

19VARIANCE1044

Preston Highway Variance



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Zach Schwager, Planner I

June 3, 2019

Request

- **Variance:** from Land Development Code section 5.3.2.C.b to allow the vehicular maneuvering area to encroach into the rear yard setback.

| Location | Requirement | Request | Variance |
|-----------|-------------|---------|----------|
| Rear yard | 25 ft. | 9 ft. | 16 ft. |

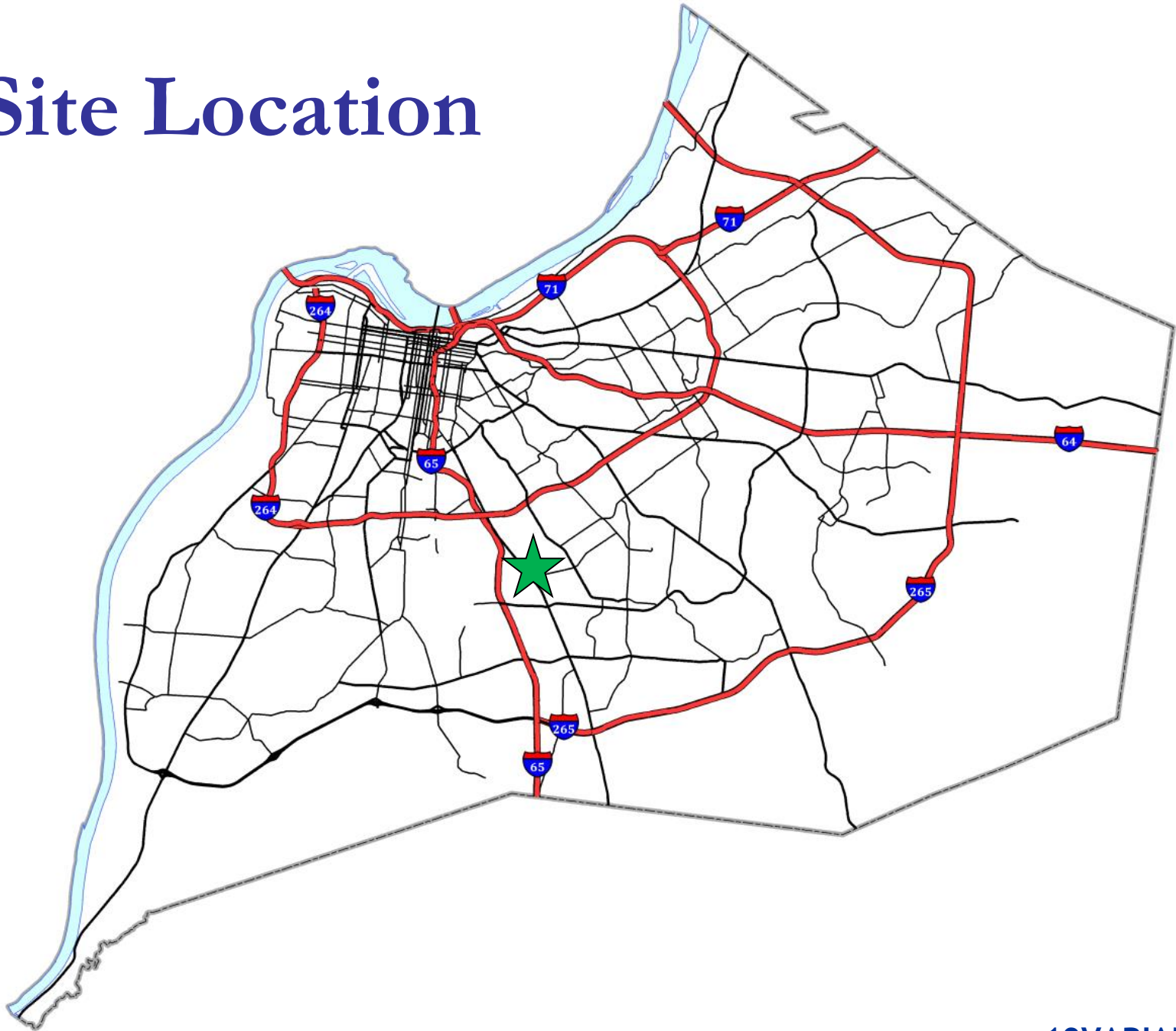
Case Summary / Background

- The subject property is located in the Sherwood Forest subdivision on Preston Highway at the intersection with Prestwood Drive.
- The applicant proposes to construct a one-story retail building with a vehicular maneuvering area that a portion of will encroach into the required rear yard setback that abuts a residential use.

Case Summary / Background

- At the closest point, the vehicular maneuvering area will be 9 ft. from the rear property line. Therefore, the applicant requests a variance for a rear yard encroachment.

Site Location



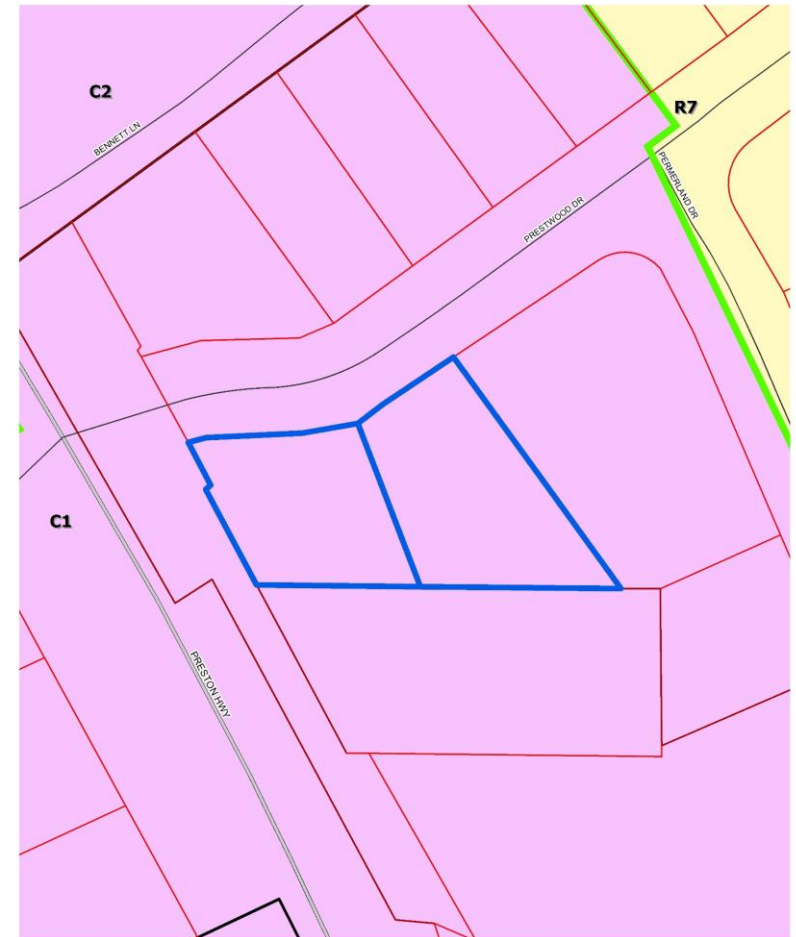
Zoning/Form Districts

Subject Property:

- Existing: C-1/Suburban Marketplace Corridor

Adjacent Properties:

- North: C-1/Suburban Marketplace Corridor
- South: C-1/Suburban Marketplace Corridor
- East: C-1/Suburban Marketplace Corridor
- West: C-1/Suburban Marketplace Corridor



6101 Preston Highway
feet



60
Map Created: 5/23/2019



Copyright (c) 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

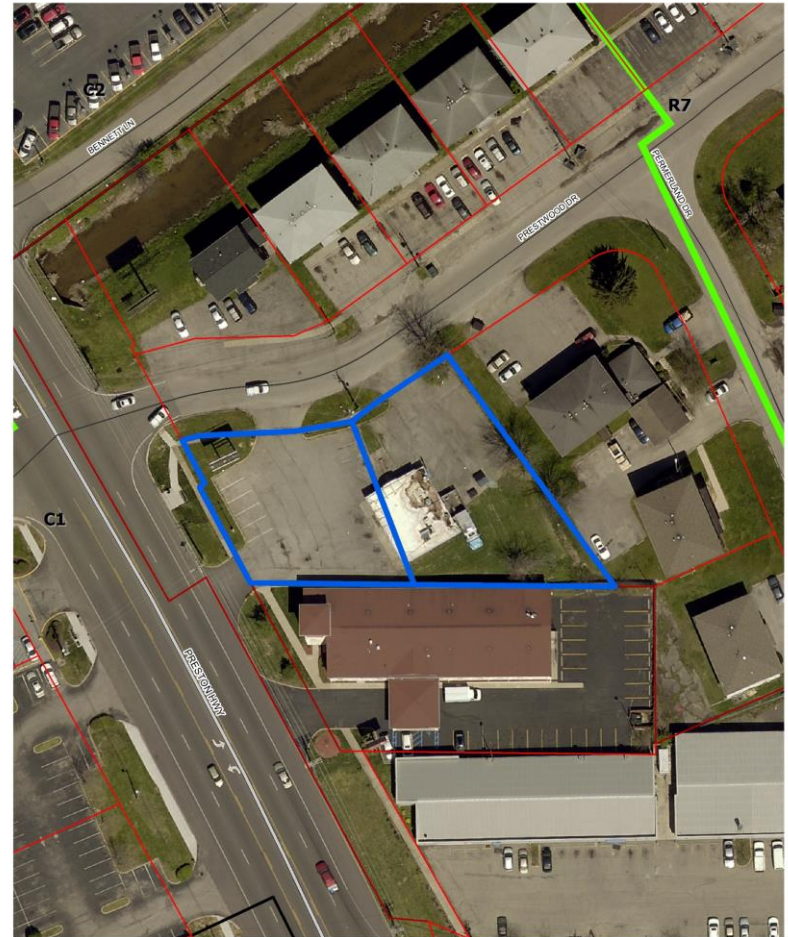
Aerial Photo/Land Use

Subject Property:

- Existing: Commercial
- Proposed: Commercial

Adjacent Properties:

- North: Multi-Family Residential
- South: Commercial
- East: Multi-Family Residential
- West: Commercial



6101 Preston Highway
feet

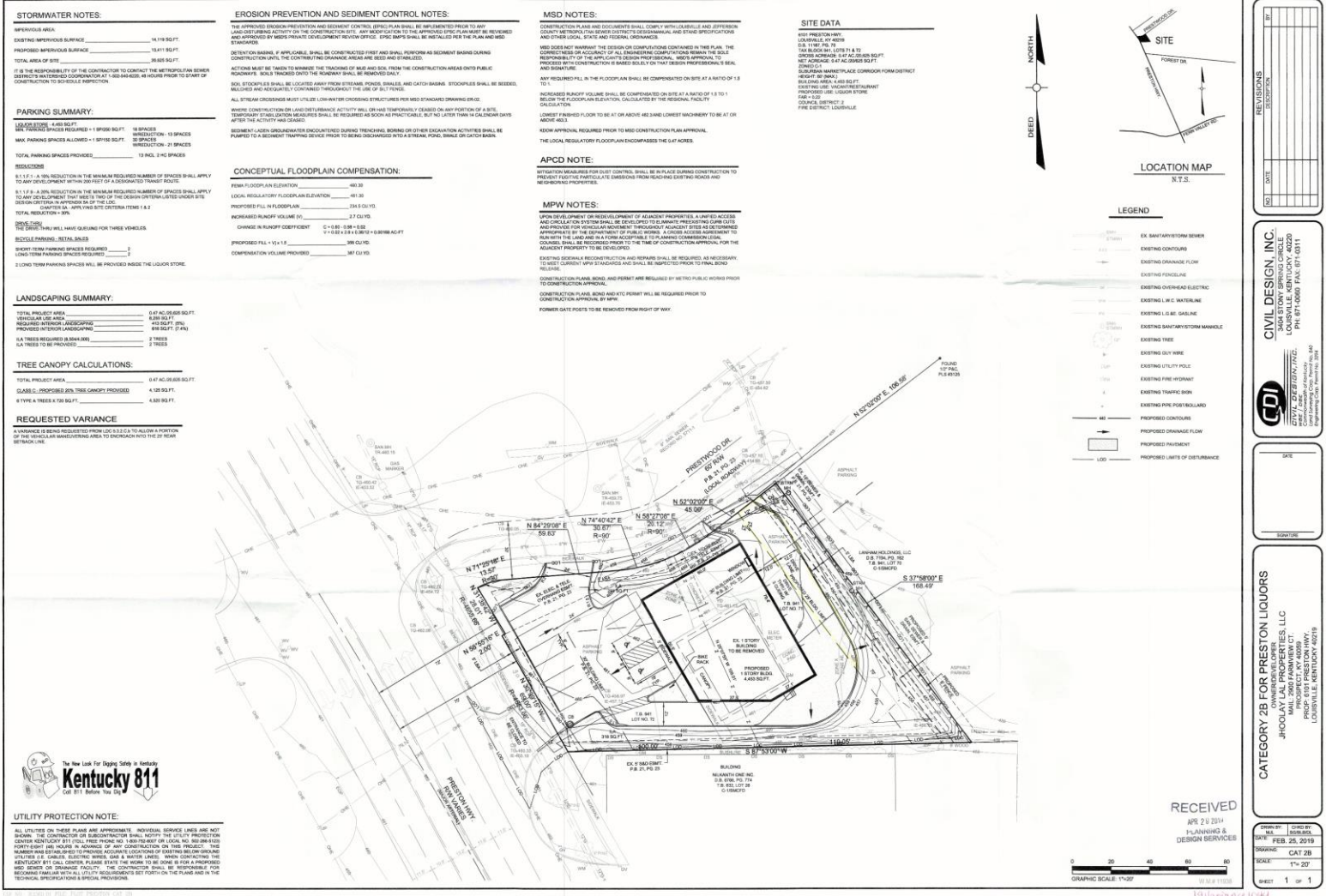
60

Map Created: 5/23/2019



Copyright © 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Site Plan



STORMWATER NOTES:

WETLANDS AREA _____ 14.19 AC FT
 EXISTING IMPERVIOUS SURFACE _____ 14.19 AC FT
 PROPOSED IMPERVIOUS SURFACE _____ 14.19 AC FT
 TOTAL AREA OF SITE _____ 38.65 AC FT

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE METROPOLITAN WATER DISTRICT'S WATER-SHEDDED COORDINATION AT 1400 HOURS 48 HOURS PRIOR TO START OF CONSTRUCTION TO BE AS FOLLOWS:

PARKING SUMMARY:

SHORT TERM 4.80 AC FT
 MAX. PARKING SPACES REQUIRED - 1 3700 SQ FT 18 SPACES
 LONG TERM PARKING SPACES PROVIDED _____ 3 SPACES
 TOTAL PARKING SPACES PROVIDED _____ 21 SPACES

REDUCTIONS:

81.1% (1.4) 1% REDUCTION IN THE MINIMUM REQUIRED NUMBER OF SPACES SHALL APPLY TO ANY DEVELOPMENT WITHIN 200 FEET OF A DESIGNATED TRAVEL ROUTE.
 81.1% (1.4) 1% REDUCTION IN THE MINIMUM REQUIRED NUMBER OF SPACES SHALL APPLY TO ANY DEVELOPMENT THAT MEETS TWO OF THE DESIGN CRITERIA LISTED UNDER SITE DESIGN CRITERIA AND PROVIDES ALL OF THE FOLLOWING:
 TOTAL REDUCTION = 30%
 (1) THE DRIVEWAY SHALL HAVE GRADING FOR THREE VEHICLES.
 (2) CIRCULARLANDSCAPE - METAL SIGN
 (3) SHORT TERM PARKING SPACES REQUIRED _____ 2
 (4) LONG TERM PARKING SPACES WILL BE PROVIDED INSIDE THE LOBBY STORE.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA _____ 6.87 AC (29,688 SQ FT)
 REQUIRED INTERIOR LANDSCAPING _____ 4.00 AC FT (172,800 SQ FT)
 PROPOSED INTERIOR LANDSCAPING _____ 4.00 AC FT (172,800 SQ FT)
 LA TREES REQUIRED IN SIGN ONLY _____ 2 TREES
 LA TREES TO BE PROVIDED _____ 2 TREES

TREE CANOPY CALCULATIONS:

TOTAL PROJECT AREA _____ 6.87 AC (29,688 SQ FT)
 (CLASS C - PROPOSED) 30% TREE CANOPY PROVIDED _____ 4.12 AC FT
 6 TYPE A TREES @ 700 SQ FT _____ 4.20 AC FT

REQUESTED VARIANCE:

A VARIANCE IS BEING REQUESTED FROM LOCAL 13.2.C.1 TO ALLOW A PORTION OF THE VEHICLE AND PASSENGER AREA TO LOCATE WITHIN THE 10' MIN. SETBACK LINE.



UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-485-8000) OR LOCAL NO. 800-485-8000 PRIOR TO ANY WORK IN AVOIDANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITY REGULATORY AGENCIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITY REGULATORY AGENCIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITY REGULATORY AGENCIES PRIOR TO ANY CONSTRUCTION.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED PRIOR TO ANY LAND-USE/EROSION ACTIVITY ON THE CONSTRUCTION SITE. ANY REPAIR/WORK ON THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE REVIEWED AND APPROVED BY THE METROPOLITAN WATER DISTRICT'S EROSION PREVENTION AND SEDIMENT CONTROL DIVISION PRIOR TO ANY REPAIR/WORK ON THE PLAN AND ANY REPAIR/WORK ON THE PLAN SHALL BE REVIEWED AND APPROVED BY THE METROPOLITAN WATER DISTRICT'S EROSION PREVENTION AND SEDIMENT CONTROL DIVISION PRIOR TO ANY REPAIR/WORK ON THE PLAN.

CONCEPTUAL FLOODPLAIN COMPENSATION:

FIRM FLOODPLAIN ELEVATION _____ 460.30
 LOCAL REGULATORY FLOODPLAIN ELEVATION _____ 461.30
 PROPOSED FILL IN COORDINANCE _____ 124.10 (10')
 INCREASED BULKHEAD ELEVATION (V) _____ 2.7 (10')
 CHANGE IN RAINFALL COEFFICIENT C = 1.80 (1.8) + 0.02
 1' X 1.80 (1.8) X 0.02 = 0.036 AC FT
 PROPOSED FILL - VOLUME _____ 380 CU YD
 COMPENSATION VOLUME PROVIDED _____ 387 CU YD

MSD NOTES:

CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH APPLICABLE AND APPLICABLE COUNTY, METROPOLITAN WATER DISTRICT, STATE AND FEDERAL REQUIREMENTS AND OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.

APCD NOTE:

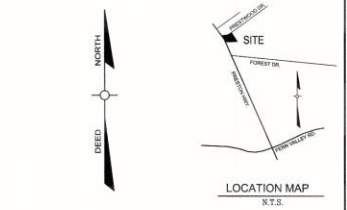
MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM EXCESSIVE DUST FROM ROAD AND NEIGHBORING PROPERTIES.

MPW NOTES:

UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A LIMITED ACCESS DRIVEWAY SHALL BE DEVELOPED TO ENSURE PROPER CIRCULATION AND ACCESS TO ADJACENT PROPERTIES AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS. A LIMITED ACCESS DRIVEWAY TO RUN WITHIN THE LAND AND IN A FORM ACCEPTABLE TO THE ADJACENT COMMUNITY SHALL BE DEVELOPED TO THE PUBLIC OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTIES TO BE DEVELOPED.

SITE DATA

4.80 AC (209,000 SQ FT) LOT AREA
 14.19 AC (614,000 SQ FT) TOTAL SITE AREA
 14.19 AC (614,000 SQ FT) TOTAL IMPERVIOUS SURFACE AREA
 14.19 AC (614,000 SQ FT) TOTAL IMPERVIOUS SURFACE AREA
 14.19 AC (614,000 SQ FT) TOTAL IMPERVIOUS SURFACE AREA



- LEGEND**
- EXISTING CONTOUR
 - EXISTING DRAINAGE FLOW
 - EXISTING FENCE LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING L.I.C. WATERLINE
 - EXISTING L.I.C. GASLINE
 - EXISTING SANDY/STORM MANHOLE
 - EXISTING TREE
 - EXISTING UTILITY WIRE
 - EXISTING UTILITY POLE
 - EXISTING FIRE HYDRANT
 - EXISTING TRAFFIC SIGN
 - EXISTING FIRE POST/ROUND
 - PROPOSED CONTOUR
 - PROPOSED DRAINAGE FLOW
 - PROPOSED PAVEMENT
 - PROPOSED LIMITS OF DISTURBANCE

RECEIVED

APR 20 2014
 11:20 AM
 PLANNING & DESIGN SERVICES

0 20 40 60 80
 GRAPHIC SCALE: 1"=20'

1 of 1

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |

CIVIL DESIGN, INC.
 1000 W. MARKET STREET, SUITE 100
 LOUISVILLE, KENTUCKY 40202
 PH: 678-0086 FAX: 678-0311

CDI

| |
|--|
| |
| |
| |
| |

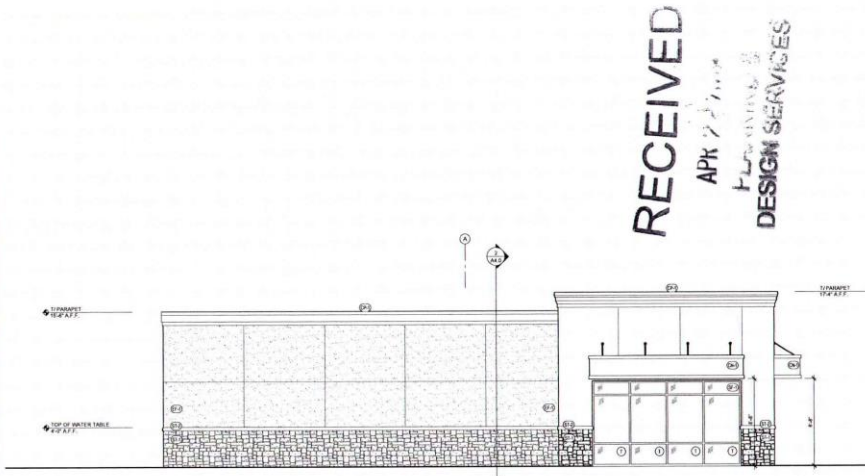
CATEGORY 2B FOR PRESTON LIQUORS
 OWEN/DEWEY/LOPER
 PRESTON LIQUORS, LLC
 11000 W. MARKET STREET, SUITE 100
 LOUISVILLE, KENTUCKY 40219

| | |
|--|--|
| | |
| | |
| | |
| | |

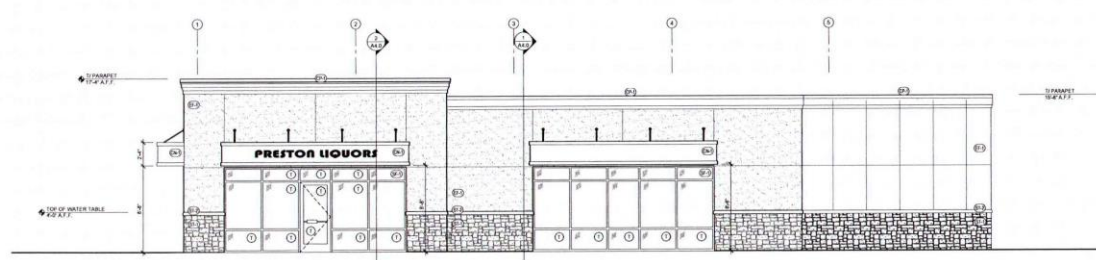


Elevations

| ITEM NO. | DESCRIPTION | QTY | UNIT |
|----------|-------------------------|-----|------|
| 01 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 02 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 03 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 04 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 05 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 06 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 07 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 08 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 09 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 10 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 11 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 12 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 13 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 14 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 15 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 16 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 17 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 18 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 19 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 20 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 21 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 22 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 23 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 24 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 25 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 26 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 27 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 28 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 29 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 30 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 31 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 32 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 33 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 34 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 35 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 36 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 37 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 38 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 39 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 40 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 41 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 42 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 43 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 44 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 45 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 46 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 47 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 48 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 49 | PROFESSIONAL DESIGN FEE | 1 | 1 |
| 50 | PROFESSIONAL DESIGN FEE | 1 | 1 |



2 ELEVATION North
ASB SCALE 1/4" = 1'-0"



1 ELEVATION West
ASB SCALE 1/4" = 1'-0"

PCC DESIGN
PLLC

RECEIVED
APR 22 2004
FLORIAN & ASSOCIATES
DESIGN SERVICES



PRODIGY
Build Smart
1118 Central One
Louisville, Kentucky 40203
PH: 502-419-1500
FAX: 502-419-1508
www.prodigyconstruction.com

PRELIMINARY, NOT FOR CONSTRUCTION

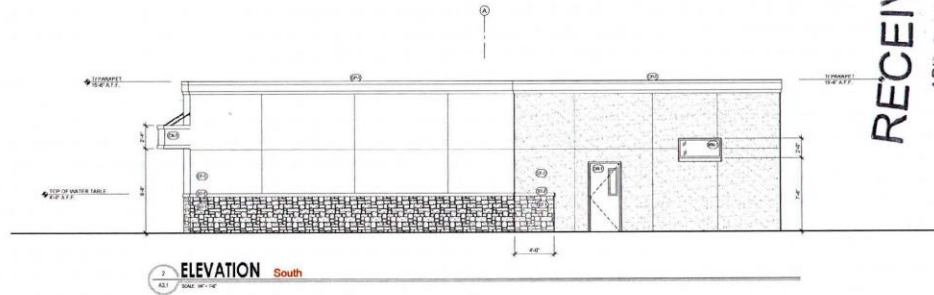
PRESTON LIQUORS
PRESTON HIGHWAY
LOUISVILLE, KENTUCKY 40219

| | |
|-------------|---------|
| DATE | 1.14.03 |
| DRW | JL / J |
| BY | E.P. |
| ELEVATIONS | |
| A3.0 | |

19Variance1044



Elevations



RECEIVED

APR 28 2014

PLANNING &

DESIGN SERVICES



PRODIGY
BUILDING SOLUTIONS
Build Smarter

1100 Central Drive
Louisville, Kentucky 40202
PH: 502.434.5800
FAX: 502.434.5801
www.prodigybuildingsolutions.com

PRELIMINARY, NOT FOR CONSTRUCTION

PRESTON LIQUORS
PRESTON HIGHWAY
LOUISVILLE, KENTUCKY 40219

REVISIONS

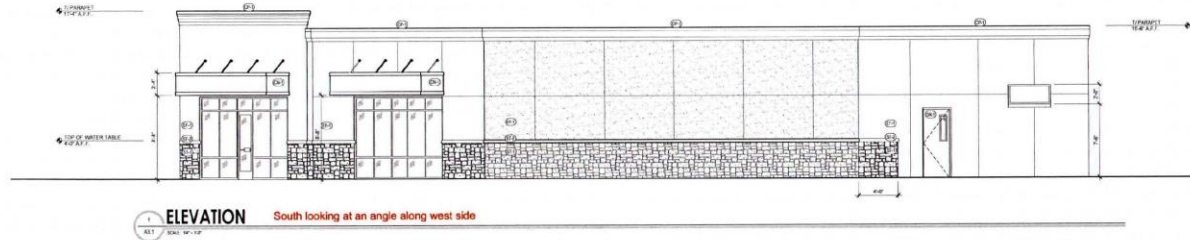
| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

DRAWN: TCA/TS
CHECKED: JSL/TJ
DATE: 03/11/14

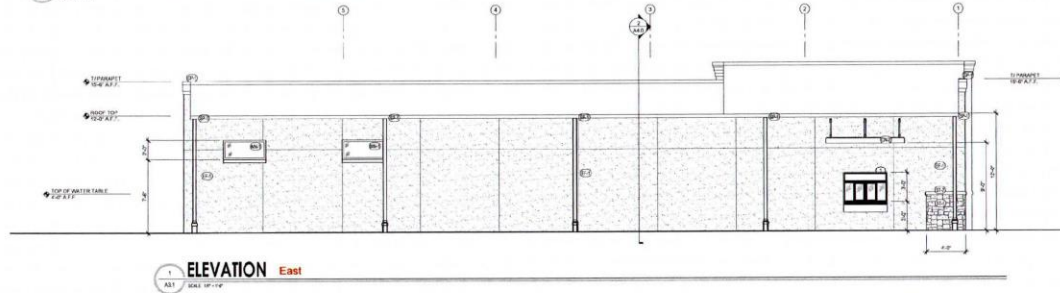
ELEVATIONS

A3.1

19Variance 1044



ELEVATION South looking at an angle along west side
SCALE 1/4" = 1'-0"



ELEVATION East
SCALE 1/4" = 1'-0"

PCG DESIGN
P.L.L.C.



Site Photos-Subject Property



Site Photos-Subject Property




Site Photos-Subject Property



Site Photos-Subject Property



 Portion of the proposed vehicular use area
looking south.

19VARIANCE1044

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The requested variance appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code section 5.3.2.C.b to allow the vehicular maneuvering area to encroach into the rear yard setback.

| Location | Requirement | Request | Variance |
|-----------|-------------|---------|----------|
| Rear yard | 25 ft. | 9 ft. | 16 ft. |