

Development Review Committee

Staff Report

June 28, 2017



Case No:	17DEVPLAN1051
Request:	Landscape waiver
Project Name:	Aladdin Storage
Location:	3409 Collins Lane
Area:	2.122 acres
Zoning:	PEC
Form District:	Suburban Workplace
Owner:	Helen C. Helton – Aladdin Self Storage LLC.
Applicant:	Wes Johnson – Wescott Construction LLC.
Representative:	Mike Evans – PE, PLS
Jurisdiction:	Louisville Metro
Council District:	17 – Glen Stuckel
Case Manager:	Ross Allen – Planner I

REQUEST

- Waiver from LDC Section 10.2.4.B.8 to not provide the 15 foot property perimeter landscape buffer area along the northern and eastern property lines screening the proposed 2 story storage facility.

CASE SUMMARY/SITE CONTEXT

The subject site is located on the southeastern corner of the Collins Lane/CSX Railroad intersection, east of the Ford Plant. The applicant is compensating for the lack of a landscape buffer area along the eastern side of the proposed structure by providing 8 trees as found along the eastern property line further south of the proposed structure. Additionally, the applicant has indicated on the plan that they are providing a five foot wide sidewalk with pedestrian access to the office located to the front of an existing building on the northwestern portion of the property closest to Collins Lane.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Commercial - Office/Warehouse	PEC	Suburban Workplace
Proposed	Commercial - Office/Warehouse	PEC	Suburban Workplace
Surrounding Properties			
North	CSX ROW/Commercial/Single Family Residential	PEC/R-4	Suburban Workplace / Neighborhood
South	Industrial – LG&E substation	PEC	Suburban Workplace
East	CSX ROW/Single Family Residential	PEC/R-4	Suburban Workplace / Neighborhood
West	Industrial/Single Family Residential	PEC/R-4	Suburban Workplace

PREVIOUS CASES ON SITE

- 17WAIVER1013 – A waiver to reduce the required 50 foot buffer along the eastern property line and 15 foot buffer along the north property line. The waiver was withdrawn.

INTERESTED PARTY COMMENTS

- No interested party comments have been received by staff to date.

APPLICABLE PLANS AND POLICIES

- Cornerstone 2020
- Land Development Code (May 2017)

TECHNICAL REVIEW

Along the south/southeastern property line a 25 foot electrical easement (D.B.6791, PG. 243), approximately 11.5 feet is interior to the subject site, is present beginning at the southwestern corner of the property and continuing northeast along the property line for an approximate length of 335 feet. Another 10 foot electrical easement interior to the subject site, P.B.33, PG. 91, is found along the northern property line beginning in the northeastern corner of the subject site and continuing northwest along the property line for an approximately 158 feet.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 10.2.4. to not provide a 15 foot property perimeter Landscape Buffer Area (LBA) along the rear and southeastern property lines for the lengths of the proposed 2 story storage facility and allow for pavement to encroach into both property perimeter LBA buffers:

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: No, the waiver will not adversely affect adjacent property owners because the property to the east is an LG&E substation and the nearest residential structure to the east is more than 300 feet from the subject site property line. The northern property line is adjacent to a railroad that is approximately 10-12 feet above the site.

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

STAFF: No, the waiver will not violate the Comprehensive Plan since there are similar land uses near the construction site. The applicant proposes to plant trees to offset any adverse impact this project may have on adjacent properties. The applicant proposes to provide three trees in the 15 foot wide property perimeter landscape buffer area along the northern property line as a result of a 10 foot electrical easement and does have pavement encroaching into the 15 foot LBA but is compensating with more green space as found in the northwestern corner of the property. The applicant is also providing landscaping, while the intent is to screen the proposed 2 story 18,100 sf storage facility, the screening is not being placed along the structure but is compensated south/southwest where the available greenspace is present to provide the required plantings. The pavement is encroaching into the 15 foot landscape buffer area along the south/southeastern property line and a 11.5 foot wide electrical easement is present along the south/southeastern property line limiting the needed space and not encroaching 50% or more of the required property perimeter landscape buffer area.

(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 afford relief to the applicant because if the waiver is not granted then the proposal as shown cannot be constructed.

(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: Strict application of the provisions would result in the cancellation of the project, being a hardship on the applicant. Furthermore, the applicant has proposed to compensate through additional tree canopy, sidewalk construction along Collins Lane, and pedestrian access from the public right of way to the Alladin Self-Storage Office.

STAFF CONCLUSIONS

The general waiver from LDC Section 10.2.4.B.8 appears to be adequately justified based on staff analysis in the staff report. Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established for a general landscape waiver.

REQUIRED ACTION

APPROVE or **DENY** the general waiver from LDC Section 10.2.4.B.8 to not provide the required 15 foot property perimeter landscape buffer area along the northern for approximately 161 feet in length and along the eastern property line for approximately 193 feet in length for the proposed 2 story 18, 100 sf. storage facility and to allow pavement to encroach into the 15 foot property perimeter LBA.

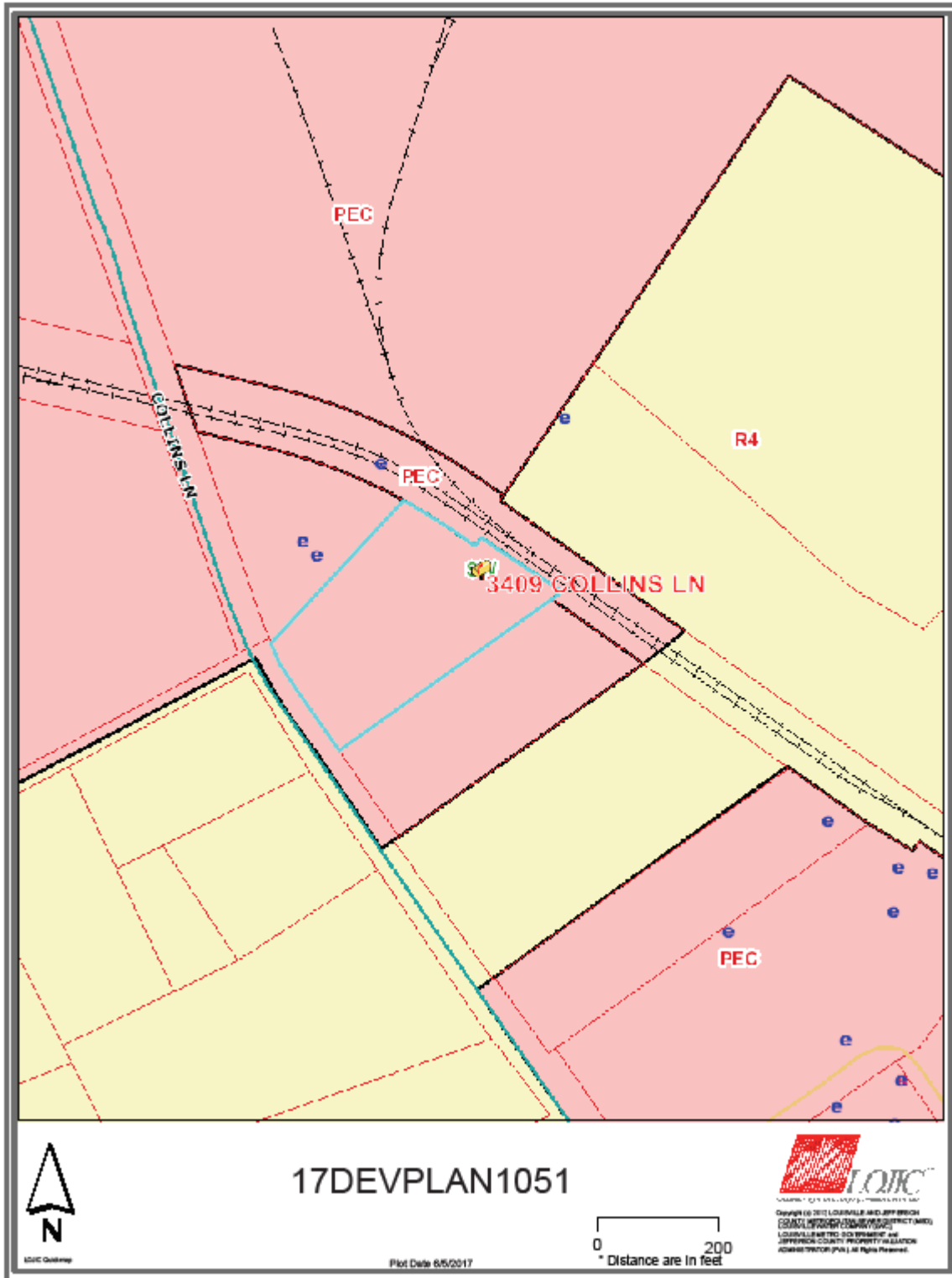
NOTIFICATION

Date	Purpose of Notice	Recipients
June 28, 2017	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 17 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

