

Development Review Committee

Staff Report

August 17, 2016



Case No:	16WAIVER1029
Project Name:	JFCS Family Center Sign Waiver
Location:	2821 Klempner Way
Owner:	Jewish Family and Vocational Services of Louisville, Inc.
Applicant:	Judy Freundlich Tiell
Representative:	Judy Freundlich Tiell
Existing Zoning District:	OTF, Office/Tourist Facility
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Ross Allen, Planner I

REQUEST

- Sign Waiver from LDC Section 8.2.1.D.6 to allow a changing image sign to be closer than 300 feet to a residentially zoned district..

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing to replace a static portion of an existing freestanding sign with an LED box measuring 37.7 inches by 50.3 inches for a total area of 13.16 square feet located at the entrance (Dutchmans Lane and Klempner Way) to the Jewish Family and Vocational Services of Louisville, Inc. The proposed changing image sign would be located at the entrance to Klempner Way (Local Road) along Dutchmans Lane (Minor Arterial) approximately 408 feet southwest of the intersection of Cannons Lane and Dutchmans Lane and would be located approximately 16 feet from the edge of pavement on Dutchmans Lane. There is an R-7 (Residential Multi-family zoning district) located approximately 80 feet south of the proposed changing image sign. The Jewish Community Center has a changing image sign located approximately 282 feet northeast of the subject sight.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Public and Semi Public – Jewish Family and Vocational Services, Inc.	OTF	Neighborhood
Proposed	Public and Semi Public – Jewish Family and Vocational Services, Inc.	OTF	Neighborhood
Surrounding Properties			
North	Commercial/Public and Semi Public	OTF	Neighborhood
South	Single Family Home	R-7	Neighborhood
East	Parks and Open Space	R-4	Neighborhood
West	Public and Semi-public	R-1	Suburban Workplace

PREVIOUS CASES ON SITE

10715 – 3587 and 3595 Dutchmans Lane Street name change from Family Drive to Klempner Way.

INTERESTED PARTY COMMENTS

Staff has not received any inquiries or interested party comments to date.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 8.2.1.D.6, to allow a freestanding changing image sign to be closer than 300 feet of a residentially zoned district.

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

STAFF: The waiver would not adversely affect adjacent property owners since the proposed changing image sign will be facing east/west along Dutchmans Lane north of Abigail Drive. The closest changing image sign would be located at the Jewish Community Center located approximately 725 feet east on Dutchmans Lane.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020.

STAFF: Guideline 3, policy 8 of Cornerstone 2020 calls for the mitigation of adverse impacts of lighting from proposed development on the nearby properties, and on the night sky. Guideline 3, policy 28 of Cornerstone 2020 tries to ensure that signs are compatible with the form district pattern and contribute to the visual quality of their surroundings, to promote signs of a size and height adequate for effective communication and conducive to motor vehicle safety, limit freestanding signs to monument style signs unless such design would unreasonably compromise sign effectiveness. Last, Guideline 3, policy 28 of Cornerstone 2020 ask that freestanding signs in multi-lot developments, minimize the number of signs by including signage for each establishment on the same support structure to encourage consistent design (size, style, and materials). The changing image sign LED's will have a 140° view angle allowing the light from the sign to potentially intrude into properties along the south of Dutchmans Lane. However, the changing image sign has built in dimming technology which dims the LED's during the evening/night hours to help minimize the brightness. Furthermore, the placement of the sign being perpendicular to Dutchmans Lane minimizes the potential light intrusion into the nearby residential zoning district, south of Dutchmans Lane.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the proposed changing image portion of the sign would allow the Jewish Family and Career Services to change messages more easily and not require an individual to do so outside in inclement weather.

- (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 create an unnecessary hardship on the applicant since the proposed changing image portion of the sign meets all other applicable LDC requirements and allows for easier changing of community messages to reach Louisville residents.

TECHNICAL REVIEW

None

STAFF CONCLUSIONS

- The waiver appears to be adequately justified based on staff analysis and standard of review. Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established in the LDC and comprehensive plan for approving the waiver.

REQUIRED ACTION

- **APPROVE** or **DENY** the sign waiver to allow a freestanding changing image sign to be closer (approximately 80 feet from the residences) than the 300 feet to a residentially zoned district as required by LDC section 8.2.1.D.6.

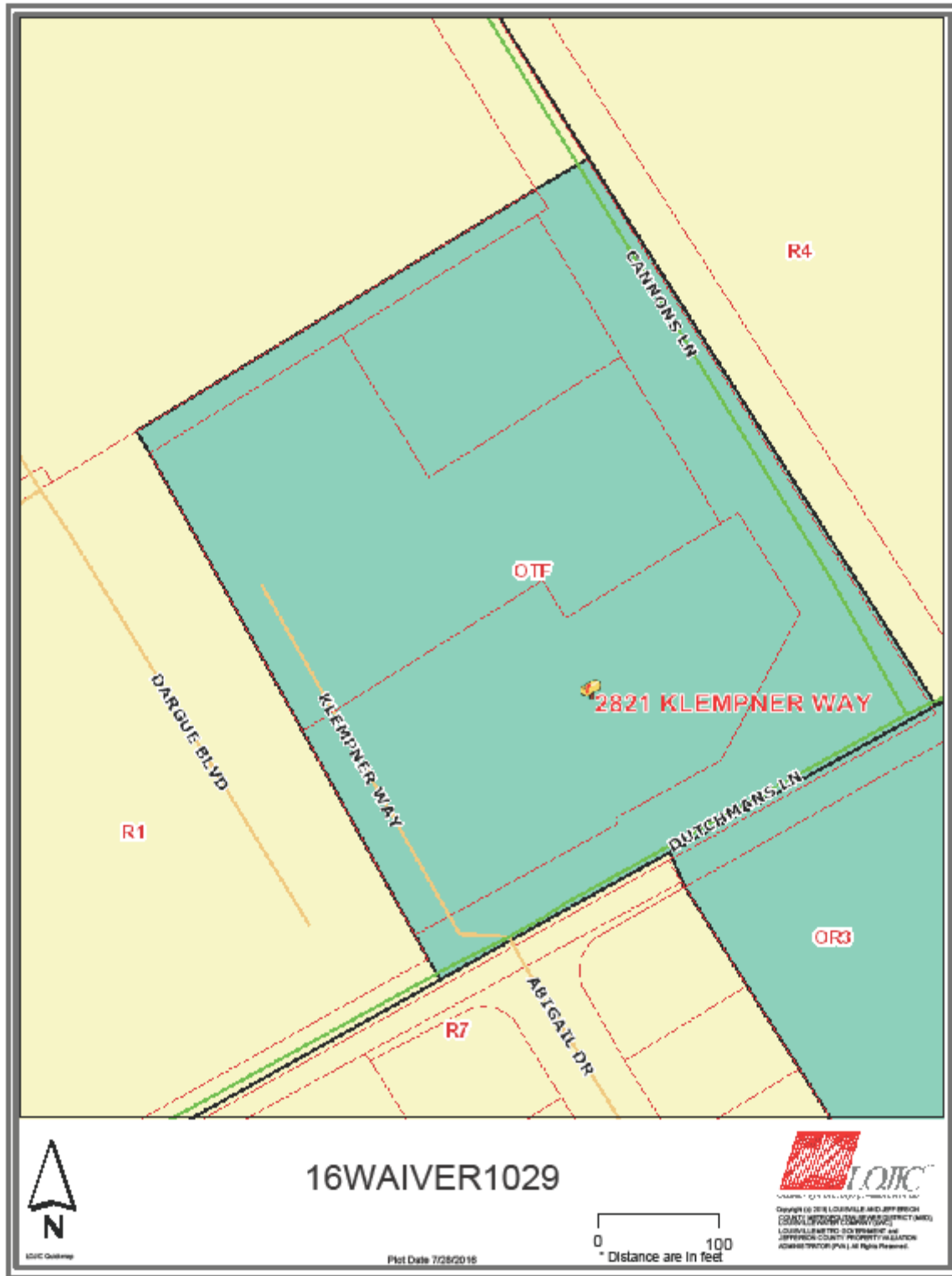
NOTIFICATION

Date	Purpose of Notice	Recipients
8/5/16	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Applicants Site Plan
4. Elevation

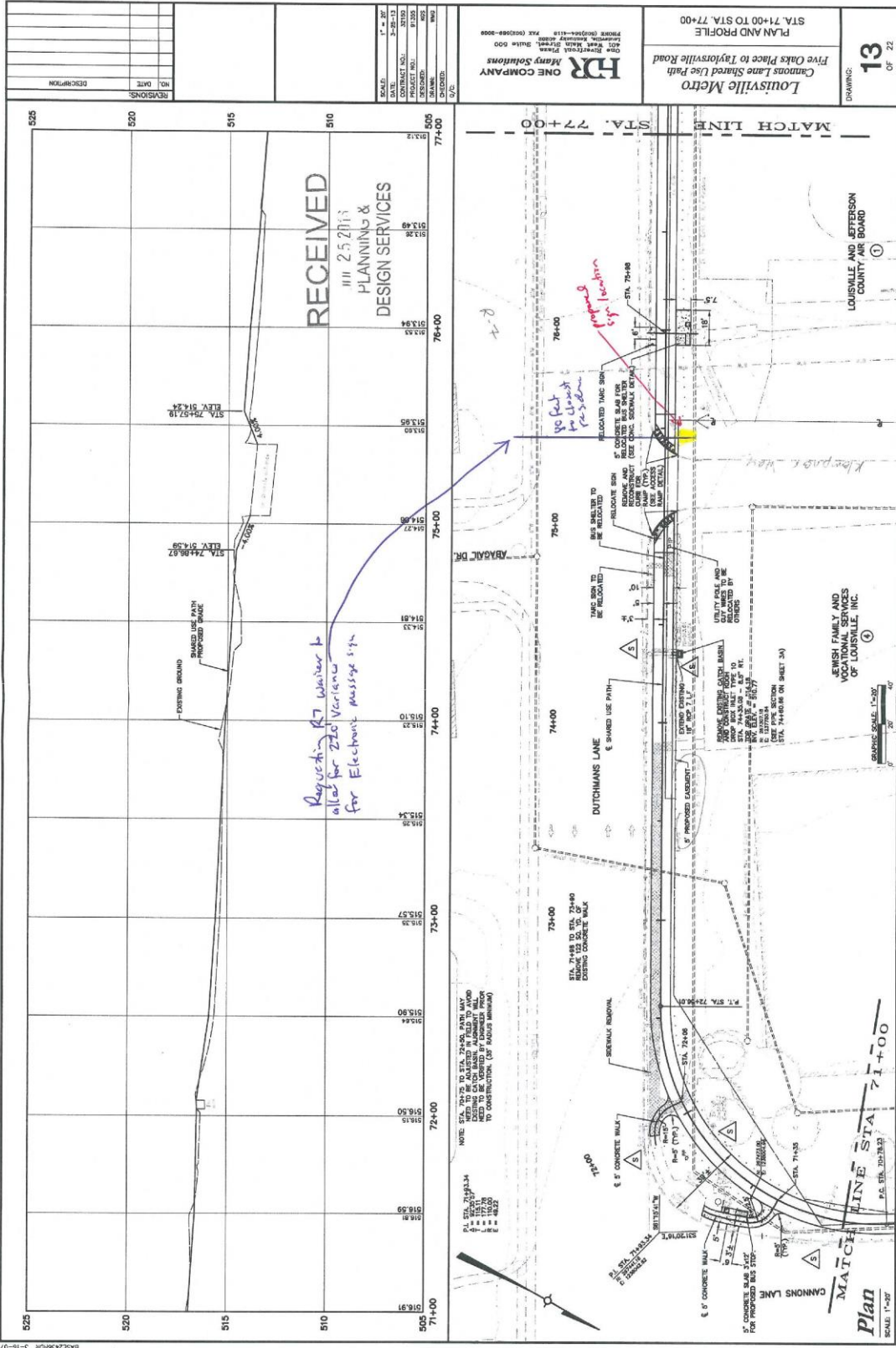
1. Zoning Map



2. Aerial Photograph



3. Applicants Site Plan



HDR ONE COMPANY
 One Westfield Place
 400 East Main Street
 Louisville, Kentucky 40202
 PHONE (502) 581-6118 FAX (502) 581-9000

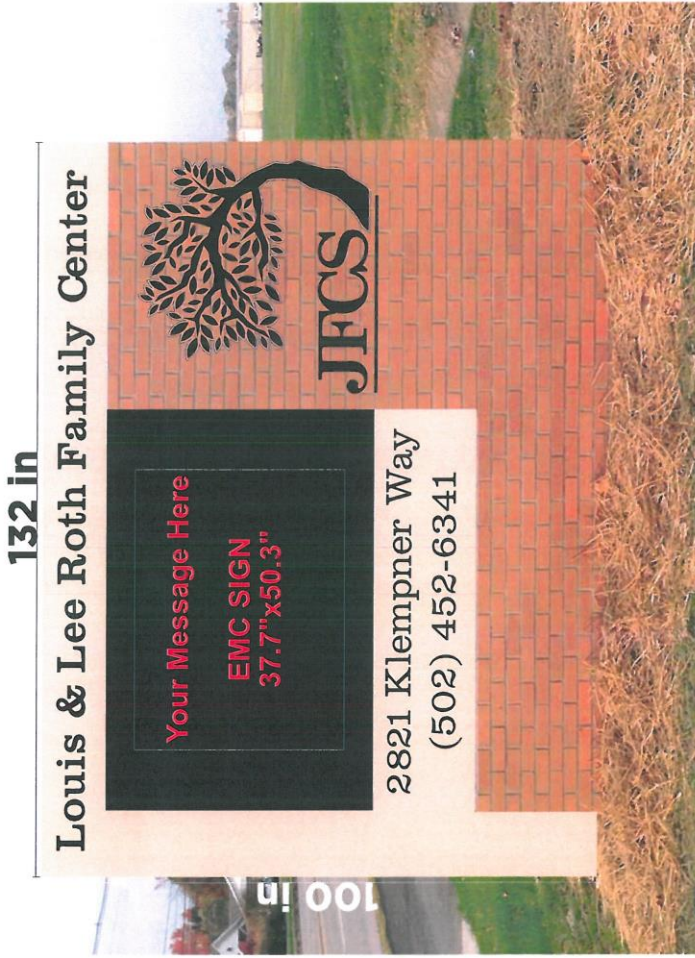
Louisville Metro
 Cannons Lane Shared Use Path
 Five Oaks Place to Taylorsville Road
 STA. 71+00 TO STA. 77+00
 PLAN AND PROFILE

DRAWING: **13**
 OF 22

REVISIONS:	
NO.	DATE DESCRIPTION

SCALE:	1" = 30'
DATE:	2-28-13
CONTRACT NO.:	ST132
PROJECT NO.:	P1305
DATE:	2-28-13
BY:	
CHECKED:	

4. Elevation



WE CANNOT PROCEED WITH YOUR ORDER UNTIL YOU RESPOND TO THIS PROOF.

PLEASE REVIEW THIS PROOF CAREFULLY:

- **Spelling is your responsibility**
- Sizes are noted
- Drawing is not to scale
- Colors on finished product may vary slightly from electronic proof
- If color accuracy is important and you require a press proof, please request one in your response

APPROVE OR REQUEST REVISION

See instructions in the email. You can send all responses through our online service.



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OR# 41127 - JFCS
Proof Created: 7/20/2016 4:57:14 PM
 Sales Rep: KGS
 Designer: BNH
 Design File: monument_rebuild04.fs

Brick and Cabinet are 10.9375" thick

Job Details

Rebuilding of Monument Signs
 Dimensional Letters & Logo
 EMC sign w/ black cabinet
 2-Sided
 Qty. 1
 Installed

RECEIVED

JUL 25 2016
 PLANNING &
 DESIGN SERVICES

16 WAIVER 1029