16VARIANCE1054
11820 Ransum Drive

Louisville Metro Board of Zoning Adjustment

Public Hearing

Laura Mattingly, Planner I

August 15, 2016

Request(s)

- Variance from the Land Development Code 5.3.1.C.5, Table 5.3.1 to allow six proposed office buildings to exceed the maximum height requirement by 5 feet.

Location	Requirement	Request	Variance
Building height	25 ft.	30 ft.	5 ft.

Case Summary / Background

- Currently vacant, plan certain site
- Site located east of Blankenbaker Pkwy, north of I-64
- Proposal for six 2-story office buildings
- Five buildings are 3100 square feet, one 4000 square feet

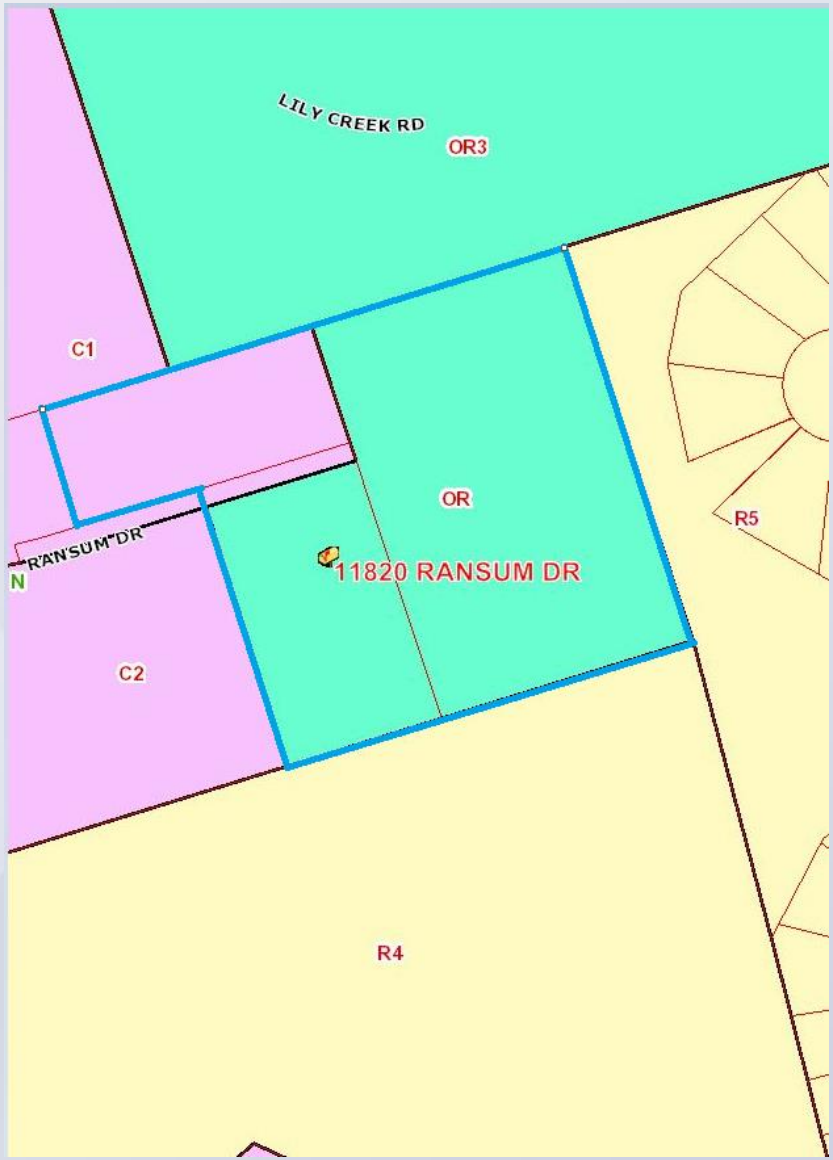
Zoning/Form Districts

Subject Property:

- Existing: OR, C-1/ Neighborhood
- Proposed: OR, C-1/ Neighborhood

Adjacent Properties:

- North: OR-2, C-1/ Neighborhood
- South: R-4/ Neighborhood
- East: R-5/ Neighborhood
- West: C-1, C-2/ Neighborhood



Louisville METRO

Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Offices

Adjacent Properties:

- North: Commercial, Offices
- South: Assisted Living Facility
- East: Single Family Residential
- West: Commercial

Site Photos-Subject Property

Looking east toward site from Ransum Drive & Blankenbaker Pkwy

Site Photos-Subject Property

Site looking east from west property line

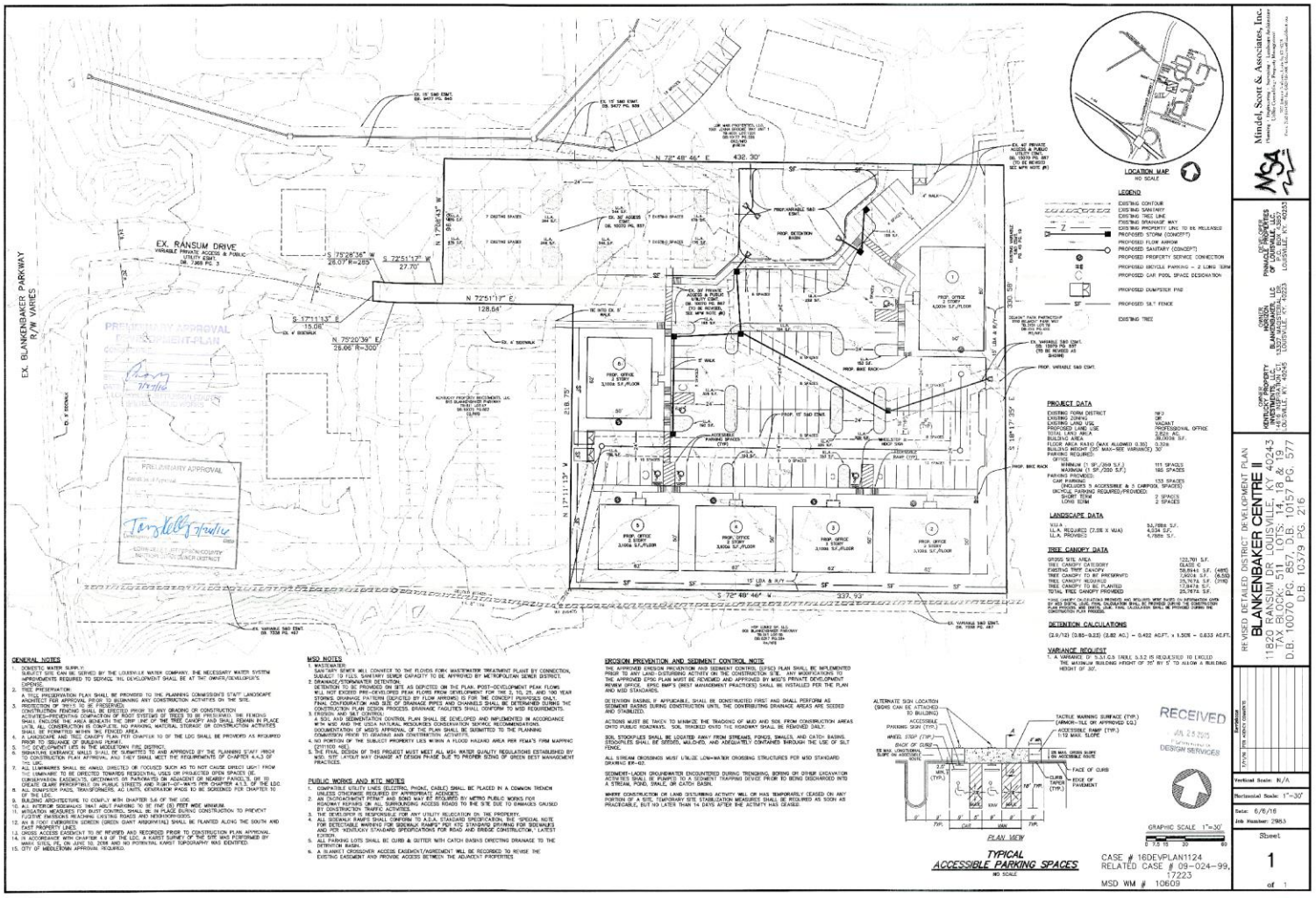
Site Photos-Subject Property

From site looking north, along east property line

Site Photos-Subject Property

From site looking west toward Blankenbaker Pkwy

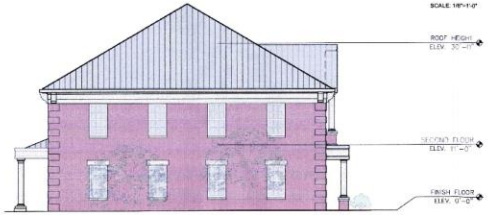
Site Plan


EX. RANSUM DRIVE
EX. BLANKENBAKER PARKWAY R/W VARIES
N 72°48'46" E 432.30'
S 72°49'46" W 337.92'
N 72°51'17" E 128.64'
S 17°11'13" E 15.06'
N 75°20'39" E 26.06 R=300'
S 75°28'36" W 28.07 R=265'
S 72°51'17" W 27.70'
PROP. OFFICE 2 STORY 3,004 S.F./FLOOR
PROP. DETENTION BASIN
PROP. BIKE RACK
PROPOSED SIGN
PRELIMINARY APPROVAL
LOCATION MAP
NO SCALE
LEGEND
PROJECT DATA
LANDSCAPE DATA
TREE CANOPY DATA
DETENTION CALCULATIONS
VARIANCE REQUEST
GENERAL NOTES
MSD NOTES
PUBLIC WORKS AND KTC NOTES
EROSION PREVENTION AND SEDIMENT CONTROL NOTE
TYPICAL ACCESSIBLE PARKING SPACES
PLAN VIEW
RECEIVED
DESIGN SERVICES
GRAPHIC SCALE 1"=30'
CASE # 16DEVPLAN1124
RELATED CASE # 09-024-99, 17223
MSD WM # 10609
Mindel, Scott & Associates, Inc.
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER CENTRE II
11820 RANSUM DR LOUISVILLE, KY 40243
TAX BLOCK: 511 LOTS: 14, 18 & 19
D.B. 10070 PG. 857, D.B. 10157 PG. 577
D.B. 10379 PG. 216
Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 6/6/16
Job Number: 2983
Sheet
1
of 1

Elevations

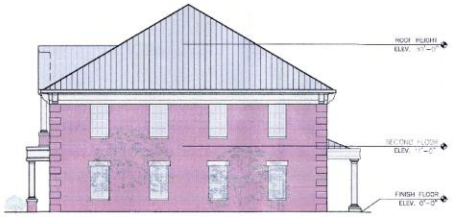
OFFICE CONDO FRONT ELEVATION

SCALE: 1/8"=1'-0"



OFFICE CONDO LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



OFFICE CONDO RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

OFFICE CONDO REAR ELEVATION

SCALE: 1/8"=1'-0"

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PLANNING &
DESIGN SERVICES

studio kremer architects
3258 Ruckriegel Parkway, Louisville, KY 40299
TEL 502.499.1100 FAX 499.1101

Pinnacle Properties
PO Box 43957
Louisville, Kentucky 40253

Schematic Elevation Renderings
Blankenbaker Trail Office Park
Blankenbaker Parkway
Louisville, Kentucky

DATE : 06/21/2006
DRAWN BY : CCB
CHECKED BY : SKK
REVISIONS :

0861

PR3

16 DEVPLAN 1124

Technical Review

- A Revised Detailed District Development Plan for this proposal under case number 16DEVPLAN1124 is scheduled to be heard at the LD&T meeting on August 11th.

Applicable Plans & Policies

- Land Development Code
- Comprehensive Plan

Staff Analysis and Conclusions

- Although it is possible to build offices on this site that are in compliance with the LDC, the variance request is reasonable and does not appear to adversely impact public health or cause a nuisance and is compatible with surrounding development, therefore the variance appears to be adequately justified and meets the standard of review.

Required Actions

- Approve or Deny:
  - Variance from 5.3.1.C.5, Table 5.3.1
    - Five foot height variance for six 30-foot offices