

17DEVPLAN1100

700 East Muhammad Ali Blvd.



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Ross Allen, Planner I

July 10, 2017

Request(s)

- **Variance:** from the Land Development Code section 5.2.2.C.2, table 5.2.2 to allow a proposed rear addition to encroach 1.7 feet into the required five foot rear yard setback.

Location	Requirement	Request	Variance
Rear Yard Setback	5 ft.	3.3 ft.	1.7 ft.

Case Summary / Background

- Applicant is proposing to construct a 1,800 s.f. addition onto the rear of the existing St. John's Community Center with a gross floor area of 2,690 s.f. in an OR-2 zoned parcel within a Traditional Neighborhood Form District.
- The existing structure which currently has a rear setback of five feet along the alley to the rear of the subject site and has a 3 foot street side yard required setback along Clay Street.
- The alley to the rear is approximately 17 feet in paved width and has a 24 foot wide right of way width.

Zoning/Form Districts

Subject Property:

- Existing: OR-2/Traditional Neighborhood
- Proposed: OR-2/Traditional Neighborhood

Adjacent Properties:

- North: UN/Downtown
- South: OR-2/Traditional Neighborhood
- East: OR-2/Traditional Neighborhood
- West: OR-2/Traditional Neighborhood



Aerial Photo/Land Use

Subject Property:

- Existing: Public and Semi-Public (Community Center)
- Proposed: Public and Semi-Public (Community Center)

Adjacent Properties:

- North: Multi-Family Residential
- South: Multi-Family Residential
- East: Public and Semi-Public
- West: Industrial/Public and Semi-Public



Site Photos-Subject Property



The subject site looking south towards the front of St. John's Community Center from East Muhammad Ali Blvd.

Site Photos-Subject Property



The subject site looking at the rear of the property where the proposed addition is to be located, alley shown to the right.

Site Photos-Subject Property



Looking east down the alley, rear of subject site.

Site Photos-Subject Property



Looking north at the rear of the community center where the proposed addition is to be located.

Site Photos-Subject Property



Looking west down the alley towards Clay Street.

Surrounding-Subject Property



Looking north at the adjacent property to the east of St. John's Community Center.

Surrounding-Subject Property



Looking south down Clay Street at the Phoenix Place Apartments.

Surrounding-Subject Property



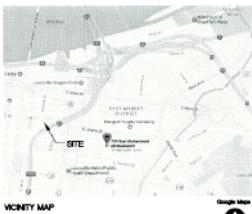
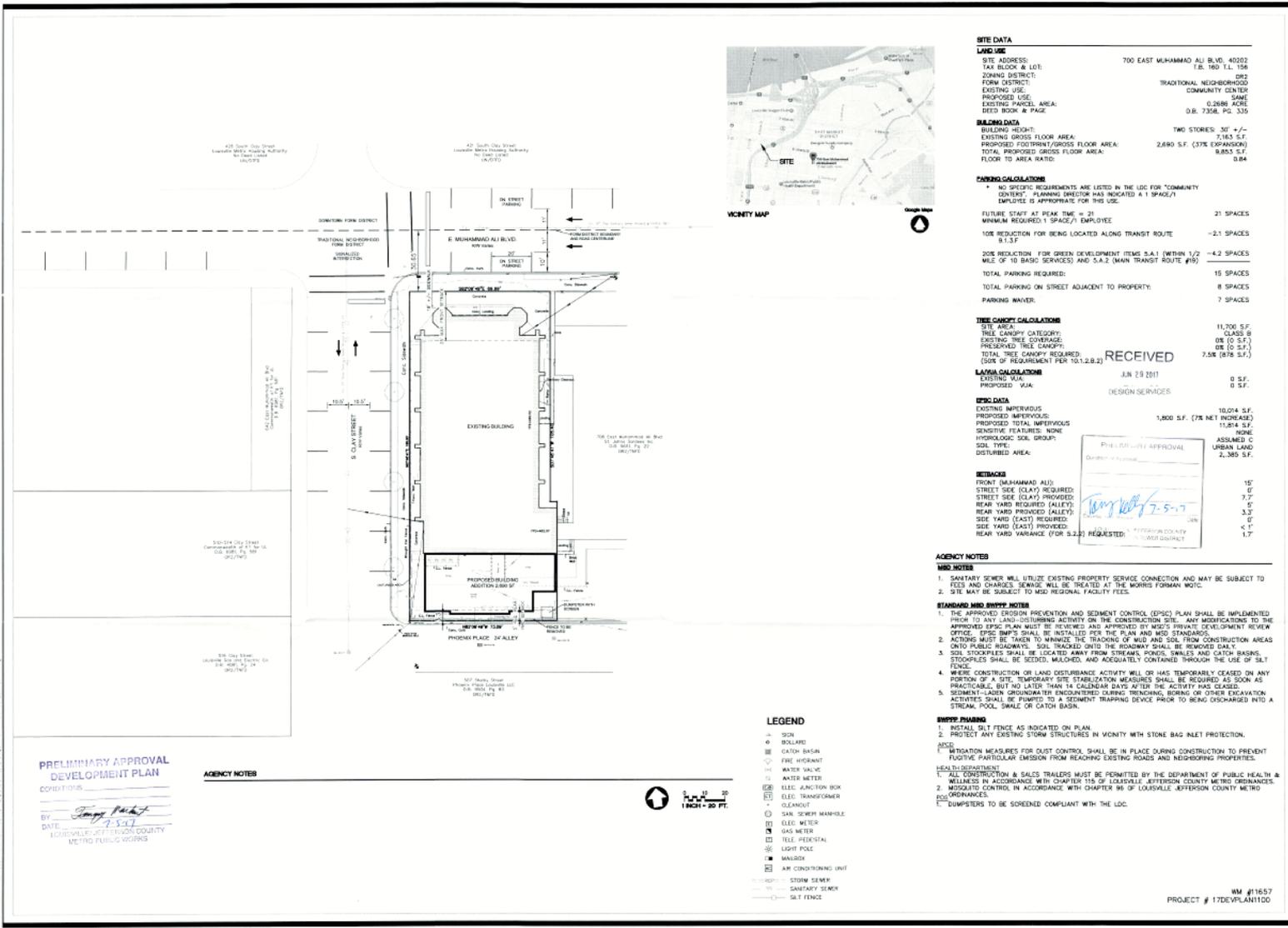
Looking north on Clay Street, St. John's community center to the right and UofL parking/housing to the left.

Surrounding-Subject Property



Looking northeast across East Muhammad Ali Blvd. at Liberty Green.

Applicant's Development Plan



SITE DATA

LAND USE

SITE ADDRESS: 700 EAST MUHAMMAD ALI BLVD, 40202
 TAX BLOCK & LOT: E.B. 160 T.L. 156
 ZONING DISTRICT: DP2
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD COMMUNITY CENTER
 EXISTING USE: SAME
 PROPOSED USE: SAME
 EXISTING PARCEL AREA: 0.2486 ACRES
 DETD BOOK & PAGE: O.B. 7358, PG. 335

BUILDING DATA

BUILDING HEIGHT: TWO STORES: 30' +/-
 EXISTING GROSS FLOOR AREA: 7,163 S.F.
 PROPOSED FOOTPRINT/GROSS FLOOR AREA: 2,690 S.F. (37% EXPANSION)
 TOTAL PROPOSED GROSS FLOOR AREA: 9,853 S.F.
 FLOOR TO AREA RATIO: 0.84

PARKING CALCULATION

* NO SPECIFIC REQUIREMENTS ARE LISTED IN THE LDC FOR "COMMUNITY CENTER". PLANNING QUESTIONER HAS REQUESTED A 1 SPACE/1 EMPLOYEE IS APPROPRIATE FOR THIS USE.

FUTURE STAFF AT PEAK TIME: = 21
 MINIMUM REQUIRED 1 SPACE/1 EMPLOYEE: 21 SPACES
 50% REDUCTION FOR BEING LOCATED ALONG TRANSIT ROUTE: -2.1 SPACES
 50% REDUCTION FOR GREEN DEVELOPMENT ITEMS 5.A.1 (WITHIN 1/2 MILE OF 10 BASIC SERVICES) AND 5.A.2 (MAIN TRANSIT ROUTE #18): -4.2 SPACES
 TOTAL PARKING REQUIRED: 15 SPACES
 TOTAL PARKING ON STREET ADJACENT TO PROPERTY: 8 SPACES
 PARKING WAIVER: 7 SPACES

TREE CANOPY CALCULATION

SITE AREA: 11,700 S.F.
 TREE CANOPY CATEGORY: CLASS B
 EXISTING TREE COVERAGE: 0% (0 S.F.)
 PRESERVED TREE CANOPY: 0% (0 S.F.)
 TOTAL TREE CANOPY REQUIRED: 7.5% (878 S.F.)
 (50% OF REQUIREMENT PER 10.1.2.B.2)

LANDSCAPE CALCULATION

EXISTING VLA: 0 S.F.
 PROPOSED VLA: 0 S.F.

EPSC DATA

EXISTING IMPERVIOUS: 10,014 S.F.
 PROPOSED IMPERVIOUS: 1,800 S.F. (17% NET INCREASE)
 PROPOSED TOTAL IMPERVIOUS: 11,814 S.F.
 SENSITIVE FEATURES: NONE
 HYDROLOGIC SOIL GROUP: NONE
 SOIL TYPE: NONE
 DISTURBED AREA: 2,385 S.F.

SETBACKS

FRONT (MUHAMMAD ALI): 15'
 STREET SIDE (CLAY) REQUIRED: 7.7'
 STREET SIDE (CLAY) PROVIDED: 9'
 REAR YARD REQUIRED (ALLEY): 3.3'
 REAR YARD PROVIDED (ALLEY): 3.3'
 SIDE YARD (EAST) REQUIRED: 0'
 SIDE YARD (EAST) PROVIDED: 0'
 REAR YARD VARIANCE (FOR 3.3.2) REQUESTED: 1.7'

AGENCY NOTES

MSD NOTES

1. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAL WWT.
2. SITE MAY BE SUBJECT TO MSD REGIONAL FACILITY FEES.

STANDARD MSD SWEEP NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWEEP SHEETS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC HIGHWAYS. SOIL TRACKED ONTO THE HIGHWAY SHALL BE REMOVED IMMEDIATELY.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE. BUILT-UP SOIL STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE. ALL EXCAVATION SHALL BE BACKFILLED AND REGRADED TO ORIGINAL GRADE OR BETTER. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.

SWEEP FINISHING

1. INSTALL SILT FENCE AS INDICATED ON PLAN.
2. PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.

EPSC

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH/DEPARTMENT

1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE, KENTUCKY COUNTY METRO ORDINANCES.
2. MISCELLANEOUS, IN ACCORDANCE WITH CHAPTER 116 OF LOUISVILLE, KENTUCKY COUNTY METRO ORDINANCES.
3. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITION: _____
 BY: *Timothy Pickett*
 DATE: 7-5-17
 LOUISVILLE, KENTUCKY COUNTY METRO PLANNING DEPARTMENT

AGENCY NOTES



LEGEND

- ▲ SIGN
- BOLLARD
- ▨ CATCH BASIN
- FIVE HYDRANT
- WATER VALVE
- WATER METER
- ELEC. ANCHOR BOX
- ELEC. TRANSFORMER
- ISLAND/ISLET
- SAN. SEWER MANHOLE
- ELEC. METER
- GAS METER
- TELE. PESTICIDE
- LIGHT POLE
- MANHOLE
- AIR CONDITIONING UNIT
- STORM SEWER
- SANITARY SEWER
- SALT FENCE

RECEIVED

JAN 29 2017
 DESIGN SERVICES
 PHOENIA PLACE APPROVAL
 Provided to: _____
 Timothy Pickett 7-5-17

Engineering Planning
 St. John Center Expansion
 Category 2B Plan
 700 East Muhammad Ali Blvd
 Louisville KY 40202

Job No: 09917284.001
 Date: June 8, 2017
 Drawn By: St. John Center
 Category 2B Plan
 Drawing No: 1 of 1



Rendering of Proposed Addition

RECEIVED
JUN 29 2017
DESIGN SERVICES



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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- The Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from section 5.2.2.C.2, table 5.2.2 to allow a proposed 1,800 s.f. rear addition to the existing building (Church/Community Center) to encroach 1.7 feet into the required five foot rear yard setback.

Required Actions

- **Variance:** from the Land Development Code Section 5.2.2.C.2, table 5.2.2 to allow a proposed 1,800 s.f. rear addition to the existing building (Church/Community Center) to encroach 1.7 feet into the required five foot rear yard setback.
Approve/Deny
- **Condition of Approval:** The Category 2B Development Plan be approved on condition that the Parking Waiver 17PARK1007 be approved at Planning Commission on July 6, 2017 so that the proposal meets parking requirements.