

Board of Zoning Adjustment Staff Report

June 7, 2021



Case No:	21-VARIANCE-0031/21-VARIANCE-0032
Project Name:	Cedar Creek Crossing
Location:	7704-7718 Bardstown Road & 7509 Cedar Creek Road
Owner(s):	Real Properties Plus II, LLC; Park Community Credit Union; Cindy Sue daily
Applicant:	Hogan Real Estate
Representative(s):	Dinsmore & Shohl, LLP – Cliff Ashburner
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Joel P. Dock, AICP, Planner II

REQUEST(S)

- **Variances**

1. 21-VARIANCE-0031 – **Variance** from LDC, section 5.3.1 to exceed the maximum setback along a parkway from 95' to 265' on Tract 6
2. 21-VARIANCE-0032 – **Variance** from Land Development Code (LDC), section 8.3.3/Table 8.3.3 to allow signage to exceed the maximum as specified below:

Tract	Permitted (height – feet / area – square feet)	Requested (height – feet / area – square feet)
Tract 1 (parkway)	6/60	9/72
Tract 2 (parkway)	6/60	9/72
Tract 3 (parkway)	6/60	9/72
Tract 4 (parkway)	6/60	9/72
(collector)	8/60	9/72
Tract 5	6/60	No signage requested
Tract 6 (parkway)	6/60	16/120
(collector)	12/100	16/120

CASE SUMMARY/BACKGROUND

The revised detailed district development plan proposes a mixed-use development across 6 separate tracts connected through parking lots. The revised plan was heard by the Development Review Committee on May 19, 2021 and forwarded to the Planning Commission for review on June 3, 2021. Restaurants, medical office, coffee shop and retail have been proposed resulting in a total building footprint of roughly 44,000 sq. ft. Access will be provided from Bardstown and Cedar Creek Roads. Bardstown Road is a designated parkway; a designation intended “to ensure a quality visual experience on developing corridors and to protect and improve the visual experience on established corridors.” Individual or multi-tenant signage is proposed on each tract, except for tract 5. On-premise multi-tenant signage is permitted by the Land Development Code as described in the variance request.