

22-VARIANCE-0029

5389 New Cut Rd

New Cut Liquors



Louisville Metro Planning Commission

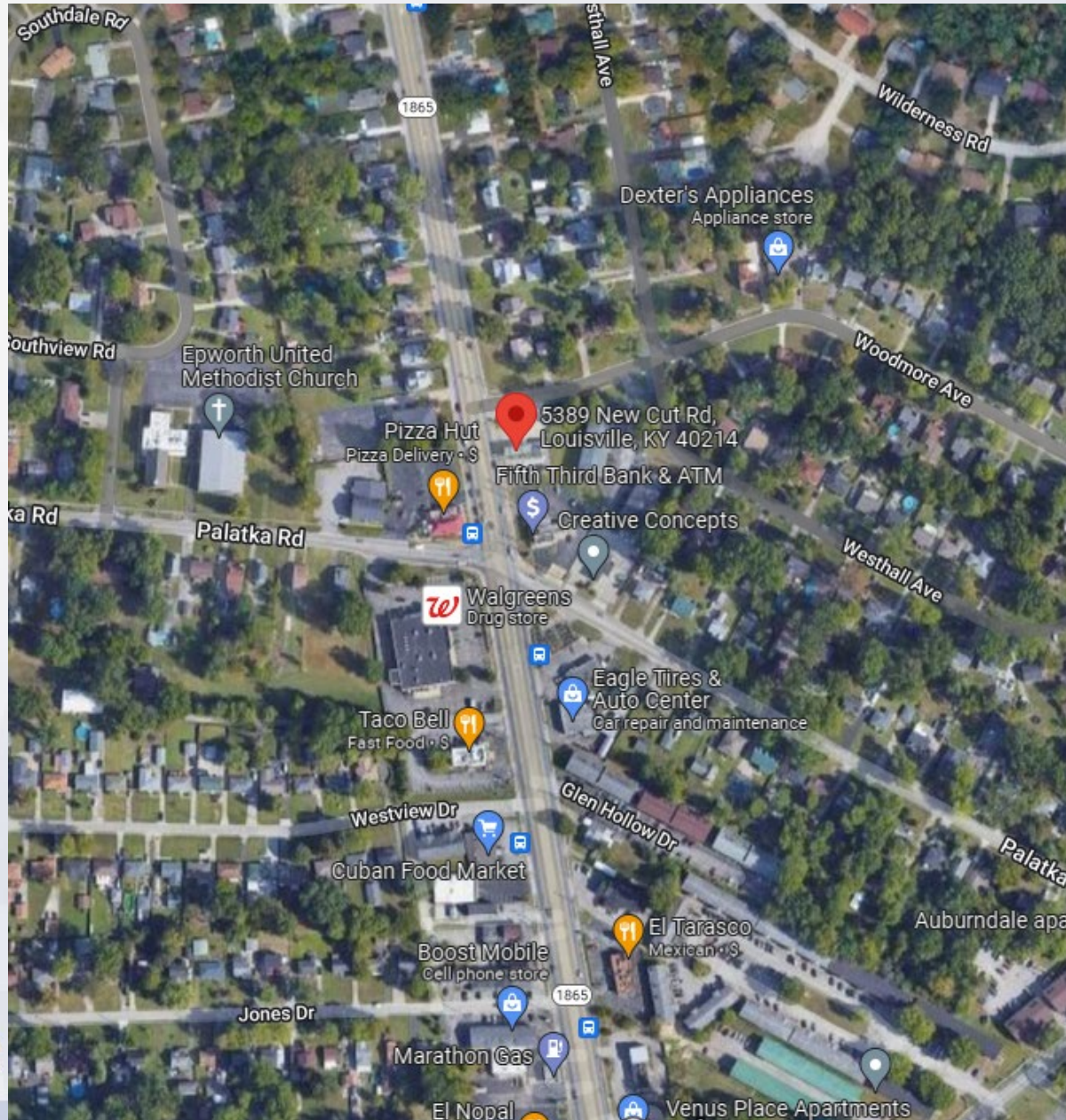
Jay Lockett, AICP, Planner II

May 2, 2022

Request(s)

- **Variance** from Land Development Code section 5.5.1.A.2 to exceed the 5-foot maximum setback from Woodmore Ave by up to 47 feet as shown on the proposed development plan.
- **Waivers**
 - 1. (22-WAIVER-0028) Land Development Code section 5.5.1.A.1.B to not provide a customer entrance facing New Cut Rd
 - 2. (22-WAIVER-0029) Land Development Code section 5.7.1.B.3 and Table 10.2.2 to encroach up to 11 feet into the required 15-foot property perimeter buffer adjacent to the residential development.
 - 3. (22-WAIVER-0051) Land Development Code sections 5.5.1.A.3 and 5.9.2.A.1.b to not provide cross-connection to adjacent commercial properties.
 - 4. (22-WAIVER-0054) Land Development Code sections 5.5.1.A.3 and 5.9.2.C.2 to permit parking and circulation in front of the building.

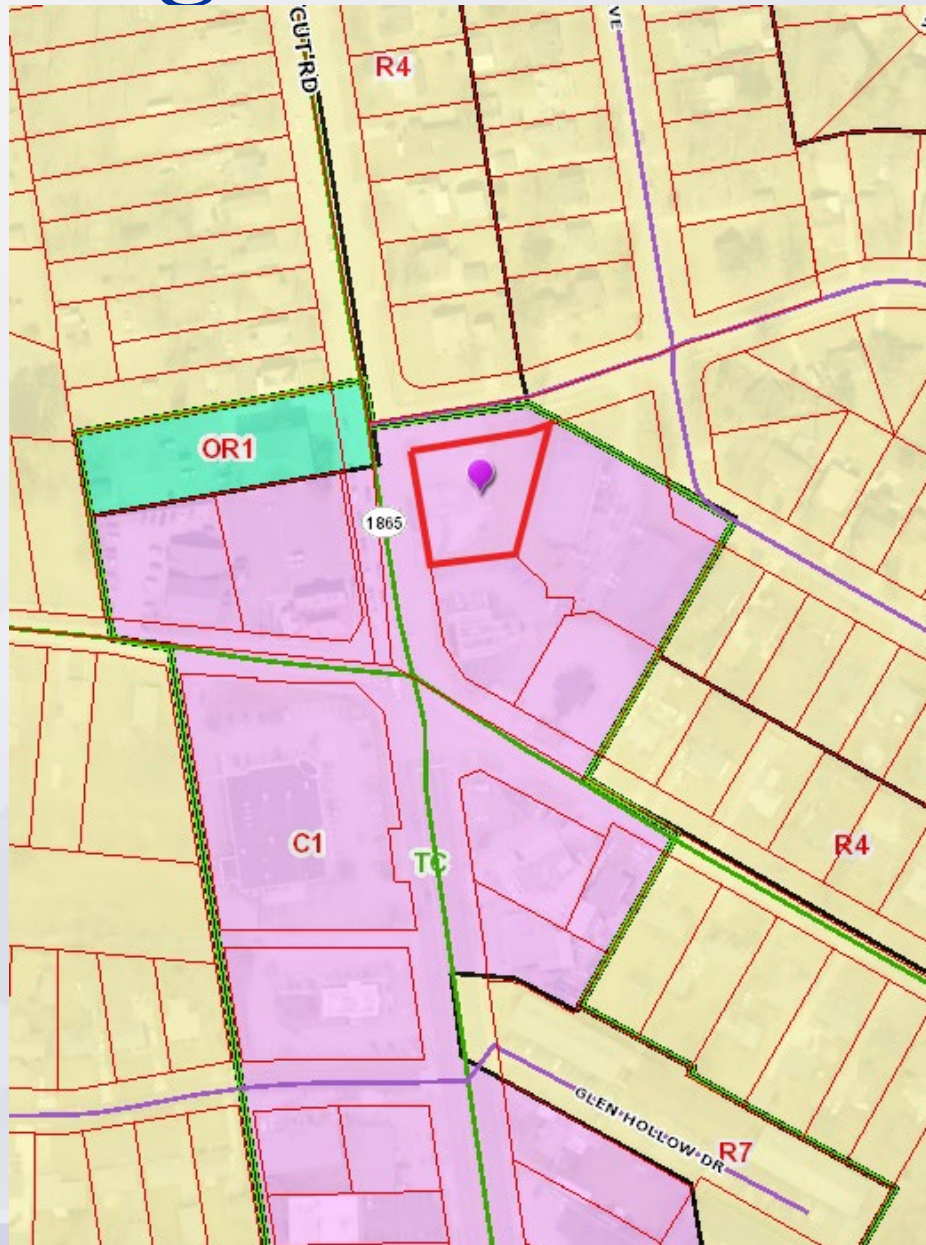
Site Context



Case Summary

- The applicant is proposing to demolish a vacant service station and construct a retail liquor store with a drive-thru.
- The subject site is approximately .413 acres and zoned C-2 in the Town Center form district.
- The subject site is located at the corner of New Cut Rd and Woodmore Ave near the Kenwood Hills area of Louisville Metro.

Zoning/Form Districts



Aerial Photo



Subject Site

Apr 18, 2022 at 11:17:51 AM
5389 New Cut Rd.
Louisville KY 40214
United States



Subject Site from Woodmore

Apr 18, 2022 at 11:18:42 AM
5379 New Cut Rd
Louisville KY 40214
United States

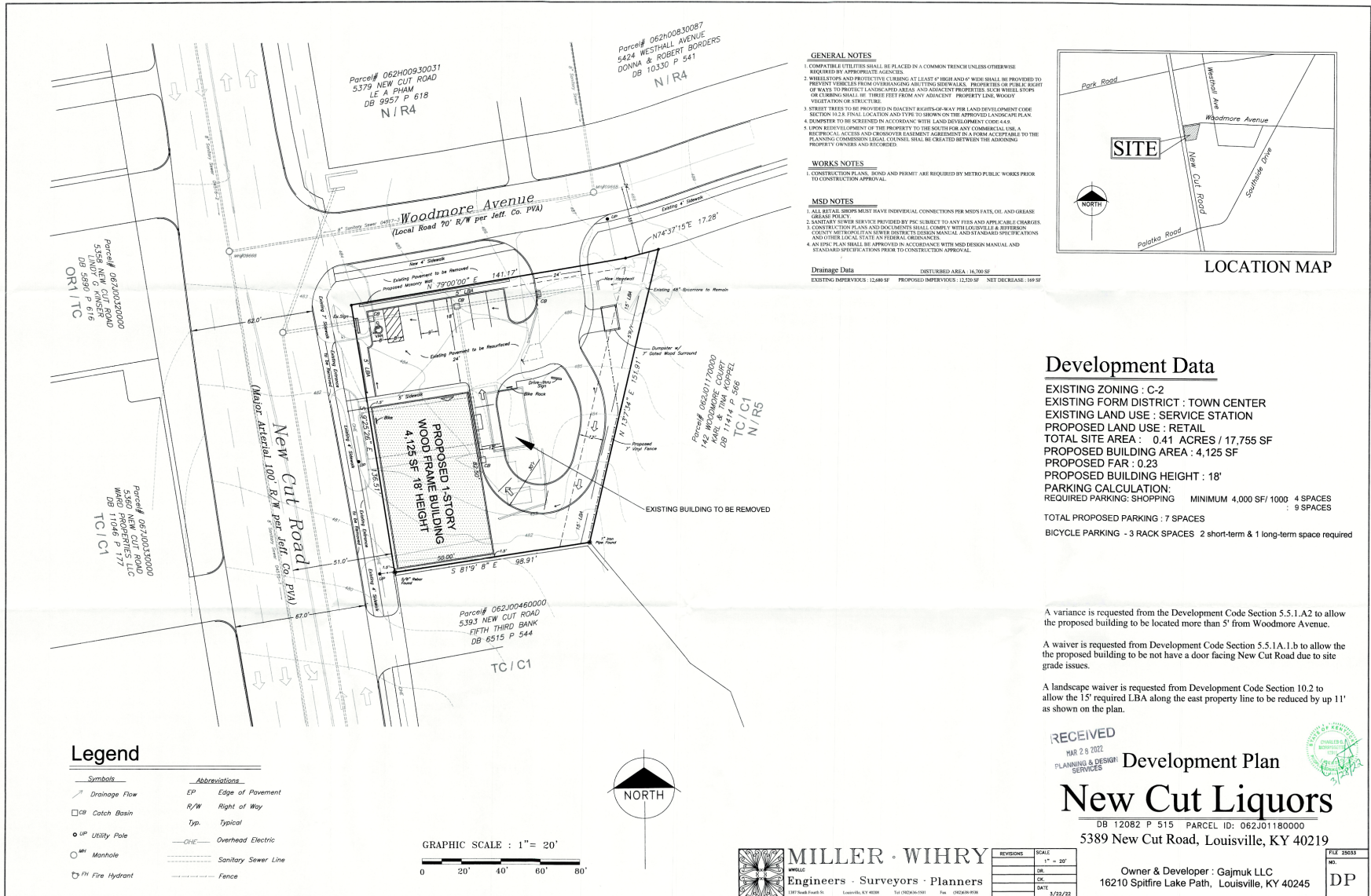


Subject Site Across New Cut

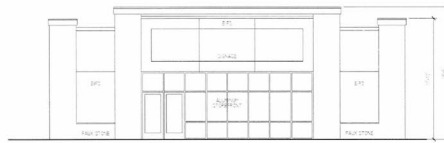
Apr 18, 2022 at 11:16:20 AM
5366 New Cut Rd
Louisville KY 40214
United States



Applicant's Development Plan



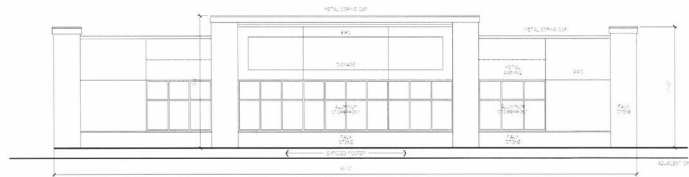
Proposed Elevations



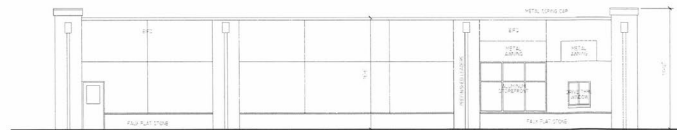
O3 | WOODMORE ELEVATION
A41 | SCALE: 3/16" = 1'-0"



O4 | RIGHT ELEVATION
A41 | SCALE: 3/16" = 1'-0"



O2 | NEW CUT ELEVATION
A41 | SCALE: 3/16" = 1'-0"



O1 | DRIVE THRU ELEVATION
A41 | SCALE: 3/16" = 1'-0"

**C.R. STONE
ARCHITECT**

2507 WESTFIELD ROAD
LOUISVILLE, KY 40203
502.727.8503
cstone@crstonearchitect.com

ARCHITECT

COURTESY: CR STONE



**PRELIMINARY
EXTERIOR ELEVATIONS**
NEW CUT LIQUORS
NEW CONVENIENCE STORE
5389 New Cut Road
LOUISVILLE, KY 40299

CRS

SCALE AND SHOWN

A4.1

26 FEB 21

MW 0341

RECEIVED

MAR 28 2022

**LANNING & DESIGN
SERVICES**

21-CAT2-0040

Staff Finding

- The variance as well as the waivers to permit parking in front and to not provide an entrance towards New Cut Rd are adequately justified and meet the standards of review.
- Adequate screening of the parking lot will be provided, and the building location and entrances would be consistent with similar development in the area.

Staff Finding

- The waivers for the cross-connectivity and the encroachment into the buffer are not adequately justified and do not meet the standards of review.
- The buffer proposed is not adequate to provide protection to residents in the adjacent apartment community. The applicant should consider removing the proposed drive-thru and reconsider site design in order to provide adequate transition between incompatible uses.

Required Actions

- APPROVE or DENY the VARIANCE
- APPROVE or DENY the WAIVERS