

Development Review Committee

Staff Report

August 2, 2017



Case No:	17DEVPLAN1045
Project Name:	Parish Life Center
Location:	1395 Girard Drive
Owner(s):	Larry Brunner – St. Albert the Great School
Applicant:	Larry Brunner – St. Albert the Great School
Representative(s):	Travis Edelen - CARMAN
Project Area/Size:	10.9531 acres OR 477,117 sf.
Jurisdiction:	City of Greymoor/Devondale
Council District:	7 – Angela Leet
Case Manager:	Ross Allen – Planner I

REQUEST(S)

- Sidewalk Waiver to not provide a sidewalk as found along Girard for an approximate length of 534 feet.

CASE SUMMARY/BACKGROUND

The subject site is located in northeastern Louisville Metro located approximately 822 feet north/northwest of Westport Road and having a rear property line approximately 274 feet West/Southwest of Herr Lane. The subject site is currently the St. Albert the Great Parish Church and Preschool through 8th grade school. The scope of the project will consist of minor renovations of two of the existing buildings Willet Hall gymnasium and Hendricks Hall. The renovations will include the addition of a small concession stand located off the northeast of Willet Hall (11,050 sf. not including the 595 sf. addition) and a standalone restroom building, 363 sf., is proposed between the existing playground and sports field just north of Willet Hall. The expansion onto Hendricks Hall which connects Willet Hall and Hendricks Hall has a footprint of 7,837 sf. (gross floor area of 8,045 sf.) and will ultimately become the Parish Life Center. The expansion will decrease the overall parking by 17 spaces with 2 of the 17 being ADA complaint.

The St. Albert the Great campus serves two uses, a school with pre-school through 8th grade and church, whose opposing primary hours of operation have allowed the campus to share parking without impact to the surrounding neighborhood for decades. The school is primarily in session from Monday to Friday, 7:30am to 3:30pm with occasional evening events. The church's primary hours are during the weekend, although it does offer a small mass in the morning Monday through Saturday. While this project does propose to increase the square footage, it is not anticipated that the number of users on the campus will increase, rather the increase to square footage is to better accommodate the existing uses/programs. The increase in the square footage does impact a small portion of parking, as discussed earlier; the parking requirements are fulfilled per the Land Development requirements being between the minimum and maximum required spaces.

There are no known previous cases on the subject site.

STAFF FINDING / RECOMMENDATION

Staff finds the sidewalk waiver justifiable given that the closest sidewalks are approximately 786 feet southeast of the subject site located along the corner of Westport Road and Girard Drive. The proposed sidewalk waiver appears to be adequately justified based on staff analysis in the staff report. 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 Sections 5.8.1.B.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Public and Semi-Public (Church/School)	R-4	Neighborhood
Proposed	Public and Semi-Public (Church/School)	R-4	Neighborhood
Surrounding Properties			
North	Single Family Residential	R-4	Neighborhood
South	Single Family Residential	R-4	Neighborhood
East	Single Family Residential	R-4	Neighborhood
West	Single Family Residential	R-4	Neighborhood

TECHNICAL REVIEW

Location is within the City of Graymoor /Devondale which does not have zoning authority. Sidewalks appear to be constructible though there is a small berm and some trees along Girard in the general area of sidewalk placement. TARC does not run through the neighborhood. The streets surrounding the church do not have sidewalks, as well as Girard Drive, with exception of the last two lots at Crossmoor Ln. A church is considered a pedestrian generator from neighboring residents.

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Land Development Code (LDC 2006 and as amended via Ordinance 127, Series 2008, and Ordinance 18, 48, 123, and 138 Series 2009)

Comprehensive Plan (Cornerstone 2020)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR A WAIVER from (LDC 2006 Graymoor/Devondale) Section 5.8.1.B to not provide a sidewalk as found along Girard Drive for an approximate length of 504 feet:

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

STAFF: The waiver will not adversely affect adjacent property owners since the comprehensive plan states that existing developed neighborhood form districts generally should be maintained in their current forms. In this case, Girard Drive currently is without sidewalks within the right of way both in front of the subject property and on adjacent properties.

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

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. The waiver will not violate specific guidelines of comprehensive plan since compliance with the regulations

is not appropriate in this instance because the area within the right of way that fronts St. Albert's property is currently being used as a drainage swale. In addition, there are currently no sidewalks along Girard Drive fronting any of the adjacent properties.

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

STAFF: Yes, the extent of waiver of the regulation is the minimum necessary to afford relief to the applicant since the existing conditions will remain; pedestrian access to the campus will remain as is utilizing sidewalks adjacent to the parking lots.

- (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: Yes, the applicant would be deprived of reasonable use of the land resulting from the current use of the land as a drainage swale which needs to be maintained. The cost of constructing a sidewalk in this location

REQUIRED ACTIONS

Approve/Deny the Sidewalk Waiver to not provide a sidewalk as found along Girard Drive frontage for an approximate length of 534 feet.

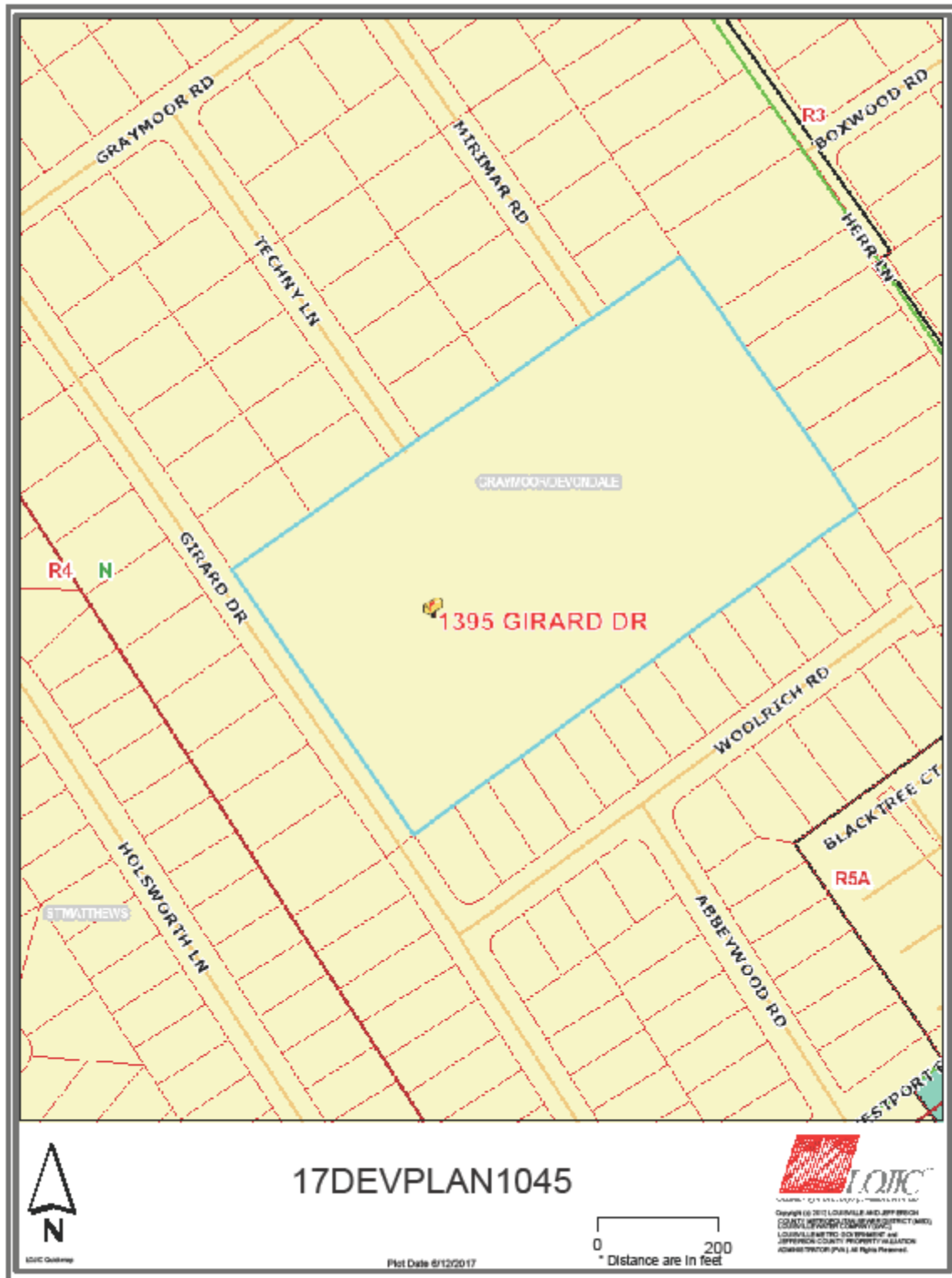
NOTIFICATION

Date	Purpose of Notice	Recipients
August 2, 2017	Hearing before DRC	1 st tier adjoining property owners
July 20, 2017	Notification of Development Proposals	Subscribers of Council District 7

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

