

Case No. 15DEVPLAN1138

3126, 3128, 3106, & 3108 Portland Avenue



Louisville Metro Board of Zoning Adjustment

Sherie' Long, Landscape Architect

November 2, 2015

Requests

- **Category 3 Development Plan**
- **Waiver #1:** LDC Section 5.5.1.A.3.a, to allow the parking to be located in front of the building adjacent to Portland Avenue.
- **Waiver #2:** LDC Section 5.5.1.A.3.a, to not provide the 3' masonry, stone or concrete wall across the parking lot street frontage.
- **Waiver #3:** LDC Section 10.2.10, to eliminate the required 5' LBA along the east perimeter.
- **Waiver #4:** LDC Section 10.2.10, to eliminate the required 5' LBA along the access drive to bank Street.
- **Waiver #5:** LDC Section 10.2.10, to eliminate the required 5' LBA along the rear of the site adjacent to the alley.
- **Waiver #6:** LDC Section 10.2.4, to eliminate the required 5' LBA along the west perimeter where adjacent to the M-2 property.

Requests

- **Variance #1:** LDC Section 5.5.1.A.3, to allow the parking to encroach into the front yard setback.
- **Variance #2:** LDC Section 5.2.2 & Table 5.2.2 to allow the drive aisle to encroach into the side yard.

Location	Requirement	Request	Variance
Variance #1: Front Yard	15'	10'	5'
Variance #2: Side Yard	5'	0'	5'

Case Summary / Background

- Category 3 Development Plan
- Site is located between Portland Avenue and Banks Street in the Portland Neighborhood
- Formerly the Kroger site how the home of the Portland Avenue Presbyterian Church
- Proposal is to remove a great portion of existng pavement
- Allowing for additional green space, shrub and tree planting
- Reduce stormwater runoff and enhance the overall area
- Reconfiguration and restriping of the parking spaces

Previous Cases/Interested Parties

No previous cases.

No inquiries

Zoning/Form Districts

Subject Property:

Existing: C-2/TN

Proposed: C-2/TN

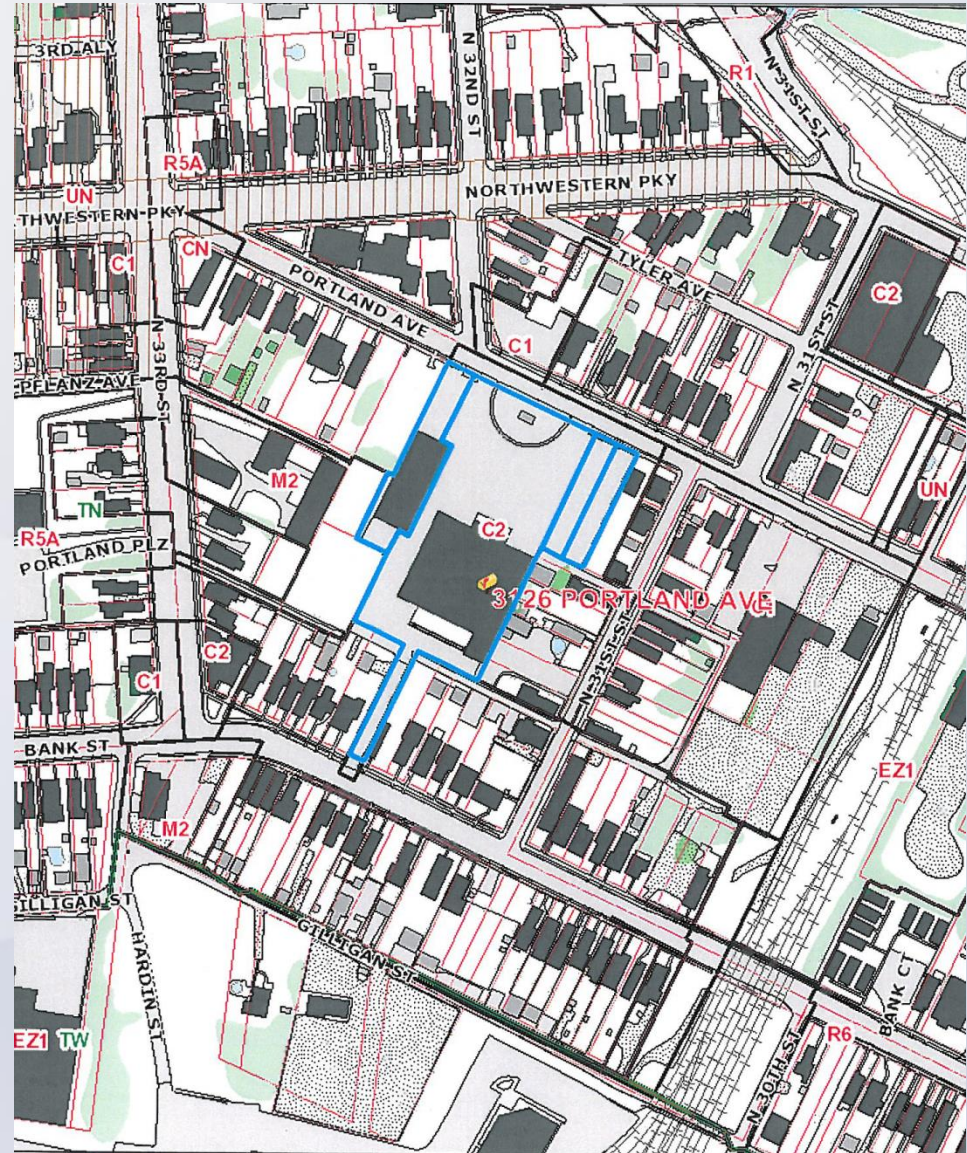
Adjacent Properties:

North: UN & C-1/ TN

East: C-2, C-1, & UN/ TN

South: UN/TN

West: C-2 & M-2/ TN



Aerial Photo/Land Use

Subject Property:

Existing: Church

Proposed: Church

Adjacent Properties:

North: Multi-family & Single family residential/Commercial/Institutional

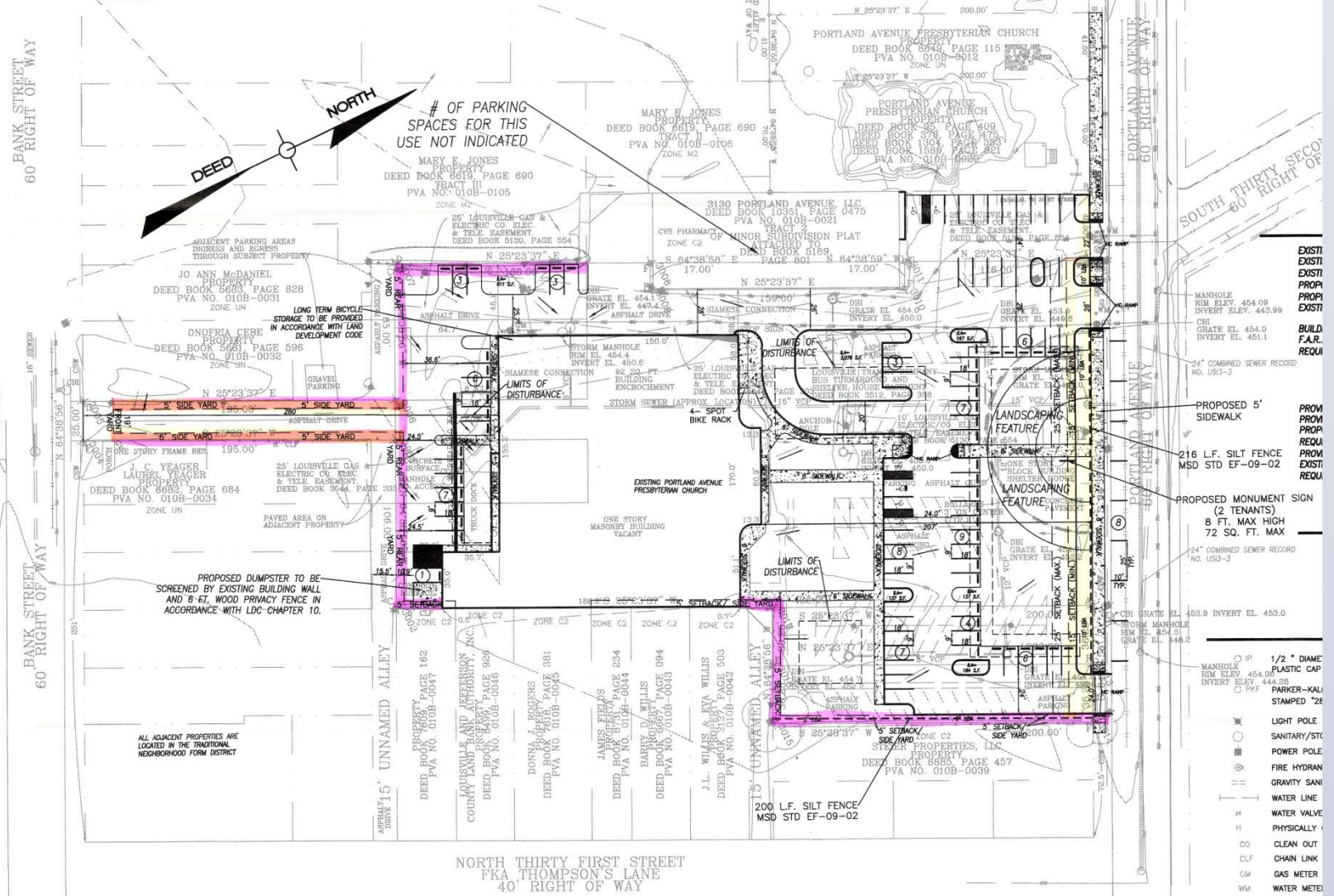
East: Single family residential/Vacant

South: Multi-family & Single family residential

West: Commercial
Retail/Industrial Warehouse/
Vacant



Site Plan





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Technical Review

There are no outstanding technical review items.

Applicable Plans & Policies

- Development Code
 - Cornerstone 2020
- Portland Neighborhood Plan

Standard of Review and Staff Analysis

Category 3 Development Plan - Standards of review are met (page 3)

Waiver #1: Parking in front of Building - Standards of review are met (pages 3/4)

Waiver #2: 3' Wall - Standards of review are met. (pages 4/5)

Waiver #3: East Perimeter LBA - Standards of review are NOT met. (pages 5/6)

Waiver #4: LBA along Bank Street Access Drive - Standards of review are met. (pages 6/7)

Waiver #5: LBA at rear of property - Standards of review are NOT met. (pages 7/8)

Waiver #6: West Perimeter LBA - Standards of review are not met. (pages 8/9)

Variance #1: Parking in the Front Setback - Standards of review are not met. (pages 9-10)

Variance #2: Side Yard Encroachment - Standards of review are met. (pages 10/11)

Staff Conclusions

- The proposed improvements will reduce the stormwater runoff; incorporate tree canopy; and add additional screening and green space by removing excess pavement.
- **Waivers #1, #2, #4, and Variance #2** all meet the standards of review.
- **Waivers #3 & #6:** Elimination of the eastern and western perimeter planting are not in keeping with the Comprehensive plan. These 5' LBA areas could be provided along with the tree planting and screening even with the encroachment of the proposed parking.
- **Waiver #5:** The parking configuration along the alley could be modified to use the alley pavement for maneuvering which allow plantings along the perimeter of the building. Also removal of excess pavement would enhance the area and reduce the impact on the adjacent residential.
- **Variance #1:** Since the entire parking lot is being reconfigured the 5' encroachment in the setback could be eliminated by adjusting the layout to remove most if not all the parking from the 15' front setback while still providing the same number of parking spaces.
- Therefore, the Board of Zoning Adjustment must determine if the proposal meets the standard for a variance established in the Development Code based on the testimony and evidence provided at the public hearing.

Approve or Deny

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