

Development Review Committee Staff Report

April 15, 2015



Case No:	15WAIVER1005
Project Name:	Raggard Road Walmart
Location:	7100 Raggard Road
Owner:	Walmart Real Estate Business Trust
Applicant:	Harrison French and Associates, Ltd.
Representative:	Harrison French and Associates, Ltd.
Project Area/Size:	29.14 ac.
Existing Zoning District:	C-2, Commercial
Existing Form District:	SW, Suburban Workplace
Jurisdiction:	Louisville Metro
Council District:	1 – Jessica Green
Case Manager:	Matthew R. Doyle, Planner I

REQUEST

- Waiver of Chapter 8.3, Table 8.3.2 of the Land Development Code (LDC) to allow more than 3 signs per façade.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The subject site is plan certain under docket 9-64-04 and is located in Pleasure Ridge Park on Raggard Road between Greenbelt Highway and Terry Road.

Walmart is remodeling the exterior of the building on Raggard Road, which will include replacing the existing attached signage with new attached signage. Currently, it has 7 attached signs on the front façade and 8 attached signs on the side façade. Walmart proposes to replace the 7 attached signs on the front façade with 5 signs, the 8 attached signs on the side façade with 4 signs. Chapter 8 of the LDC allows 3 attached signs per façade, except that multiple use buildings may have one sign for each business. In this case, the Subway sign and the liquor store sign do not count against the total number of signs Walmart can have on the front façade. Thus, Walmart would like to have 2 more attached signs than allowed on the front façade and 1 more attached sign than allowed on the side façade.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Retail	C-2	SW
Proposed	Retail	C-2	SW
Surrounding Properties			
North	Fast food restaurant, gas station	C-2	SW
South	Single family residential	R-4	N
East	Single family residential	R-4	N
West	Single family residential	R-4	N

PREVIOUS CASES ON SITE

9-64-04: Approval of a change in zoning from R-4 Single-Family Residential to R-5A Multi-Family (2.88 acres) and C-2 Commercial (40.48 acres) and a form district change on the C-2 portion of the site ONLY from Neighborhood to Suburban Workplace.

INTERESTED PARTY COMMENTS

Staff has not received any inquiries or interested party comments to date.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR A WAIVER of Chapter 8.3, Table 8.3.2 of the LDC to allow more than 3 signs per façade:

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

STAFF: The waiver will not adversely affect adjacent property owners since the proposed signage reduces the existing signage both in number and size.

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

STAFF: The waiver would not violate specific guidelines of Cornerstone 2020 since the proposed signage is very similar to the existing signage.

- (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 since the additional signage is necessary to identify the location of services offered within the building.

- (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 strict application of the provisions of the regulation would deprive the applicant of the reasonable use of land or create an unnecessary hardship since the proposed signage reduces the existing signage both in number and size; is very similar to the existing signage; and is necessary to identify the location of services offered within the building.

TECHNICAL REVIEW

N/A

STAFF CONCLUSIONS

- The proposed 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 for approving the waiver.

REQUIRED ACTION

- **APPROVE** or **DENY** the waiver.

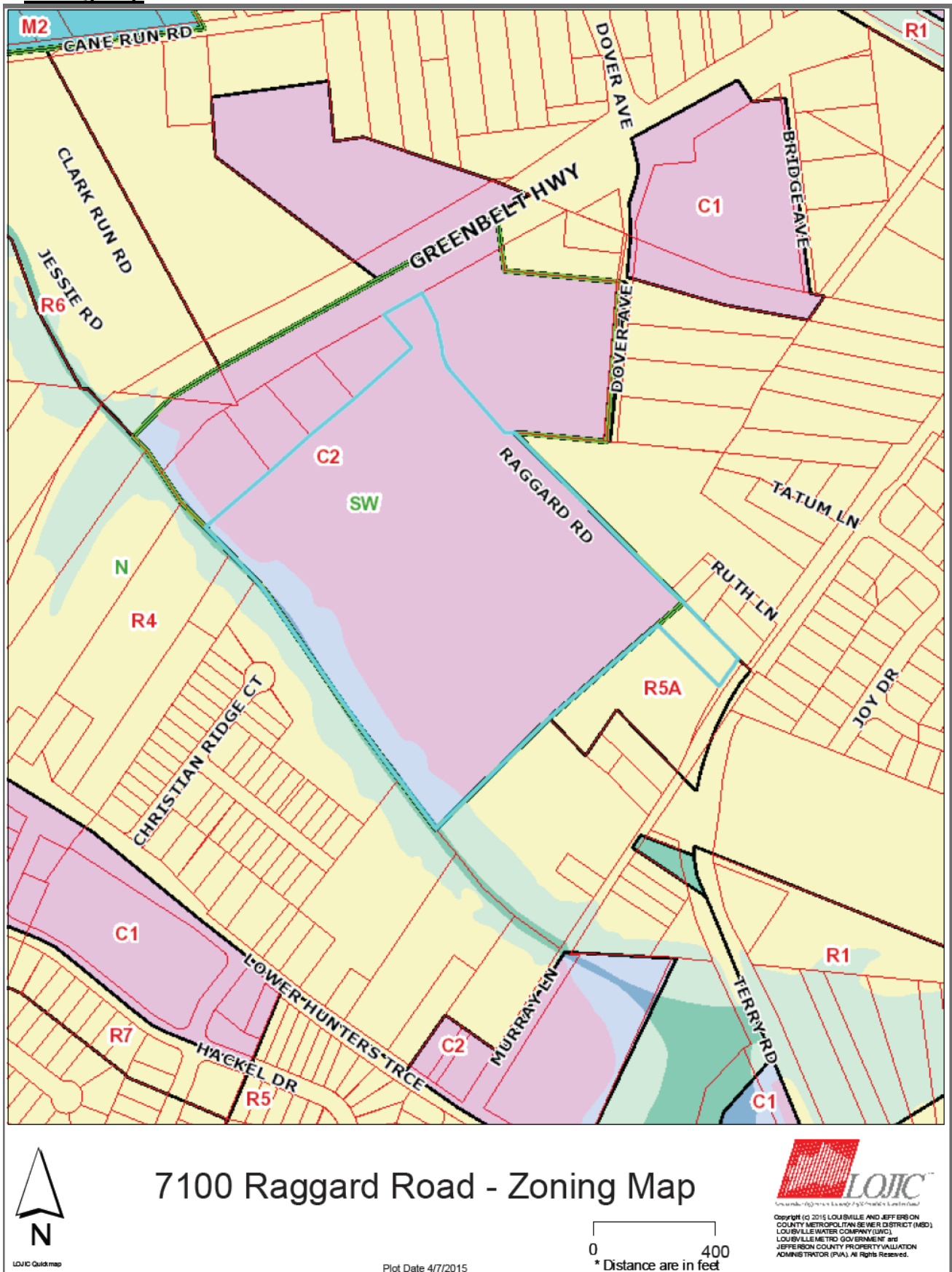
NOTIFICATION

Date	Purpose of Notice	Recipients
3/31/15	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

