

20-WAIVER-0036

2040 Beuchel Bank Road



Louisville Metro Planning Commission

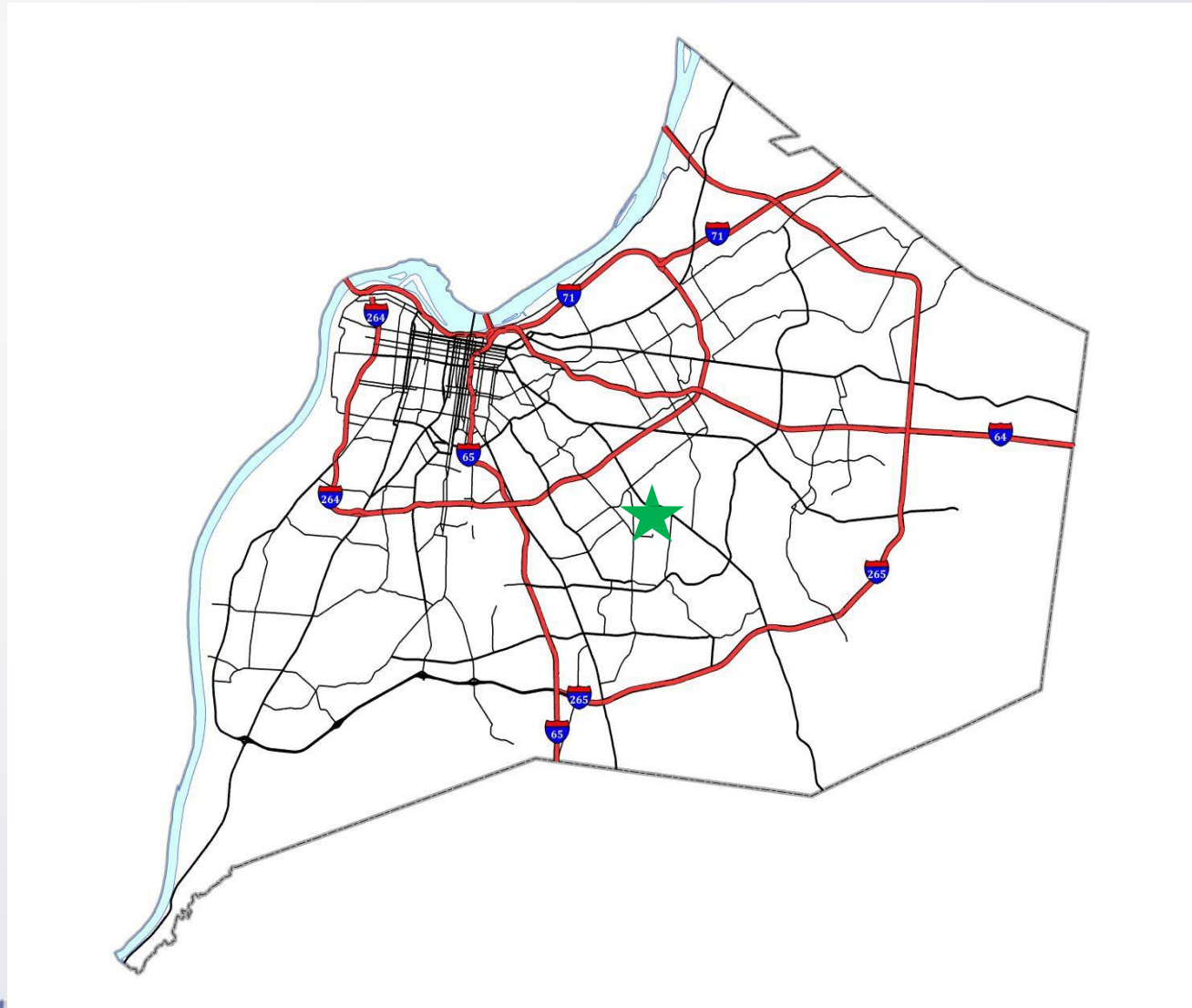
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June 18, 2020

Request

- **WAIVER 1** to permit a changing image sign to be located closer than 300 feet from a residentially zoned district (LDC 8.2.1.D.6.)
- **WAIVER 2** to permit a changing image sign to exceed the maximum limit of 30% of the total sign area (LDC 8.2.1.D.4.)

Site Location



Zoning/Form District



Aerial View



Case Summary

- Alteration of both faces of existing v-shaped monument sign
- Proposal will add changing image panel at the top and relocate an existing internally-lit cabinet under it on each sign face
- 7.7 acre parcel includes church structure and six outbuildings, zoned R-4 in Neighborhood form district
- Properties near sign location zoned and developed for residential uses in Neighborhood form district
 - North: R-4 Single-Family Residential
 - South: R-4 Single Family Residential, R-7 Multi-Family Residential
 - West: R-4 Single-Family Residential, R-6 Multi-Family Residential
- Properties adjoining at rear of site zoned C-2 in a Suburban Marketplace Corridor

Case Summary

- Hours of operation for changing image portion 7am to 9pm; will be set by user and may be changed
- New panel in sign cabinet must have opaque background to reduce light trespass
- Sign will be located +/- 106 ft from nearest residential use
- Changing image sign exceeds maximum allowable area by 60%

Site Photo



Site Photo



Site Photo



Proposed Sign

Site Photo



View to North from Sign Location

Site Photo



View to South from Sign Location

Site Photo



Adjacent to West

300ft Buffer Zone



Staff Findings

- Site located in a residentially zoned district (R-4) and surrounded by residentially zoned parcels/uses (R-4/R-6/R-7)
- Site located in the Neighborhood Form District
- Changing image signs restricted by LDC due to potential negative impacts on existing and future residential uses
 - direct glare
 - indirect light trespass
 - fluctuating light levels and colors

Staff Findings

- Proposed location +/- 1/3 of required distance from existing residential uses
- Proposed changing image sign 60% larger than permitted
- Hours of operation cannot be set by manufacturer and may be changed by user
- Because a land use is deemed compatible does not mean that every available sign type is also compatible
- LDC standards and regulations are reasonable and there are no exceptional conditions related to the site or the existing sign to justify waivers

Required Action

APPROVE or DENY

- **WAIVER 1** to permit a changing image sign to be located closer than 300 feet from a residentially zoned district (LDC 8.2.1.D.6.)
- **WAIVER 2** to permit a changing image sign to exceed the maximum limit of 30% of the total sign area (LDC 8.2.1.D.4.)