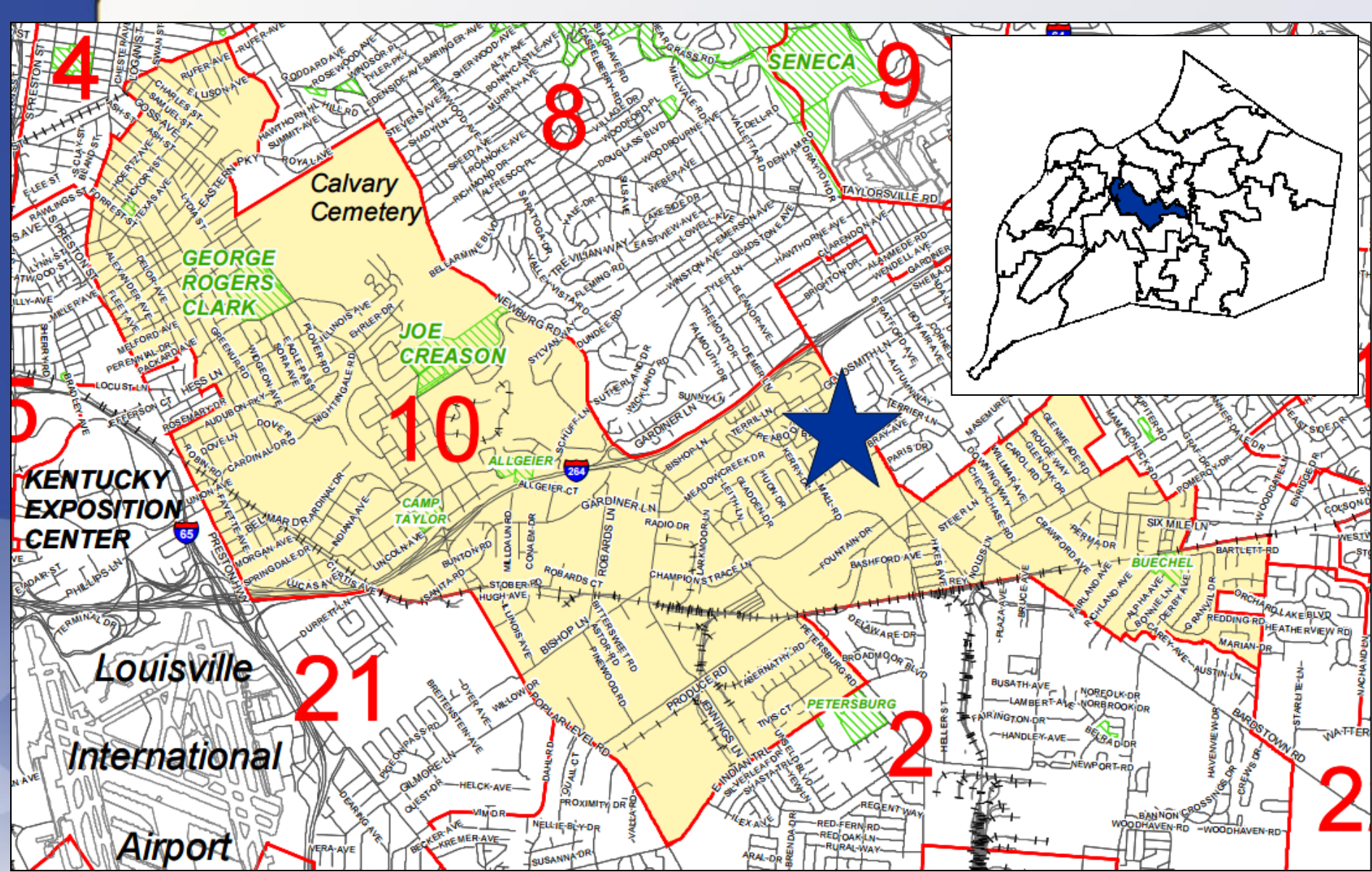


15ZONE1008

Costco



Planning/Zoning, Land Design & Development
August 18, 2015



3408 Bardstown Road
 District 10 - Steve Magre

15ZONE1008

Request(s)

- Change in form district from Neighborhood to Suburban Marketplace Corridor
- Change in zoning from R-4, R-7, and C-1 to C-2
- General and Detailed District Development Plan
- Variances:
 - Chapter 5.3.2.C.2.A, to permit the building to be setback 785' from the Bardstown Road property line instead of the required 275'. (510' variance)
 - Chapter 5, Table 5.3.2, to permit encroachments into the 50' setback along the south property line and into the 75' setback along the north property line.
 - Chapter 8.3.3, to permit the sign square footage attached to the building facades to be 710 SF instead of the required 500 SF.
- Waivers:
 - Chapter 10.2.4, to permit encroachments into the 25' LBA along the north and south property lines.
 - Chapter 5.5.2.B.1.A and 5.9.2.A.1.b.ii, to not provide vehicular access to adjacent non-residential properties to the north and south.
 - Chapter 10.2.12, to permit more than 120' between ILAs.
 - Chapter 5.6, to not provide 60% animating features, windows, and a varied roofline.
 - Chapter 10.2.4.B, to permit over 50% overlap of an easement and an LBA along the south property line

Case Summary / Background

- 18.97 acre vacant site
- Site completely paved
- 164,169 sf commercial building and fueling station
- 1.0 acre out lot to be developed later

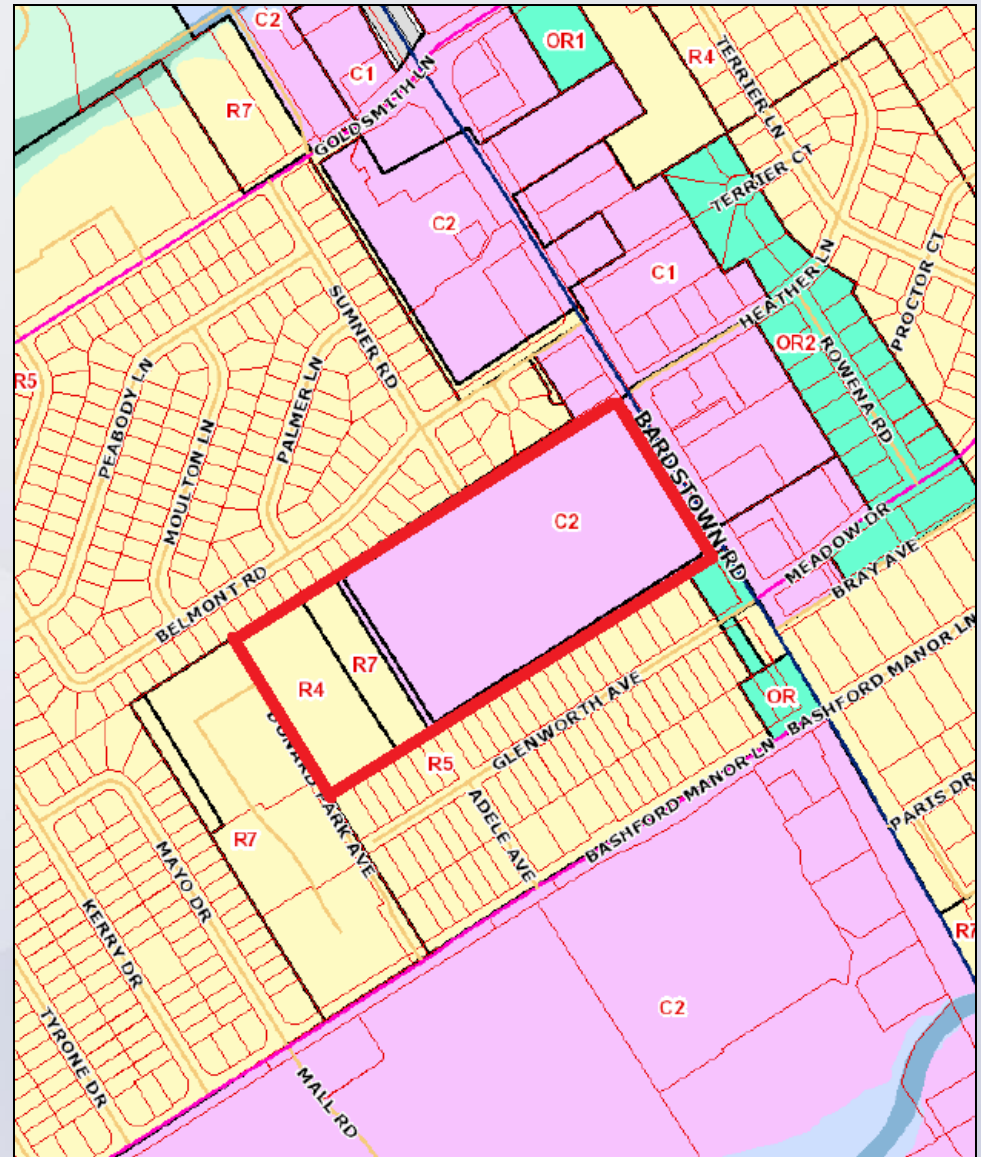
Zoning/Form Districts

Subject Property:

- Existing: R-4, R-7, C-1 and C-2/N
- Proposed: C-2/SMC

Adjacent Properties:

- North: R-5 & C-1/N & SMC
- South: R-5 & OR/N & SMC
- East: C-2/SMC
- West: R-7/N



Aerial Photo/Land Use

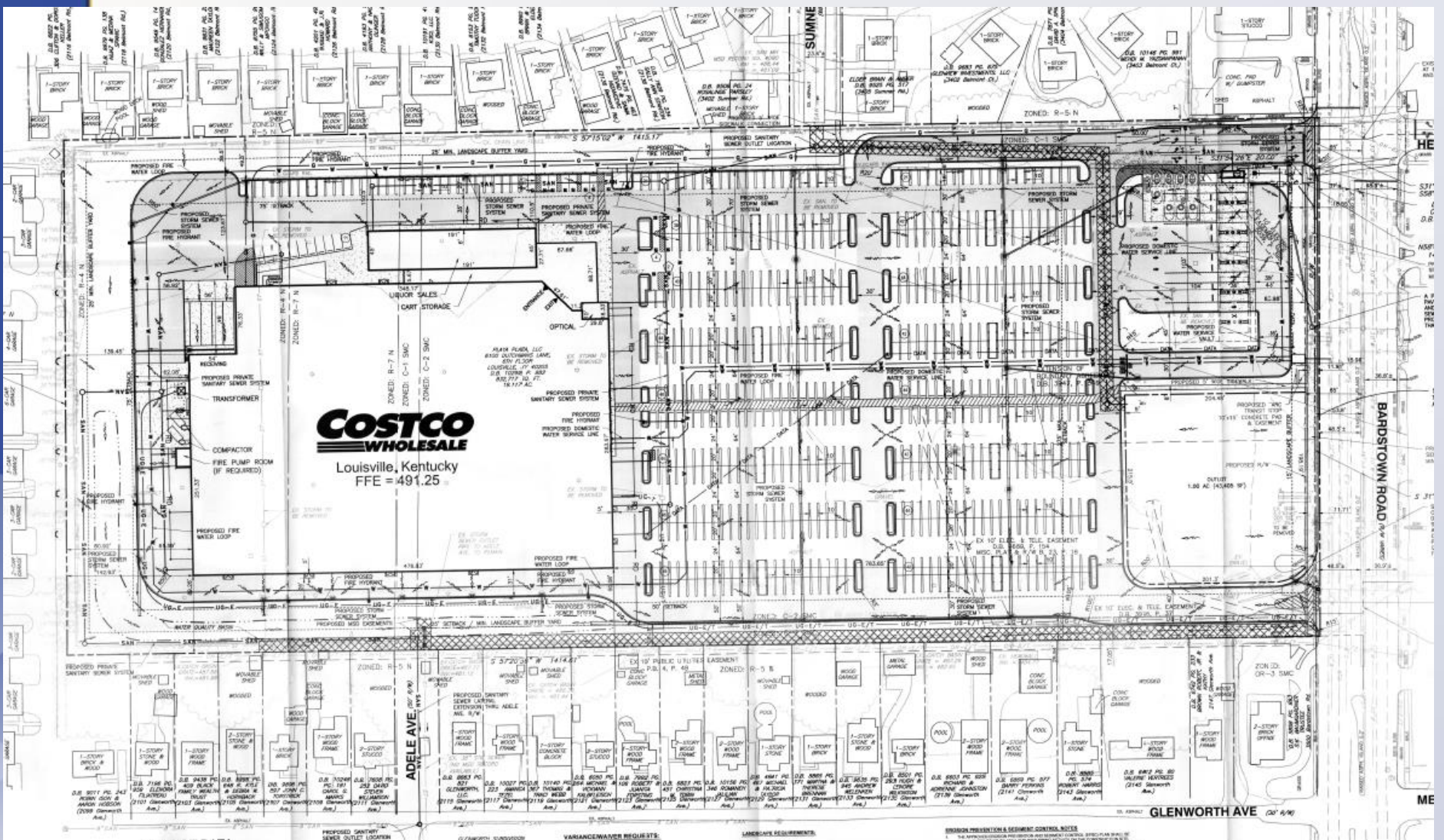
Subject Property:

- Existing: Vacant
- Proposed: Commercial

Adjacent Properties:

- North: Single Family/Commercial
- South: Single Family/Office
- East: Commercial
- West: Multi-Family





COSTCO
WHOLESALE
 Louisville, Kentucky
 FFE = 491.25

PROJECT DATA

PROPOSED SANITARY SEWER OUTLET LOCATION

GLENWORTH SUBDIVISION

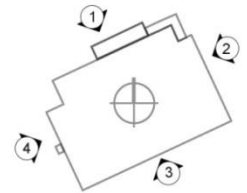
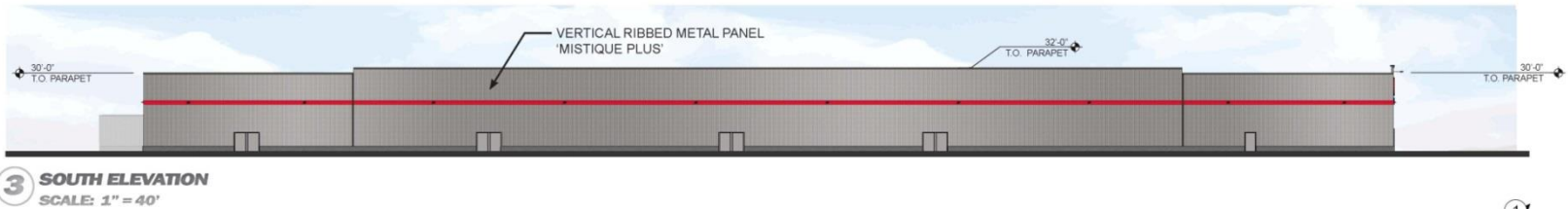
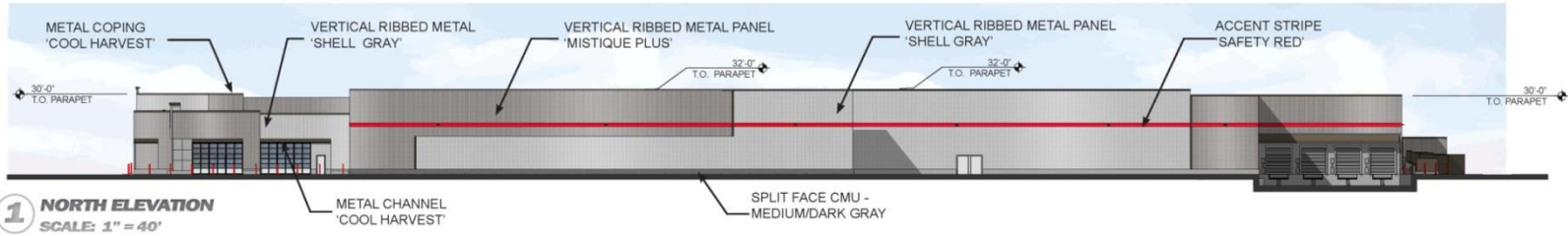
VARIANCE/WATER REQUESTS:

LANDSCAPE REQUIREMENTS:

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. ALL APPROVED EROSION PREVENTION AND SEDIMENT CONTROL SCHED PLAN SHALL BE IMPLEMENTED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.







JULY 16th, 2015 v2.8
14-0390-01
LOUISVILLE (BARDSTOWN RD.), KY

MULVANNY | G2
ARCHITECTURE

METRO
Louisville

15ZONE1008

PC Recommendation

- Public Hearing was held on 7/30/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from R-4, R-7 and C-1 to C-2 and the form district change from Neighborhood to Suburban Marketplace Corridor to Louisville Metro Council (7 members voted)