

**17DEVPLAN1180**  
**1701 West Broadway**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Ross Allen, Planner I**

**April 30, 2018**

# Requests

- **Variance #1:** from LDC 5.5.1.A.2 (2017a) to allow the proposed 1,610 sf. 2-story structure to be constructed more than 5 feet from the Right of Way line along West Broadway (Primary Street frontage).

Location	Requirement	Request	Variance
ROW along West Broadway Setback (Corner Lot)	No more than 5 ft. from ROW	138 ft.	135 ft.

# Requests

- **Variance #2:** from LDC 5.5.1.A.2 (2017a) to allow the proposed 1,610 sf. 2-story structure to be constructed more than 5 feet from the Right of Way line along South 17<sup>th</sup> Street (Secondary Street frontage).

Location	Requirement	Request	Variance
ROW along South 17 <sup>th</sup> Street Setback (Corner Lot)	No more than 5 ft. from ROW	89 ft.	84 ft.

# Requests

- **Waiver #1:** from LDC 5.5.1.A.1.a and b (2017a) to not provide a principal building entrance facing the primary street (West Broadway) or a corner entrance.
- **Waiver #2:** from LDC 5.5.1.A.3.a (2017a) to allow an existing vehicular use area/parking to be located to the front (West Broadway and South 17<sup>th</sup> Street) of the proposed 2-story 1,610 sf. primary structure and to not provide the 3 foot masonry, stone, or concrete wall along South 17<sup>th</sup> Street.
- **Waiver #3:** from LDC 5.5.1.A.3.b (2017a) to not provide vehicular and parking access to the site from Esquire Alley.

# Requests

- **Waiver #4:** from LDC 5.5.1.A.3.d (2017a) to not provide vehicular and pedestrian connections/access between the subject site and the Marathon gas station found directly adjacent to the west.
- **Waiver #5:** from LDC 5.9.2.A.1.b.i to not provide a clearly defined safe pedestrian access from the adjacent public right of way along, West Broadway, through the off-street parking area to a non-residential building entrance, neither the existing car wash nor the proposed 2-story 1,610 sf retail/laundry mat.

# Requests

- **Waiver #6:** from LDC 10.2.4; table 10.2.3 to not provide at minimum a 15 ft. LBA with 1.5 planting density multiplier with 3 Large (Type A) or Medium (Type B) trees with an 8 ft. screen along the rear property line as parallel to Esquire Alley adjacent to the R-6 zoned residential dwellings in a Traditional Neighborhood Form District.
- **Waiver #7:** from LDC 10.2.10/10.2.11 to reduce the required 5 ft. VUA LBA along South 17<sup>th</sup> Street to 4 ft. and not provide the required 5 ft. VUA LBA along the West Broadway frontage for an approximate distance of 129 ft. and to not provide the required 3 ft. continuous screen along West Broadway.

# Requests

- **Waiver #8:** from LDC 10.2.12 to not provide the required 5% ILA requirement and as mitigation to provide a 898 sf. 12 ft. x 75 ft. landscaped area interior to the rear property line/5 ft. VUA LBA along Esquire Alley and interior to the 4 ft. VUA LBA along South 17<sup>th</sup> Street, north of the proposed 5 ft. sidewalk leading to the primary entrance.

# Case Summary / Background

- Corner Lot within TMC Form District with C-2 zoning, north of the new Republic Bank Foundation YMCA site.
- Existing Car wash on site with 2 -Automatic Bays and 5 self service bays.
- Proposed 2 story structure with 1,610 sf. footprint for retail (car accessories) and laundry mat.
- Proposed structure is found closest along Esquire Alley south of R-6 zoned parcels within the TNFD.



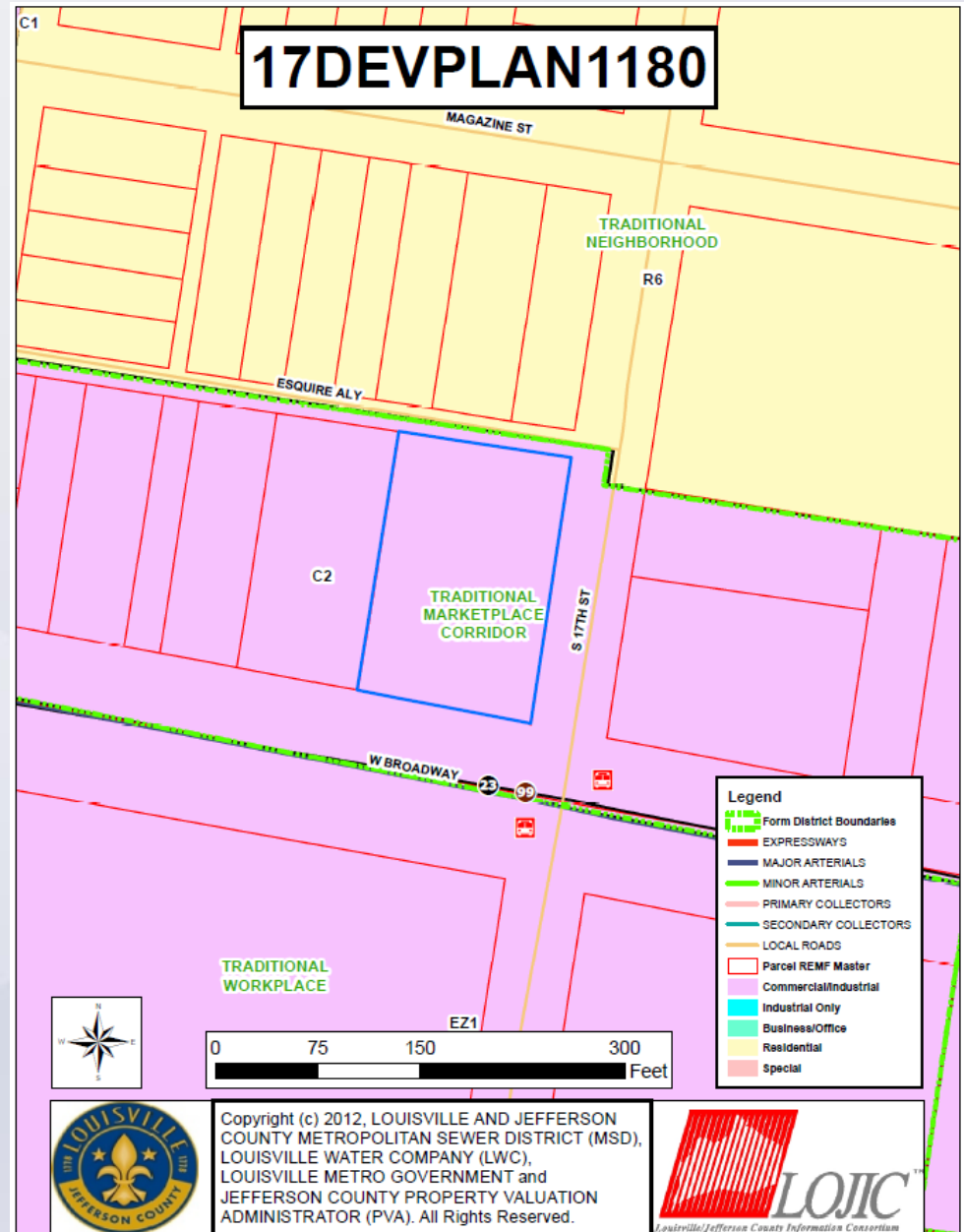
# Zoning/Form Districts

## Subject Property:

- Existing: C-2/TMC
- Proposed: C-2/TMC

## Adjacent Properties:

- North: R-6/TNFD
- South: EZ-1/TWFD
- East: C-2/TMC
- West: C-2/TMC



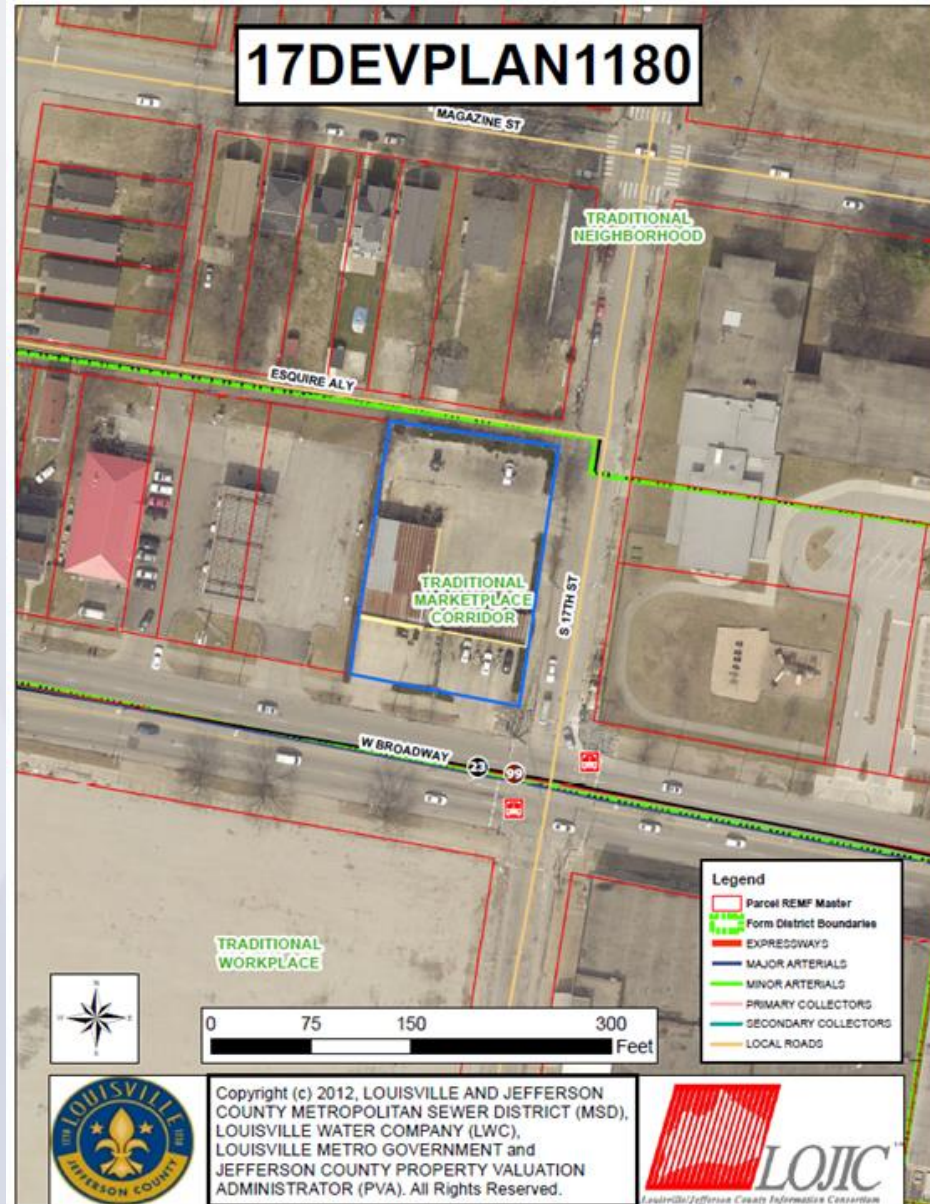
# Aerial Photo/Land Use

## Subject Property:

- Existing: Car Wash Automatic and Self Service
- Proposed: Car Wash Automatic and Self Service, Retail (Car Accessories), and Laundry Mat

## Adjacent Properties:

- North: Single Family and Multi-Family Residential
- South: Public and Semi-public - YMCA
- East: Public and Semi-public - Roosevelt Perry Elementary (JCPS)
- West: Commercial - Marathon Gas Station



# Site Photos-Subject Property



The front of the subject property looking North across West Broadway.

# Site Photos-Subject Property



Looking along the western property line of the subject site as adjacent to Shorty's Marathon Gas Station.

# Site Photos-Surrounding Property



Looking north from the interior of the subject site towards Esquire Alley and the residential zoned properties as found across the alley.

# Site Photos-Surrounding Property



Looking west down Esquire Alley. To the right (north) residences (TNFD), to the left (south) subject site (TMC).

# Site Photos-Surrounding Property



Looking east from the subject site towards the Elementary School, Roosevelt Perry Elem.





# Renderings

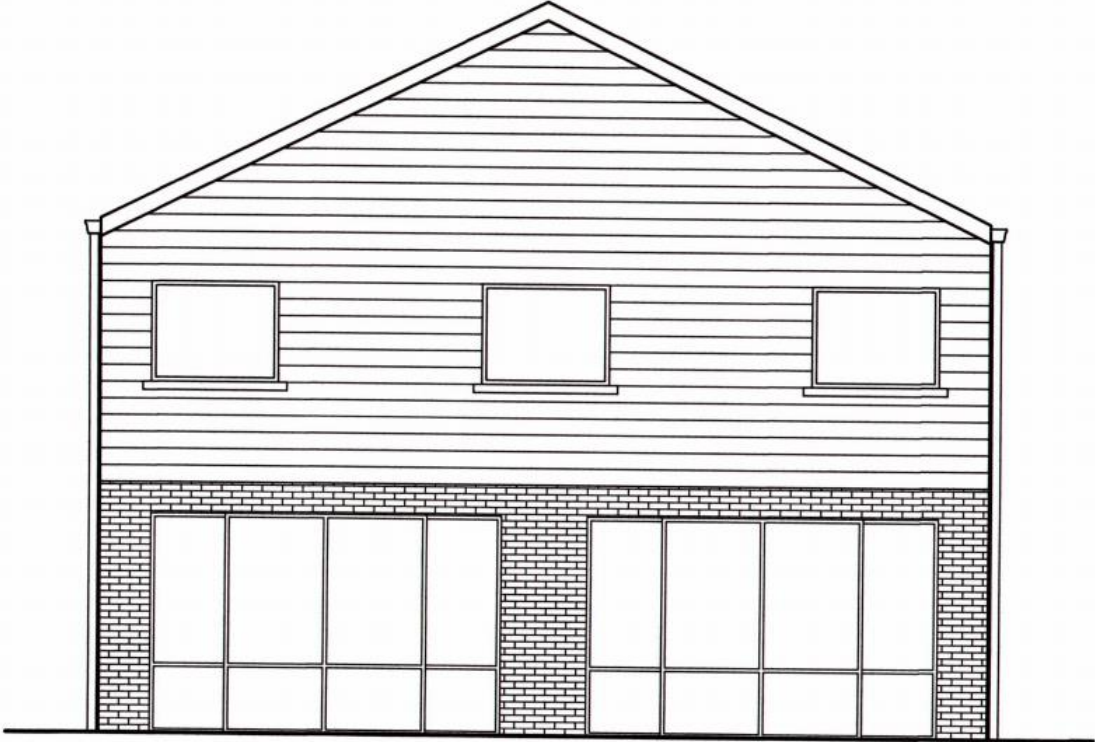


RECEIVED  
JAN 22 2018  
PLANNING &  
DESIGN SERVICES

17th STREET  
(FRONT)

17 DEVPLAN 1180

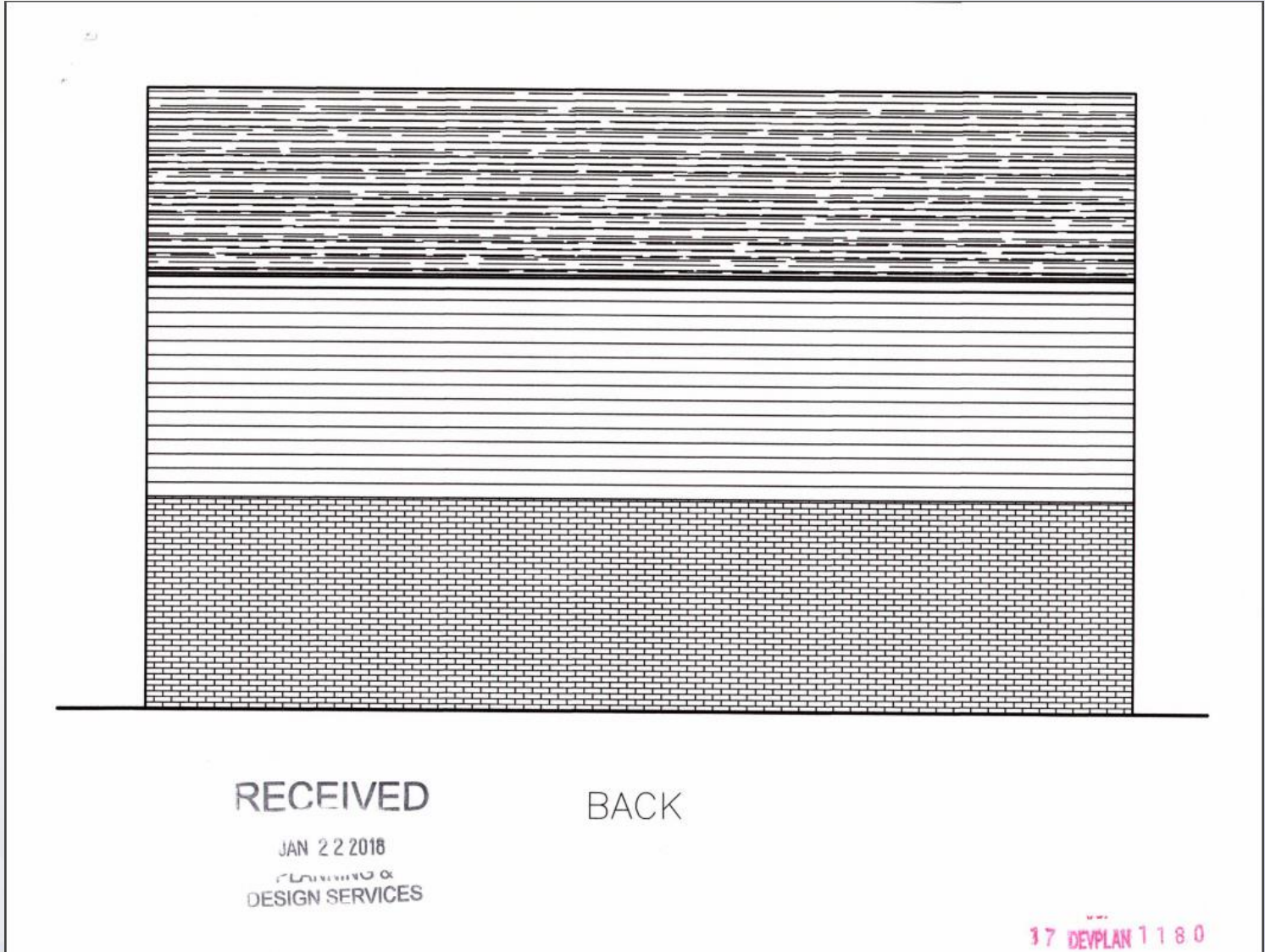
# Renderings



RECEIVED WEST BROADWAY  
JAN 22 2018 (SIDE)  
PLANNING &  
DESIGN SERVICES

37 DEVPLAN 1180

# Renderings

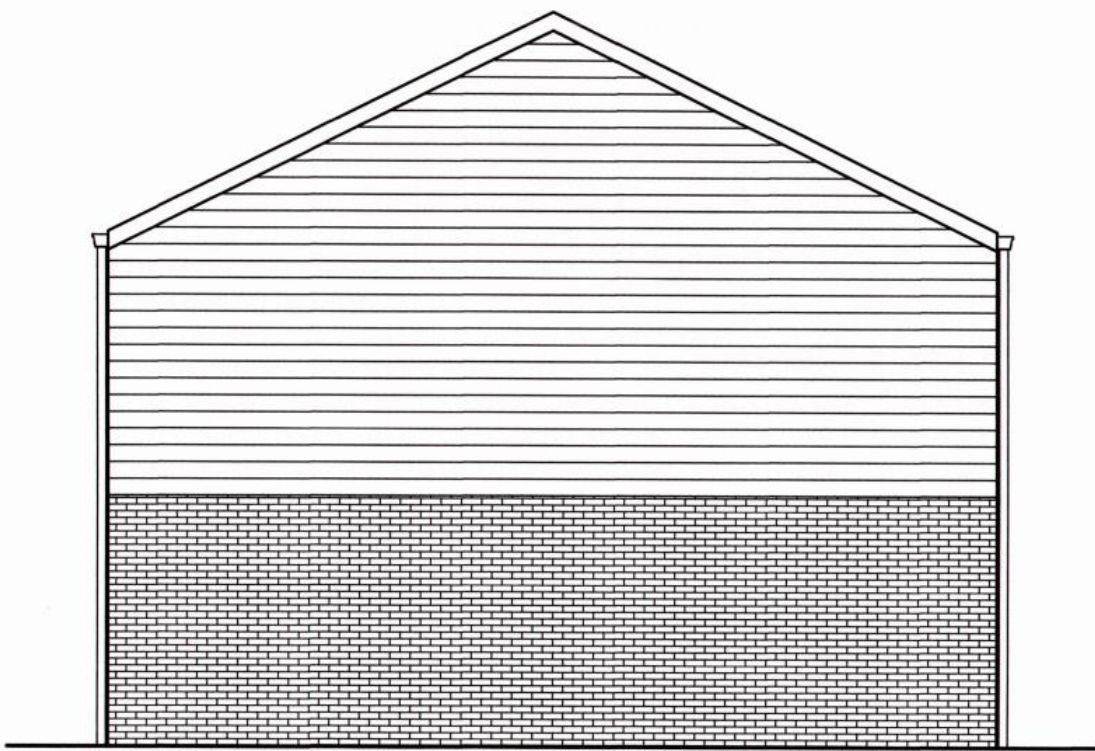


RECEIVED  
JAN 22 2016  
PLANNING &  
DESIGN SERVICES

BACK

17 DEVPLAN 1180

# Renderings



RECEIVED  
JAN 22 2018  
PLANNING &  
DESIGN SERVICES

ESQUIRE ALLEY  
(SIDE)

17 DEVPLAN 1180

# Conclusions

- The variance and waiver requests all appear to be adequately justified and meet the standard of review.

# Required Actions

**Approve/Deny Variance #1:** from LDC 5.5.1.A.2 (2017a) to allow the proposed 1,610 sf. 2-story structure to be constructed more than 5 feet from the Right of Way line along West Broadway (Primary Street frontage).

Location	Requirement	Request	Variance
ROW along West Broadway Setback (Corner Lot)	No more than 5 ft. from ROW	138 ft.	135 ft.

**Approve/Deny Variance #2:** from LDC 5.5.1.A.2 (2017a) to allow the proposed 1,610 sf. 2-story structure to be constructed more than 5 feet from the Right of Way line along South 17<sup>th</sup> Street (Secondary Street frontage).

Location	Requirement	Request	Variance
ROW along South 17 <sup>th</sup> Street Setback (Corner Lot)	No more than 5 ft. from ROW	89 ft.	84 ft.

# Required Actions

- **Approve/Deny Waiver #1:** from LDC 5.5.1.A.1.a and b (2017a) to not provide a principal building entrance facing the primary street (West Broadway) or a corner entrance.
- **Approve/Deny Waiver #2:** from LDC 5.5.1.A.3.a (2017a) to allow an existing vehicular use area/parking to be located to the front (West Broadway and South 17<sup>th</sup> Street) of the proposed 2-story 1,610 sf. primary structure and to not provide the 3 foot masonry, stone, or concrete wall along South 17<sup>th</sup> Street.
- **Approve/Deny Waiver #3:** from LDC 5.5.1.A.3.b (2017a) to not provide vehicular and parking access to the site from Esquire Alley.
- **Approve/Deny Waiver #4:** from LDC 5.5.1.A.3.d (2017a) to not provide vehicular and pedestrian connections/access between the subject site and the Marathon gas station found directly adjacent to the west.

# Required Actions

- **Approve/Deny Waiver #5:** from LDC 5.9.2.A.1.b.i to not provide a clearly defined safe pedestrian access from the adjacent public right of way along, West Broadway, through the off-street parking area to a non-residential building entrance, neither the existing car wash nor the proposed 2-story 1,610 sf retail/laundry mat.
- **Approve/Deny Waiver #6:** from LDC 10.2.4; table 10.2.3 to not provide at minimum a 15 ft. LBA with 1.5 planting density multiplier with 3 Large (Type A) or Medium (Type B) trees with an 8 ft. screen along the rear property line as parallel to Esquire Alley adjacent to the R-6 zoned residential dwellings in a Traditional Neighborhood Form District.



# Required Actions

- **Approve/Deny Waiver #7:** from LDC 10.2.10/10.2.11 to reduce the required 5 ft. VUA LBA along South 17<sup>th</sup> Street to 4 ft. and not provide the required 5 ft. VUA LBA along the West Broadway frontage for an approximate distance of 129 ft. and to not provide the required 3 ft. continuous screen along West Broadway.
- **Approve/Deny Waiver #8:** from LDC 10.2.12 to not provide the required 5% ILA requirement and as mitigation to provide a 898 sf. 12 ft. x 75 ft. landscaped area interior to the rear property line/5 ft. VUA LBA along Esquire Alley and interior to the 4 ft. VUA LBA along South 17<sup>th</sup> Street, north of the proposed 5 ft. sidewalk leading to the primary entrance.