

17DEVPLAN1010

4170 Taylor Blvd



Louisville Metro Planning Commission Public Hearing

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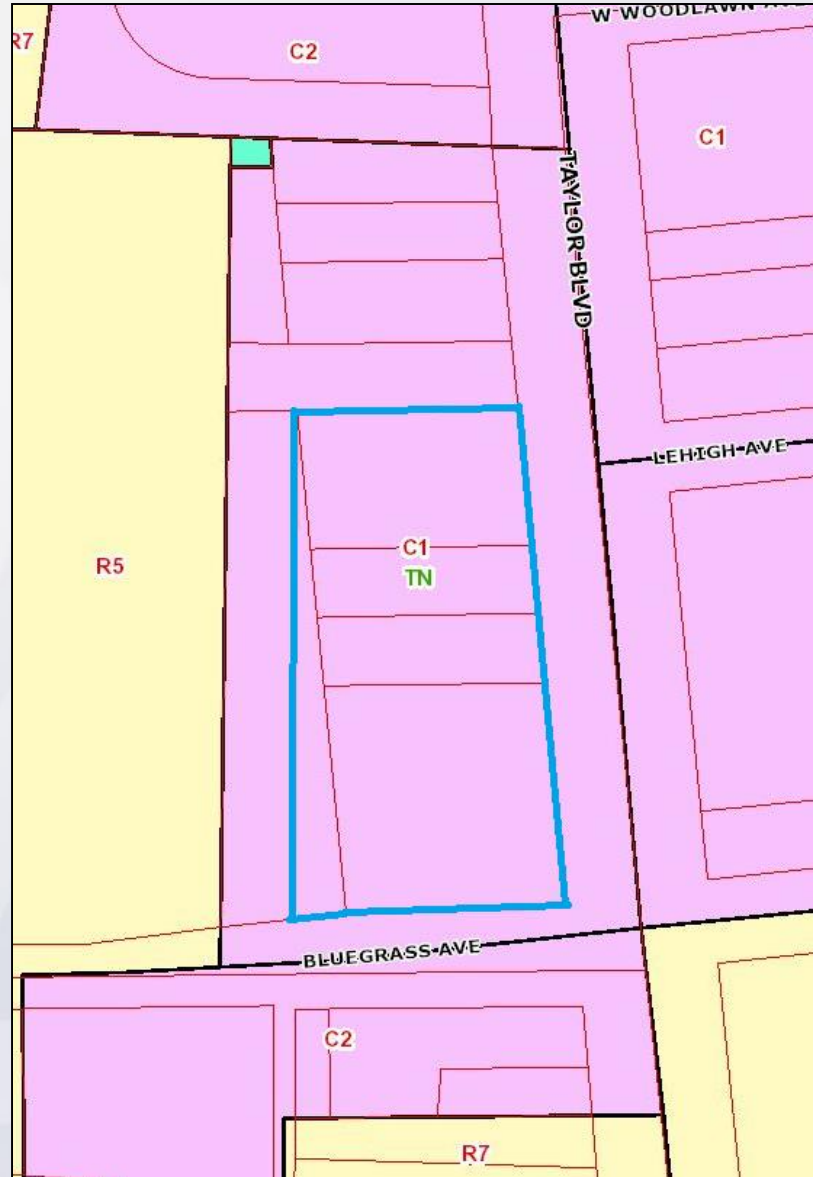
Request(s)

- Waiver from 5.5.1.A.b to not provide a customer entrance on Bluegrass Avenue (Approved: DRC 4-5-17)
- Waiver from 5.6.1.A.1 to not provide 75 percent coverage of animating features along façade facing Bluegrass Avenue (Approved: DRC 4-5-17)
- Waiver from 5.5.1.A.5 to allow the detached gas canopy to be located between the principal building and the public street. (Approved: DRC 4-5-17)
- Waiver from 5.5.1.A.3.a & 5.9.2.C.4 to allow parking to be located in front of building and to not provide the 3' masonry wall along either frontage. (Approved: DRC 4-5-17)
- Waiver from 5.9.2.A.1.b.i to not provide a clearly defined pedestrian access from Taylor Blvd to entrance of building and to allow the pedestrian connection to be farther than 50 feet from the nearest transit stop (Approved: DRC 4-5-17)
- Waiver from 10.2.10 to reduce the required 10 foot Vehicle Use Area Landscape Buffer Area along Taylor Blvd to 5 and to decrease the required screen from 3 feet to 18 inches (VUA LBA Approved, Screen Height Decrease Denied, DRC 4-5-17)
- Revised Detailed District Development plan (Approved: DRC 4-5-17)

Case Summary

- Proposal is for a 4,400 square foot gas station with detached gas canopy
- Located at the corner of Taylor Blvd and Bluegrass Avenue
- Detailed Development Plan and six waivers were granted at DRC on April 5, 2017
- Waiver to allow required 3' screen to be 18' was denied by DRC
- Applicant has appealed the denial, basing this appeal on LDC Section 10.2.11 which states that screening can be 18' when adjacent to site where security is determined to be a factor

Zoning/Form Districts



Aerial Photo/Land Use



Site Photos



Site Photos



Site Photos



03/30/2017 02:39

Site Photos



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- The proposed development plan is in order and has received preliminary approvals from Transportation Planning Review and the Metropolitan Sewer District.
- Minor plat, 16MINORPLAT1045, will need to be approved in order to consolidate and reconfigure lots and grant a crossover access agreement for the tracts of the development.

Staff Analysis and Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if it will **UPHOLD** or **DENY** the Development Review Committee's denial of the Waiver of Section 10.2.10 to decrease the required screen from 3 feet to 18 inches.