt fence. Silt fence to be placed just inside existing curb along Floyd.
- Contractor to utilize existing pavement as construction entrance.
- Contractor to remove existing on-site storm sewer and cap at property line if necessary per all MSD specifications, ensuring no infiltration of sediment into pipe.
- Contractor to coordinate with LG&E for the removal of site electric and gas services.
- Contractor to clear and grub all trees and brush, disposing of material off-site. All material being grubbed from this process to be directed to a BMP.
- Contractor to commence with foundation, building, and sidewalk construction ensuring any sediment is directed to the silt fence. Sidewalk demolition to also where indicated on plan. Existing pavement may be left at the contractor's discretion for construction staging.
- Contractor to remove existing storm system (cap where needed per MSD specifications) and mass grade site or needed installing all sediment is directed to a BMP.
- Contractor to remove and install underground detention system including tie-in to the public system, per all MSD specifications.
- Contractor to install permanent pipe system and connect to underground detention system when necessary. Contractor to ensure public system tie-in has been fully installed per all MSD standards before installing and connecting permanent pipe system.
- Immediately following pipe system construction, stone bag inlet protection to be placed on all sites as indicated.
- Contractor to construct all building foundations. At contractor's discretion, building foundation construction may be done in conjunction with permanent pipe system and underground detention system.
- Upon completion of foundation, contractor to complete foundation certification and proceed to MSD to obtain full approvals.
- Contractor to proceed with construction of pavement and hardware.
- Once area (walk to right-of-way) is stabilized, contractor to remove sections of all fences and relocate construction fencing if necessary to remove, remove, and relocate indicated curb and any remaining public sidewalk including permanent entrance aprons. If site is stabilized by 90% silt fence does not need to be re-located.
- Once site is stabilized, contractor to remove all BMP's and all accumulated sediment in the underground detention system.
- Each BMP check on the Erosion Prevention & Sediment Control Plan must be inspected and noted by the EPSC Certified Inspector every 7 calendar days & within 24 hours of a half inch or greater storm event.

Proposed location for free-standing sign

EROSION PREVENTION AND SEDIMENT CONTROL
THE APPROVED SHALL BE IMPROVED CONSTRUCTION MUST BE REVIEWED BY THE OFFICE, EPSC FOR THE PLAN DETENTION BASIN SHALL PERFORM CONTINUING ACTIONS MUST FROM CONSTRUCTION THE ROADWAY SOIL STOCKPILES AND CATCH BASINS AS NECESSARILY. ALL STREAM CATCH BASINS FOR MSD STANDARDS - LAD OR OTHER EXISTING TRAPPING DEVICES SWALE, OR CA WHERE CONSTRUCTION TEMPORARILY STABILIZATION BUT NO LATER

UTILITY NOTE: ALL SERVICE LINES ARE TO BE PROTECTED PER LOCAL ORDINANCE NO. 202-356 PROJECT. THIS NUMBER IS TO BE MAINTAINED BELOW GROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.





Applicable Plans & Policies

- Cornerstone 2020
- LDC (April 2016)

Technical Review

- The Board of Zoning Adjustment (BOZA) is authorized under the Louisville Metro Land Development Code (LDC), section 8.4.1 to authorize exceptional signs that do not meet definitions for sign types permitted by the sign regulations.

Staff Analysis and Conclusions

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

Required Actions

- APPROVE or DENY the authorization of exceptional signage for a freestanding monument style sign totaling 57 SF and one attached sign totaling 13 SF.

