

18VARIANCE1022

Hurstbourne Town Center



Louisville Metro Board of Zoning Adjustment

Public Hearing

Joel Dock, Planner II

April 2, 2018

Request

1. Variance of Land Development Code (LDC), section 5.2.4.C.3.a for buildings on Tract 1 to exceed the 15' SSY as shown on the development plan
2. Variance of Land Development Code (LDC), section 5.2.4.C.3.a for building on Tract 4 to exceed the 15' SSY as shown on the development plan
3. Variance of Land Development Code (LDC), section 5.2.4.C.3.a for building on Tract 5 to exceed the 15' SSY as shown on the development plan
4. Variance of Land Development Code (LDC), section 5.5.1.A.2 for building on Tract 6 to not be built to the corner and at the right-of-way lines as shown on the development plan

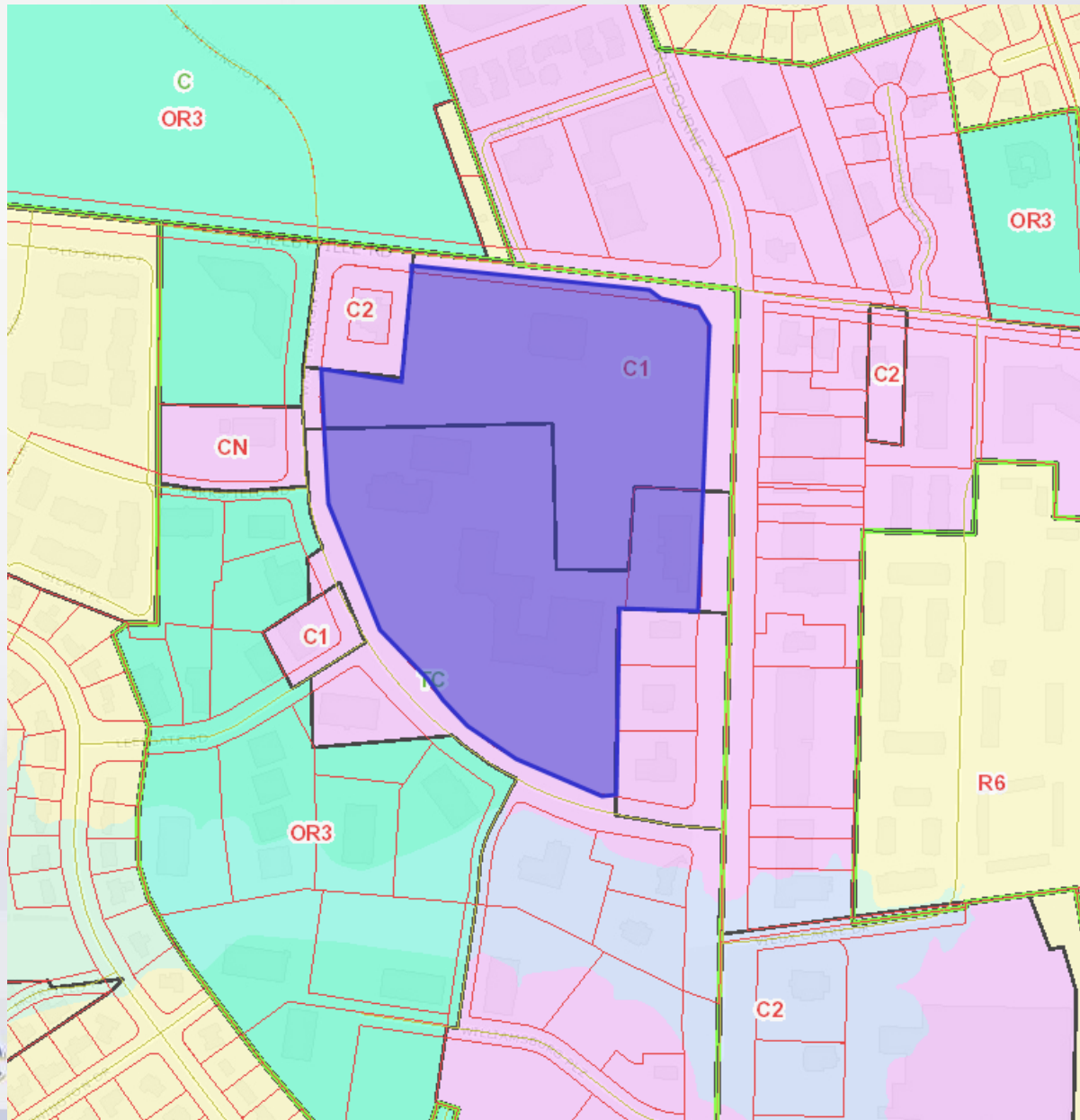
Site Context



Case Summary

- A mixed-use development is proposed across 28 acres of land bound by Hurstbourne and Whittington Parkways and Shelbyville Road.
- A revised and category 3 development plan with waivers was heard by the Development Review Committee on April 28, 2018.
 - Cont'd to Planning Commission on 4/5/18

Zoning/Form Districts



Aerial Photo/Land Use



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



THIS SITE IS LOCATED WITHIN THE CITY OF HURSTBOURNE AND IS SUBJECT TO THE MAY 2011 LAND DEVELOPMENT CODE.

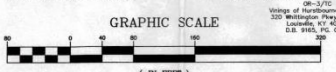


TYPICAL PARKING SPACE LAYOUT
NO SCALE

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FURNISHES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 1,199,845 SF
TOTAL TREE CANOPY AREA REQUIRED	= 19% (227,933 SF)
EXISTING TREE CANOPY	= 17% (179,346 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 3% (35,989 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 16% (192,240 SF)
TOTAL TREE CANOPY PROVIDED	= 19% (228,228 SF)

LEGEND	
	REVISOR DETAILED DISTRICT DEVELOPMENT PLAN
	EXISTING SANITARY SEWER
	EXISTING CATCH BASIN
	PROPOSED SANITARY SEWER



Conclusions

“Town Centers are easily disrupted by new forms of development. Therefore the harmony and compatibility of infill and redevelopment in town centers should receive special attention.”

- The variance requests on Tracts 1 & 5 appear to be adequately justified, while those on Tract 4 & 6 do not appear to be justified.
- Lack of Sufficient material (renderings) resulting in an incomplete analysis
- Orientation in conjunction with the variance request does not adhere to the design principles of the Town Center form district.
- Disruption to the street wall proposed by adjacent development
- Surface parking lot creates pedestrian barrier decreasing multi-modal interaction

Required Actions

- **APPROVE or DENY the following:**
 1. Variance of Land Development Code (LDC), section 5.2.4.C.3.a for buildings on Tract 1 to exceed the 15' SSY as shown on the development plan
 2. Variance of Land Development Code (LDC), section 5.2.4.C.3.a for building on Tract 4 to exceed the 15' SSY as shown on the development plan
 3. Variance of Land Development Code (LDC), section 5.2.4.C.3.a for building on Tract 5 to exceed the 15' SSY as shown on the development plan
 4. Variance of Land Development Code (LDC), section 5.5.1.A.2 for building on Tract 6 to not be built to the corner and at the right-of-way lines as shown on the development plan