

**Development Review Committee**  
**Staff Report**  
September 19, 2018



<b>Case No:</b>	18WAIVER1037
<b>Project Name:</b>	Building Entrance
<b>Location:</b>	1630 West Muhammad Ali Blvd.
<b>Owner:</b>	Portland Congregation of Jehovah's Witnesses
<b>Representative:</b>	Mark Madison, Milestone Design Group
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4—Barbara Sexton Smith
<b>Case Manager:</b>	Steve Hendrix, Planning Coordinator

**REQUEST:**

Waiver of Land Development Code section 5.5.1.A.1.a. **not** to have the principal building entrance facing the primary street.

**CASE SUMMARY/BACKGROUND**

The congregation is proposing to replace their existing church with a new 3,696 square foot structure. The site is located on the southeast corner of the West Muhammad Ali Boulevard and South 17<sup>th</sup> Street within the Russell Neighborhood. Since the property is within a Traditional Neighborhood, the entrance is supposed to face the primary street which is Muhammad Ali Boulevard. The site plan shows the proposed entrance from the parking lot that is on the south side of the property, same as the existing conditions. The corner includes residential dwellings to the north across Muhammad Ali Blvd., the African-American Museum to the northwest, and Russell Apartments to the west. The African-American Museum has its primary entrance from a parking lot that is situated behind the museum and south of Cedar Street.

**STAFF FINDING**

The request is adequately justified and meets the standard of review.

**TECHNICAL REVIEW**

There are no outstanding technical issues associated with this request.

**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, since the development will have the same overall design as the existing church.

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

STAFF: The waiver will not violate specific guidelines of Cornerstone 2020, since the other site design criteria such as building height, setbacks, wall animation and parking are being met.

- (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 provide relief to the applicant, since the other Land Development Code requirements will be met.

- (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 regulations would create an unnecessary hardship on the applicant, since the floor plan of the church would have to be modified..

**REQUIRED ACTIONS**

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

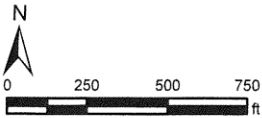
**NOTIFICATION**

Date	Purpose of Notice	Recipients
9.5.2018	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners
9.7.2018		Registered Neighborhood Groups in Council District 4

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Elevations
4. Site Plan

1. **Zoning Map**



# 18Waiver1037

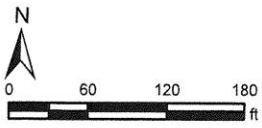
Friday, September 7, 2018 | 11:08:01 AM



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

2. Aerial Photograph



**18Waiver1037**

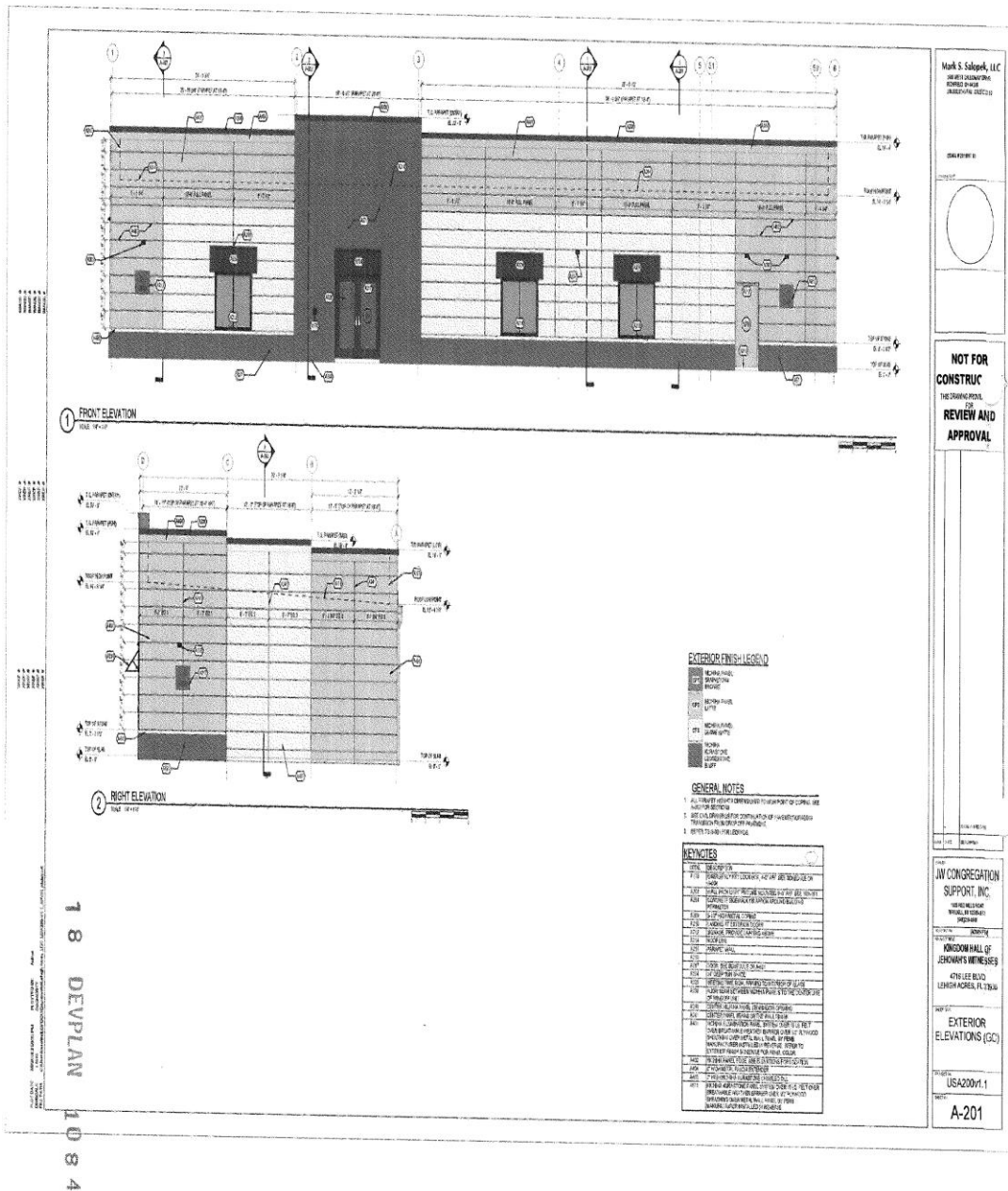
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Top Elevation: Front, Facing South, Parking Lot  
 Other Elevation: Right Side, Facing East,



Mark S. Salpek, LLC  
 ARCHITECT  
 1000 N. WASHINGTON ST.  
 CHICAGO, IL 60610

DESIGNED BY

NOT FOR CONSTRUCTION  
 THE DRAWING SHALL BE REVIEWED AND APPROVED

JW CONGREGATION  
 SUPPORT, INC.  
 4750 N. WASHINGTON ST.  
 CHICAGO, IL 60641

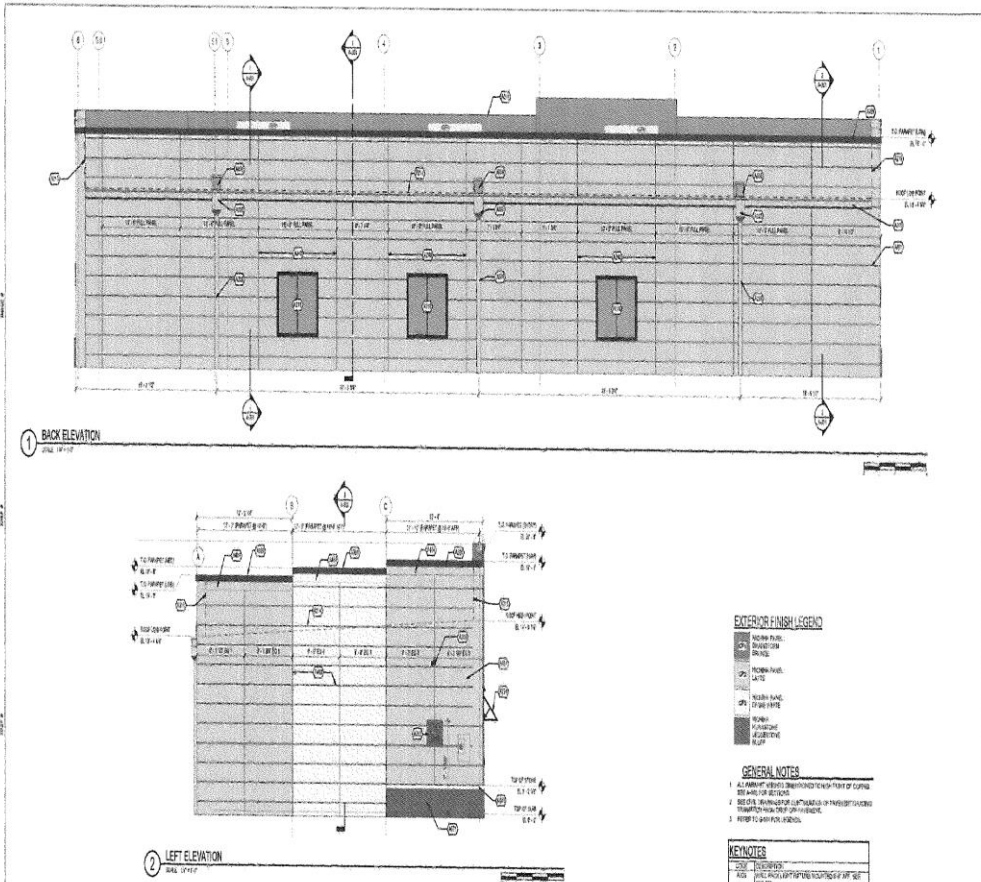
KINGDOM HALL OF  
 JEROME'S MENEMES  
 4750 N. WASHINGTON ST.  
 CHICAGO, IL 60641

EXTERIOR ELEVATIONS (SO)

USA200v1.1

A-201

Top Elevation: Rear, Facing Muhammad Ali Blvd., North  
 Other Elevation: Left Side, Facing 17<sup>th</sup> Street, West



**EXTERIOR FINISH LEGEND**

[Symbol]	BRICK
[Symbol]	CONCRETE
[Symbol]	GLASS
[Symbol]	PAINT
[Symbol]	ROOFING
[Symbol]	WOOD

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE SPECIFICATIONS.
2. SEE OTHER DRAWINGS FOR DETAILS OF FINISHES AND MATERIALS.
3. REFER TO SPECIFICATIONS.

**REVISIONS**

NO.	DATE	DESCRIPTION
001	10/13/18	ISSUED FOR PERMIT
002	10/13/18	REVISED TO REFLECT PERMIT COMMENTS
003	10/13/18	REVISED TO REFLECT PERMIT COMMENTS
004	10/13/18	REVISED TO REFLECT PERMIT COMMENTS
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009	10/13/18	REVISED TO REFLECT PERMIT COMMENTS
010	10/13/18	REVISED TO REFLECT PERMIT COMMENTS

Mark S. Salgado, LLC  
 ARCHITECT  
 1717 W. 10TH STREET, SUITE 100  
 CHARLOTTE, NC 28202  
 (704) 375-1111

**NOT FOR CONSTRUCTION**

THIS DRAWING IS FOR REVIEW AND APPROVAL ONLY.

DATE: 10/13/18

PROJECT: KINGDOM HALL OF JEWELERS WITNESSES

4706 LEE BLVD  
 LEWIS AND CLARK, PLANTATION, NC

EXTERIOR ELEVATIONS (GC)

USA2004.1

A-202

18 DEVLPLAN 1084

Site Plan

