

Development Review Committee

Staff Report

September 2, 2015



Case No:	15WAIVER1025
Project Name:	Mt. Horeb Missionary Baptist Church
Location:	1701 Gallagher Street
Owner:	Mt. Horeb Missionary Baptist Church
Applicant:	Mt. Horeb Missionary Baptist Church
Representative:	Renaissance Design Build, Inc.
Project Area/Size:	8,712 sq. ft.
Existing Zoning District:	R-7, Residential Multi-Family
Existing Form District:	TN, Traditional Neighborhood
Jurisdiction:	Louisville Metro
Council District:	6 – David James
Case Manager:	Matthew R. Doyle, Planner II

REQUEST

- Waiver from section 5.5.1.A.3 of the Land Development Code (LDC) to allow the parking lot to extend in front of the existing building

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The subject site is located across the street from Wheatley Elementary School on the northwest corner at the intersection of S. 17th St. and Gallagher St., 1 block south of W. St. Catherine St., and 1 block east of Dixie Hwy.

The applicant proposes to construct a 28-space parking lot for the existing church on the subject property. A portion of the parking (i.e., 2 spaces) will be located in front of the building on Gallagher Street.

The subject site has a Category 2B Review pending based on the outcome of the waiver request.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Church	R-7	TN
Proposed	Church	R-7	TN
<i>Surrounding Properties</i>			
North	Single-family residential	R-7	TN
South	Single-family residential	R-7	TN
East	Elementary school	R-7	TN
West	Vacant lot	R-7	TN

PREVIOUS CASES ON SITE

N/A

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 A WAIVER to allow the parking lot to extend in front of the existing building

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

STAFF: The waiver will not adversely affect adjacent property owners since the proposal will provide the appropriate screening/buffering.

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

STAFF: The waiver will not violate specific guidelines of Cornerstone 2020 since the proposal will provide off-street parking for a church that does not have any currently.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the proposal will provide off-street parking for a church that does not have any currently.

- (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 deprive the applicant of the reasonable use of land or create an unnecessary hardship since the church needs off-street parking spaces.

TECHNICAL REVIEW

N/A

STAFF CONCLUSIONS

The proposed waiver appears adequately justified. 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 for approving the waiver.

REQUIRED ACTION

- **APPROVE** or **DENY** the waiver from section 5.5.1.A.3 of the LDC to allow the parking lot to extend in front of the existing building

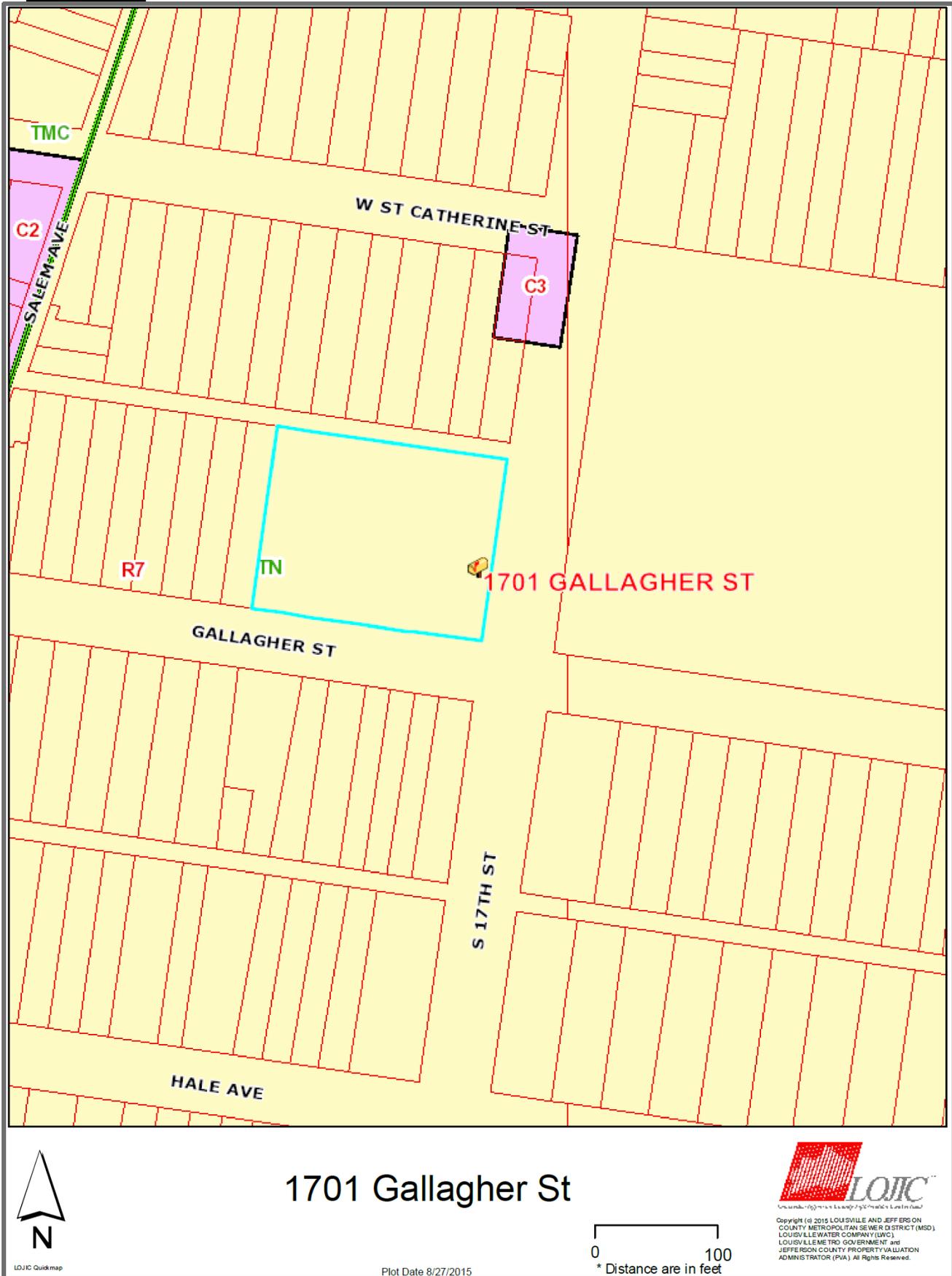
NOTIFICATION

Date	Purpose of Notice	Recipients
08/19/15	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

