

Development Review Committee

Staff Report

August 4, 2021



Case No:	21-WAIVER-0084
Project Name:	Schultz Ladder Company
Location:	844, 852, 854, 858, & 860 S 5th Street
Owner(s):	Stanley Schultz and Company
Applicant:	Stanley Schultz and Company
Jurisdiction:	Louisville Metro
Council District:	6 – David James
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Waiver** of Land Development Code section 5.5.B.1.a.ii to permit parking that is not entirely behind the principle structure within the Downtown form district.

CASE SUMMARY

The applicant has proposed to expand an existing glass installation business located within the SoBro Planned Development District. The subject site is approximately .74 acres in the Downtown form district. The site has an existing building that is to be demolished and is currently used for parking and outdoor storage of materials.

STAFF FINDING

The request is adequately justified and meets the standard of review. Other provisions of the Land Development Code and SoBro Planned Development District will be met on the subject site.

TECHNICAL REVIEW

A development plan is under review by staff under docket 21-DDP-0040.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- a. The waiver will not adversely affect adjacent property owners; and,

STAFF: The waiver will not adversely affect adjacent property owners, as all required setbacks will be met on the subject site. The parking will be adequately screened from adjacent public rights-of-way via a masonry wall and landscaping.

- b. The waiver will not violate the Comprehensive Plan; and,

STAFF: The waiver will not violate the comprehensive plan, as it will allow for the expansion of an existing business and the redevelopment of mostly vacant land.

- c. The extent of 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. All other requirements of the Land Development Code and the SoBro PD will be met on the subject site.

- d. Either: 1. 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 2. 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 agreed to provide a minimum 3-foot masonry wall to screen the parking lot adjacent to the public street.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver**

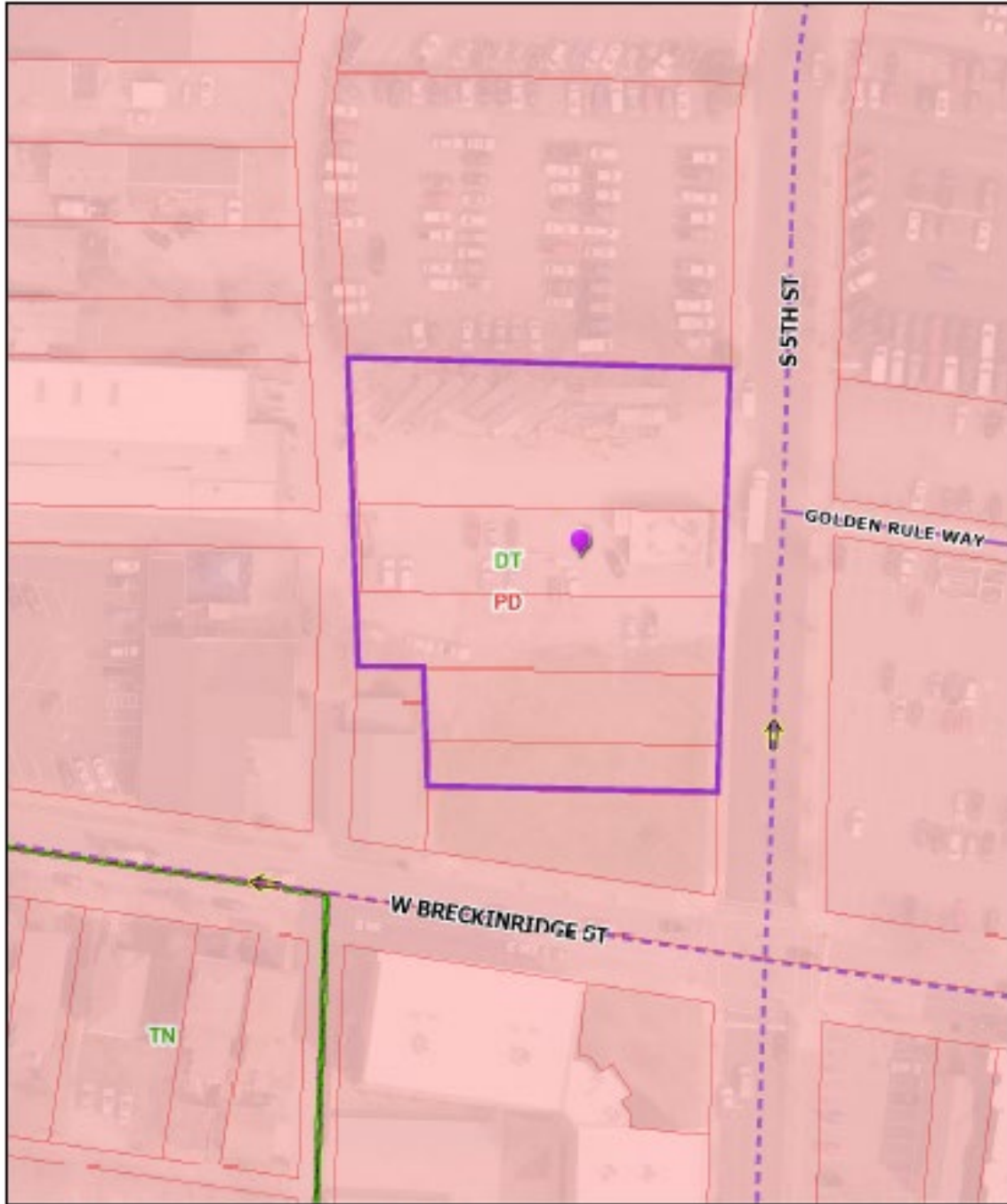
NOTIFICATION

Date	Purpose of Notice	Recipients
7-21-21	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 6

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



21-WAIVER-0084

Tuesday, July 27, 2021 | 3:44:12 PM



LOJIC © 2021

This map is not a legal document and should only be used for general reference and identification.

2. Aerial Photograph



21-WAIVER-0084

Tuesday, July 27, 2021 | 3:43:11 PM



LOJIC © 2021

This map is not a legal document and should only be used for general reference and identification.