

Board of Zoning Adjustment
Staff Report
 March 5, 2018



Case No:	18VARIANCE1009
Project Name:	Kentucky Blood Center Sign
Location:	5406 Antle Drive
Owner(s):	KYBC Holdings LLC
Applicant:	Mark Kidwell – Commonwealth Sign Co.
Jurisdiction:	Louisville Metro
Council District:	13 – Vicki Aubrey Welch
Case Manager:	Dante St. Germain, Planner I

REQUEST

- **Variances** from Land Development Code table 8.3.2 to allow a sign to exceed the allowable height and area in the Suburban Marketplace Corridor form district

Location	Requirement	Request	Variance
Sign Height	12 ft.	25 ft.	13 ft.
Sign Area	60 sf.	72 sf.	12 sf.

CASE SUMMARY/BACKGROUND

The subject property is located at the intersection of Antle Drive with Standiford Plaza Drive, approximately 400 feet from the edge of pavement of Preston Highway and approximately 600 feet from the Jefferson County/Bullitt County line. The property has two existing freestanding monument-style signs, one along Antle Drive and the second along Standiford Plaza Drive. The freestanding sign along Standiford Plaza Drive is to be removed.

The applicant proposes to construct a new, pylon-style freestanding sign along the Standiford Plaza Drive frontage with one tenant panel. Land Development Code table 8.3.2 Suburban Marketplace Corridor allows a sign for one tenant along a local-class road to be up to 60 square feet in area and up to 12 feet in height from grade. The applicant proposes a sign which is 72 square feet in area and 25 feet in height from grade, with the objective of the sign being visible to Preston Highway.

STAFF FINDING

Staff finds that the requested variances are not adequately justified and do not meet the standard of review.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code from table 8.3.2 to allow a sign to exceed the allowable height and area in the Suburban Marketplace Corridor form district.

TECHNICAL REVIEW

- No technical review was undertaken.

INTERESTED PARTY COMMENTS

Staff was contacted by neighbor Gary Kininmonth to request general information about the variance request. Mr. Kininmonth did not express support for or opposition to the request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCES FROM TABLE 8.3.2

- (a) The requested variances will not adversely affect the public health, safety or welfare.

STAFF: The requested variances will not adversely affect the public health, safety or welfare as the sign will not obstruct views and is unlikely to create a distraction for drivers.

- (b) The requested variances will not alter the essential character of the general vicinity.

STAFF: The requested variances will not alter the essential character of the general vicinity as there are signs closer to Preston Highway which are of similar height and area. Preston Highway, as an arterial road, allows signage for single tenants to be up to 22 feet in height and 100 square feet in area.

- (c) The requested variances will not cause a hazard or nuisance to the public.

STAFF: The requested variances will not cause a hazard or nuisance to the public as the sign is unlikely to be visible to the residential development to the east of the subject site, and is unlikely to distract drivers.

- (d) The requested variances will allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variances will allow an unreasonable circumvention of the zoning regulations as the objective for the increased height and area is to make the sign visible to a major street 400 feet away. The property may have a sign to identify its business that is visible from the roadway on which the property is situated.

ADDITIONAL CONSIDERATIONS:

1. The requested variances do not arise from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variances do not arise from special circumstances which do not generally apply to land in the general vicinity or the same zone because there are other developments in the general vicinity which are also separated from Preston Highway by other parcels with the abutting road being a local-class street.

2. 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.

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 because commercial developments which are a considerable distance from the main thoroughfare are common along this section of Preston Highway, which has not deprived those property owners of the reasonable use of the land or created an unnecessary hardship. The property is permitted to have a sign that is visible from the roadway on which it is situated.

3. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as the applicant is requesting the variance and has not begun construction.

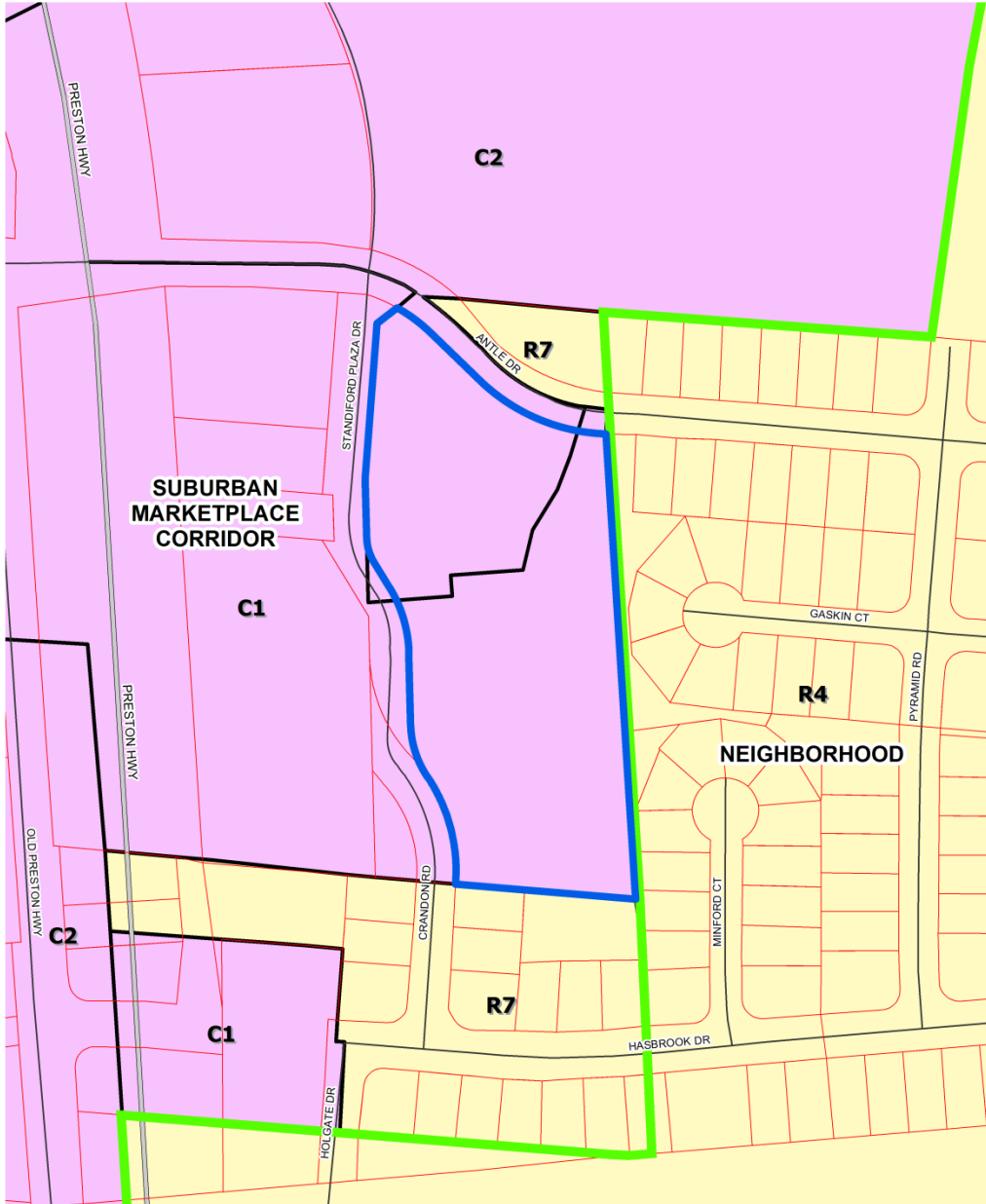
NOTIFICATION

Date	Purpose of Notice	Recipients
02/15/2018	Hearing before BOZA	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13
02/16/2018	Hearing before BOZA	Notice posted on property

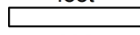
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Site Photos

1. Zoning Map



5406 Antle Drive
feet



200
Map Created: 2/20/2018

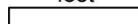


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2. Aerial Photograph



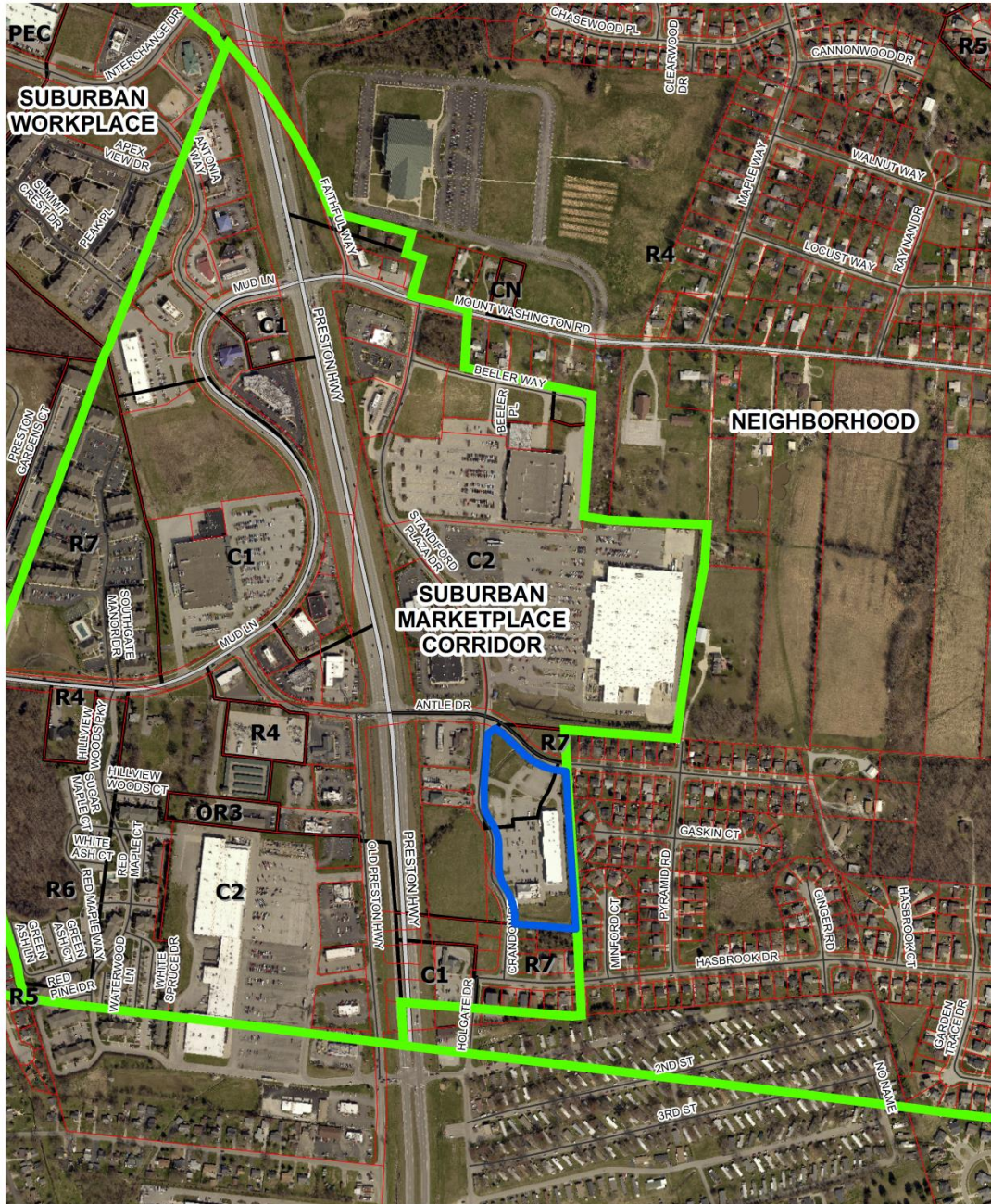
5406 Antle Drive
feet



200
Map Created: 2/20/2018

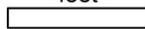


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South Preston Highway

feet



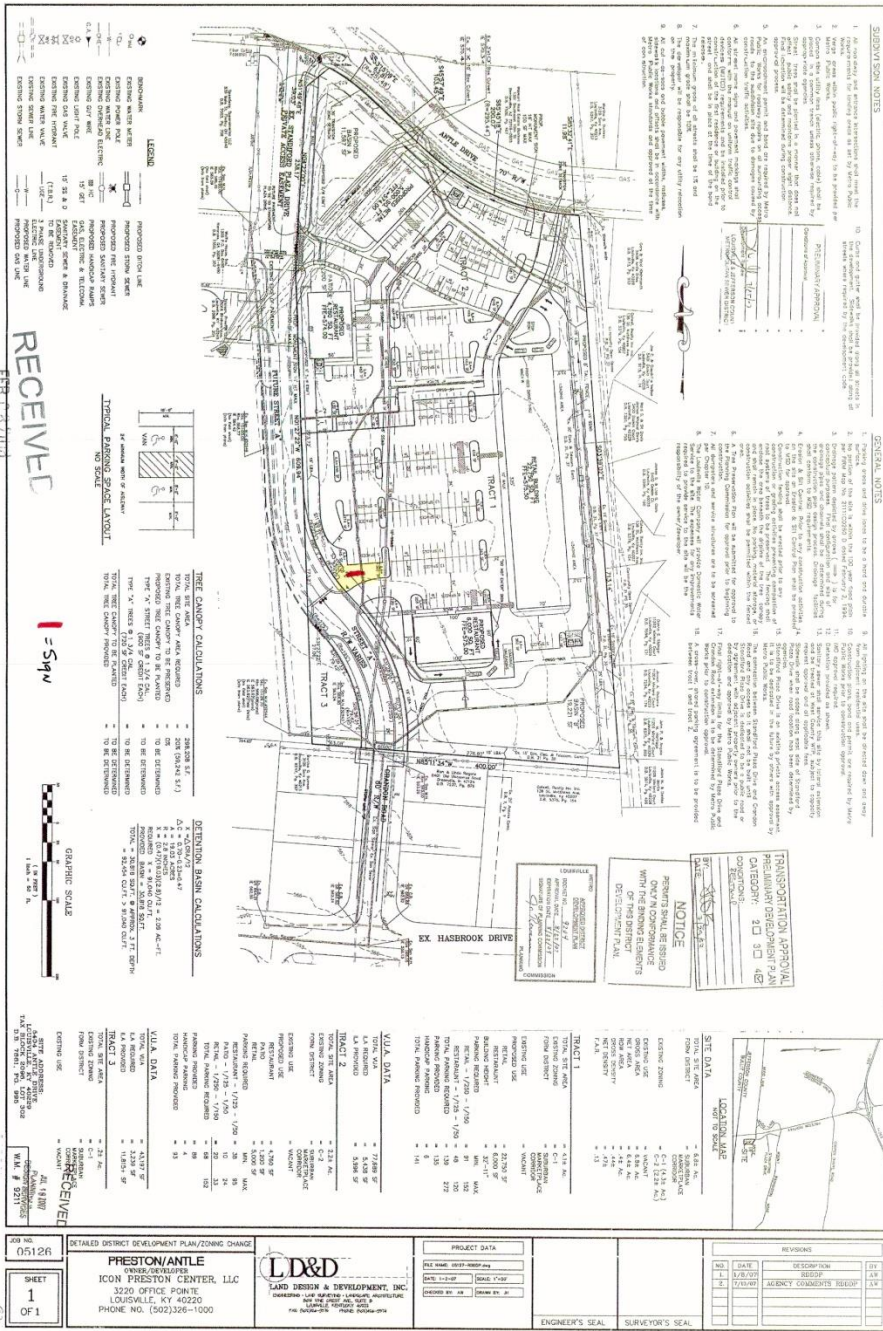
590

Map Created: 2/20/2018



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3. **Site Plan**



GENERAL NOTES

1. All work shall be in accordance with the latest edition of the International Building Code and the International Mechanical Code.
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RECEIVED
FEB 17 2018
PLANNING &
DESIGN SERVICES

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
1" = 50' 0"

18 VARIANCE 1002

NOTICE
PRESTON ANTLE SHALL BE ISSUED
OWNY COMPASSIONATE
OF THE DISTRICT
DEVELOPMENT PLAN
DATE: 2/14/18
BY: [Signature]

TRANSPORTATION APPROPRIATION
PRESTON ANTLE SHALL BE ISSUED
OWNY COMPASSIONATE
OF THE DISTRICT
DEVELOPMENT PLAN
DATE: 2/14/18
BY: [Signature]

SITE DATA

TOTAL SITE AREA	1.61 AC
EXISTING ZONING	C-1 (C-1A, A-1)
EXISTING USE	INDUSTRIAL
PROPOSED USE	COMMERCIAL
PROPOSED ZONING	C-1 (C-1A, A-1)
PROPOSED ZONING	C-1 (C-1A, A-1)
PROPOSED ZONING	C-1 (C-1A, A-1)

VIA DATA

TOTAL SITE AREA	1.61 AC
EXISTING ZONING	C-1 (C-1A, A-1)
EXISTING USE	INDUSTRIAL
PROPOSED USE	COMMERCIAL
PROPOSED ZONING	C-1 (C-1A, A-1)
PROPOSED ZONING	C-1 (C-1A, A-1)
PROPOSED ZONING	C-1 (C-1A, A-1)

PRESTON ANTLE
3220 OFFICE POINT
LOUISVILLE, KY 40220
PHONE NO. (502)326-1000

L&D
LAND DESIGN & DEVELOPMENT, INC.
3220 OFFICE POINT
LOUISVILLE, KY 40220
PHONE NO. (502)326-1000

PROJECT DATA

DATE: 02/14/18	DESIGN: [Signature]
DATE: 02/14/18	DATE: 02/14/18
DATE: 02/14/18	DATE: 02/14/18

REVISIONS

NO.	DATE	DESCRIPTION	BY

4. Elevations

DOUBLE SIDED ILLUMINATED PYLON & CABINET

QUANTITY: ONE (1)

SIZE: 24" D

2" RETAINERS & 1 1/2" H-BAR

ALUMINUM ACCENTS AND POLE COVERS

COLOR: SEE CHART

WHITE L.E.D. ILLUMINATION

TWO POSTS - DIRECT BURIAL

PAINT COLORS

- MP 04437 STRATO TAN
- MP 02770 FANTAN

RECEIVED
FEB 08 2018
PLANNING & DESIGN SERVICES

COMMONWEALTH SIGN COMPANY
1824 Berry Blvd.
Louisville, KY 40215
502.368.7554
Fax 502.361.4490
www.commonwealthsign.com

CLIENT
Triumph Development Company

ADDRESS
5406 Antle Dr. #111, Louisville, KY

FILENAME
Preston Plaza Blood Center for variance

SALESPERSON
Mark Kidwell

ARTIST
Robert Gostinger

ART RENDERED DATE
02-07-18

TYPE CHECKED

SCALE Proposal

1/4" = 1'

REVISIONS / DATES

1st	00-00-00
2nd	00-00-00
3rd	00-00-00
4th	00-00-00
5th	00-00-00

PAGE
1 OF 1

SALES FINAL APPROVAL

CUSTOMER APPROVAL

18 VARIANCE 1000

This drawing may not be copied or exhibited without written consent from a Commonwealth Sign Co. office. This proof drawing is for your review and approval before fabrication begins. Commonwealth Sign Co. Inc. will not be responsible for problems or discrepancies that could have been prevented by the proper review of this form. The intent of this drawing is to show a conceptual representation of the proposed signage.

5. Site Photos



The subject property and location of the proposed sign.



The subject property.



One of the existing signs on the subject property. This sign is proposed to be removed.



The view of the proposed sign location from Preston Highway.



Another view from Preston Highway.



A nearby sign located adjacent to Preston Highway with the subject site in the background.