

Development Review Committee
Staff Report
July 18, 2018



Case No:	18WAIVER1020
Project Name:	Preston Urgent Care Signage
Location:	4822 Preston Highway
Owner(s):	Brick & Mortar LLC
Applicant:	Abdul Haq
Jurisdiction:	Louisville Metro
Council District:	21 – Vitalis Lanshima
Case Manager:	Dante St. Germain, Planner I

REQUEST

- **Waiver** from Land Development Code section 8.2.1.D.6 to allow a changing image sign to be closer than 300 feet to residentially zoned properties which are being used residentially.

CASE SUMMARY/BACKGROUND

The subject property is located along Preston Highway approximately 1,200 feet south-east of the intersection of Preston Highway and Grade Lane. The subject property is currently developed with a one-story commercial structure in use as a medical office, with an existing sign. The applicant proposes to retain the existing sign and add a 2' x 6' changing image panel below the existing static image panel.

Eighteen residentially zoned properties which are used residentially are located partially or fully within 300 feet of the sign. The applicant requests a waiver from Land Development Code section 8.2.1.D.6 to allow the changing image panel to be located within 300 feet of residential properties.

STAFF FINDING

Staff finds that the requested waiver is adequately justified and meets the standard of review.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for granting a waiver established in the Land Development Code from section 8.2.1.D.6 to allow a changing image sign to be closer than 300 feet to residentially zoned properties which are being used residentially.

TECHNICAL REVIEW

- No technical review was undertaken.

INTERESTED PARTY COMMENTS

No interested party comments were received by staff

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 8.2.1.D.6

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

STAFF: The waiver will not adversely affect adjacent property owners as the sign will not be visible to the majority of the residential properties due to the angle of the sign and existing structures. The sign will be screened to the remaining residential properties by trees which are planted between Preston Highway and Preston Lane.

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

STAFF: The waiver will not violate specific guidelines of Cornerstone 2020 as Guideline 3 Policy 28 describes signs as compatible with the form district pattern and contributing to the visual quality of their surroundings. Promote signs of a size and height adequate for effective communication and conducive to motor vehicle safety. Encourage signs that are integrated with or attached to structures wherever feasible; limit freestanding signs to monument style signs unless such design would unreasonably compromise sign effectiveness. Give careful attention to signs in historic districts, parkways, scenic corridors, design review districts and other areas of special concern.

These guidelines are not violated because the proposed sign will be screened to the residential properties within 300 feet of the sign.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as there is no location on the property where a changing image sign could be located which is not within 300 feet of a residential property.

- (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: The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirement to be waived because the applicant has opted to have a relatively small changing image panel which is smaller than the size allowed by the form district maximums.

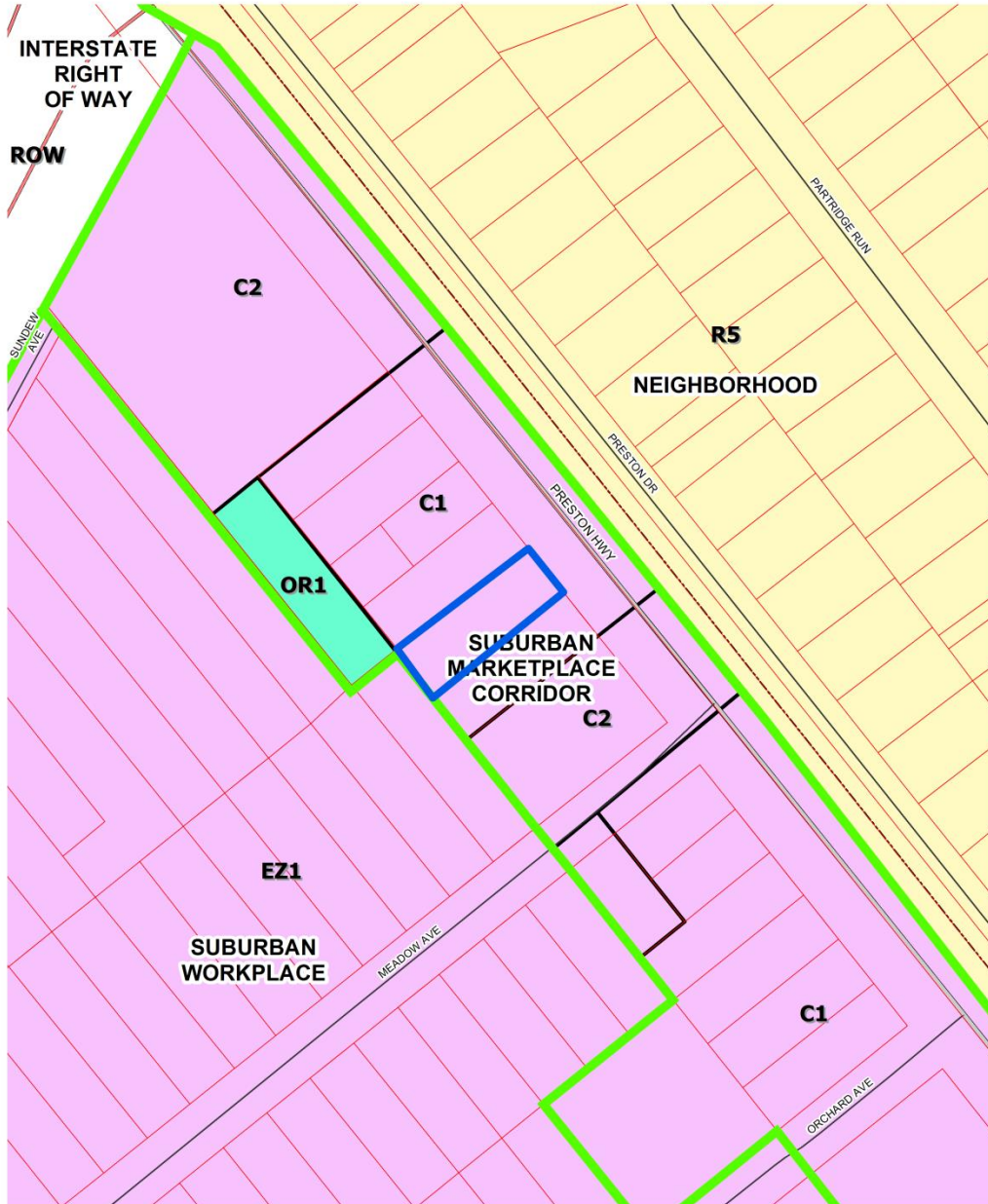
NOTIFICATION

Date	Purpose of Notice	Recipients
06/26/2018	DRC Public Meeting	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 21

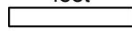
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations
5. 300 Foot Buffer

1. Zoning Map



4822 Preston Highway
feet



110
Map Created: 7/9/2018

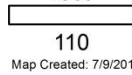


Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

2. Aerial Photograph

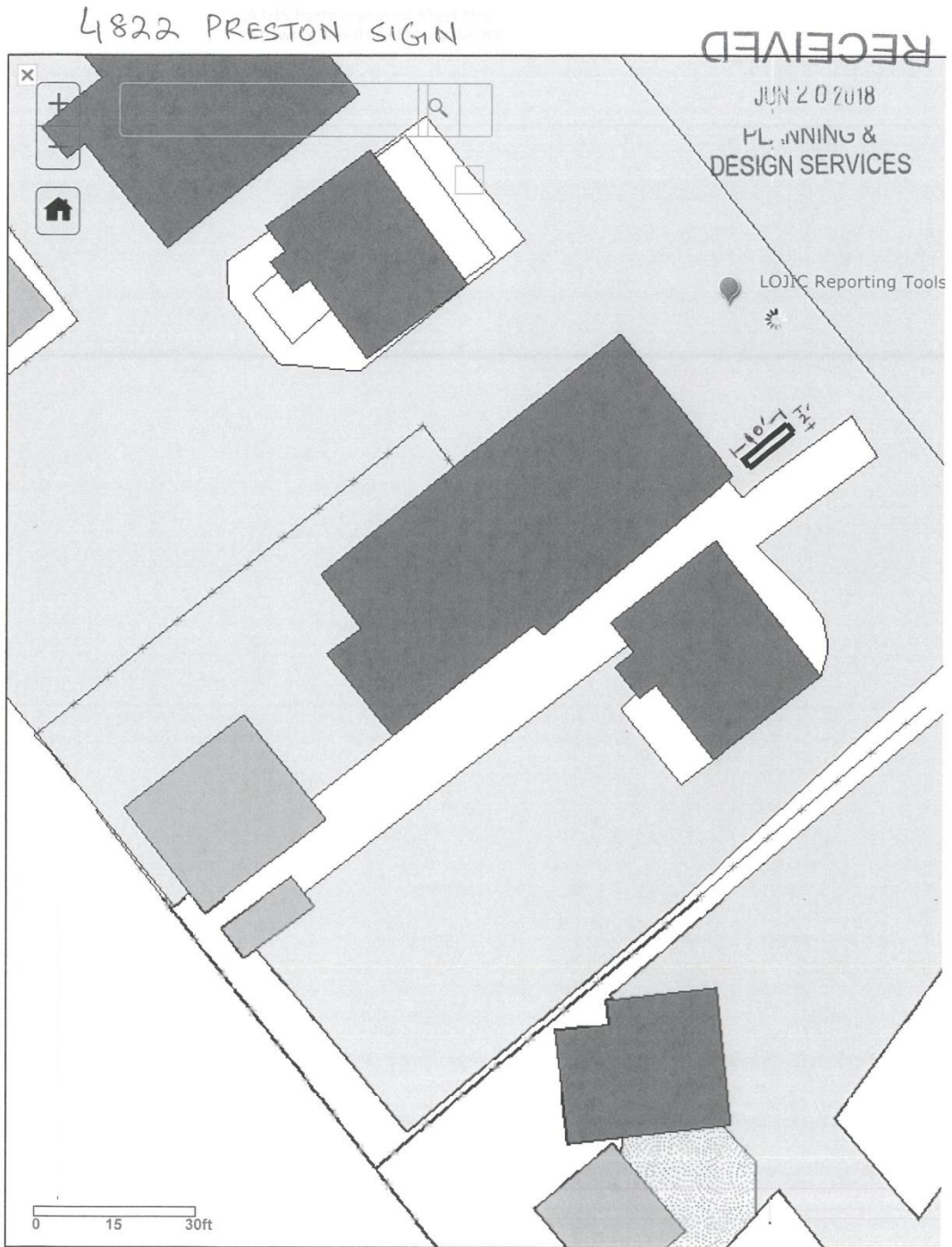


4822 Preston Highway
feet



Copyright (c) 2018, 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.

3. **Site Plan**



<https://www.lojic.org/lojic-online>

18 WAIVER 1020

6/20/2018

4. Elevations

FRONT ELEVATION

NTS

SIDE ELEVATION

NTS

Refurbished D/F Sign Cabinet to mount into existing monument sign structure.

18Waiver-1030

RECEIVED

JUL 09 2018

PLANNING & DESIGN SERVICES

CUSTOMER	1530 East Washington St. Louisville, Kentucky 40206 502-582-1714 - Phone 502-584-6427 - Fax
LOCATION	Dr Haq Preston Hwy
SALESMAN	Allen Mercke
DATE	5-4-17
SCALE	1/2" = 1'
FILE NAME	Dr Haq\ Monument Sign Cabinet

12SI
RUEFF SIGNS
www.rueffsigns.com

Hydramatics
Electric Sign
120 VOLTAGES
ALTERNATE SIZES ARE LISTED ON THE MECHANICAL BREAKDOWN.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and applicable local codes. This includes proper grounding and bonding of the sign.

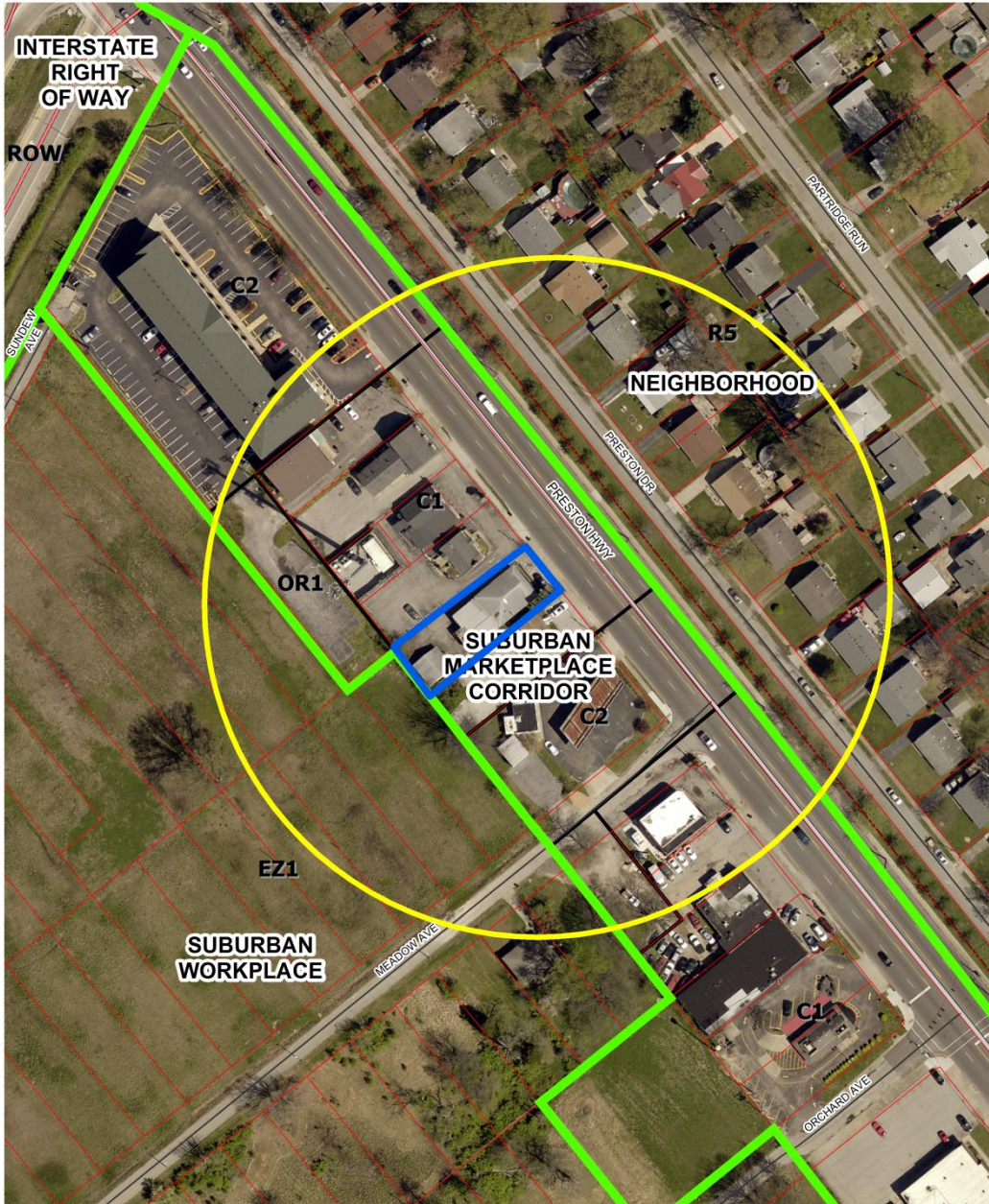
This is a sketch, NOT A BLUEPRINT. Any photo overlays or images are merely an attempt to show the sign(s) as close as possible to how they may appear installed.

FINAL SIZES ARE AS LISTED ON THE MECHANICAL BREAKDOWN.

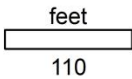
The contents of this drawing and all design elements are the property of Rueff Signs, Inc. They are not to be reproduced, copied, or used in any way without the written permission of Rueff Signs, Inc. All such actions are prohibited by law.

© RUEFF SIGNS, 2016. ALL RIGHTS RESERVED.

5. 300 Foot Buffer



300 Foot Buffer Around Sign



Copyright (c) 2018, 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.