

20-VARIANCE-0172/20- WAIVER-0135/20-WAIVER-0134 6408 Shepherdsville Rd



Board of Zoning Adjustment

Jay Lockett, AICP, Planner I

March 15, 2021

Requests

Variance (20-VARIANCE-0172) of Land Development Code section 5.1.12 to exceed the approximately 30-foot infill setback along Mile of Sunshine by up to 50 feet as shown on the proposed development plan. Variance of Land Development Code section 5.1.12 to exceed the approximately 73-foot infill maximum setback by up to 36 feet as shown on the proposed development plan.

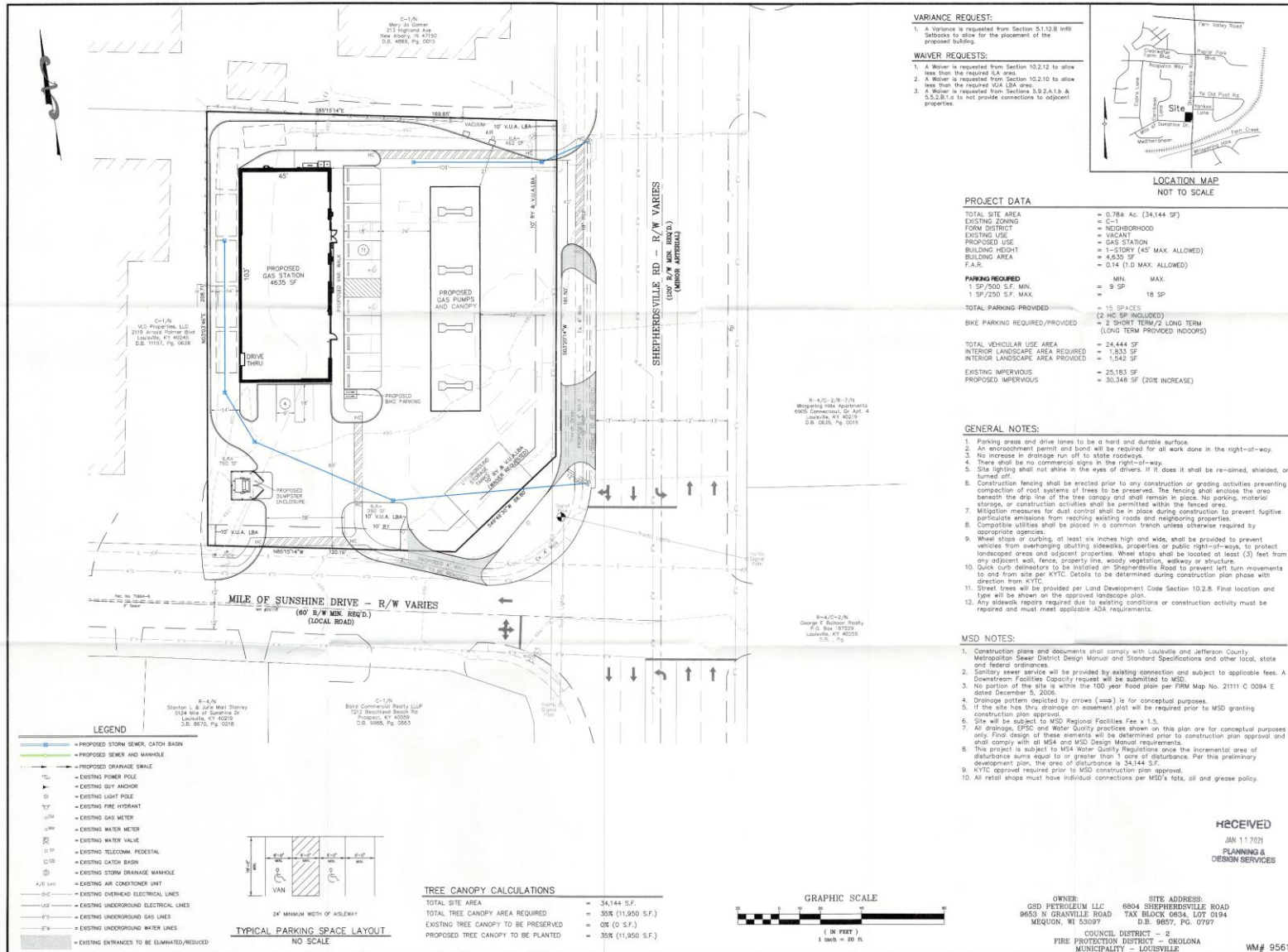
Waivers (20-WAIVER-0134 and 20-WAIVER-0135)

1. Waiver of Land Development Code sections 5.5.2.B.1.a and 5.9.2.A.1.b to not provide direct pedestrian and vehicular connections to adjacent commercial development.
2. Waiver of Land Development Code section 10.2.10 allow a parking lot to encroach into the required Vehicle Use Area Landscape Buffer Areas as shown on the proposed development plan.
3. Waiver of Land Development Code section 10.2.12 to not provide all required Vehicle Use Area Internal Landscape Areas as shown on the proposed development plan.

Project Summary

- Proposed Gas Station and Convenience Store in C-1 zoning, Neighborhood form
- Site is vacant but previously developed.
- Surrounding area has a mix of commercial uses along the Shepherdsville Rd corridor, while Mile of Sunshine serves adjacent residential development.
- The site lies to the south of Fern Valley Rd in south-central Louisville Metro.

Proposed Plan



REVISIONS		PROJECT DATA		ENGINEER'S SEAL
NO.	DATE	DESCRIPTION	BY	
1	1/4/21	REVISED PER AGENCY COMMENTS	JH	
LAND DESIGN & DEVELOPMENT, INC. LAND DESIGN & DEVELOPMENT, INC. 6804 SHEPHERDSVILLE ROAD LOUISVILLE, KY 40253 PHONE: 502.456.7890 FAX: 502.456.7891				201715 SHEET 1 OF 1
RECEIVED JAN 11 2021 PLANNING & DESIGN SERVICES				

20-VARIANCE-0172/20-WAIVER-0134/20-WAIVER0135

Site Aerial



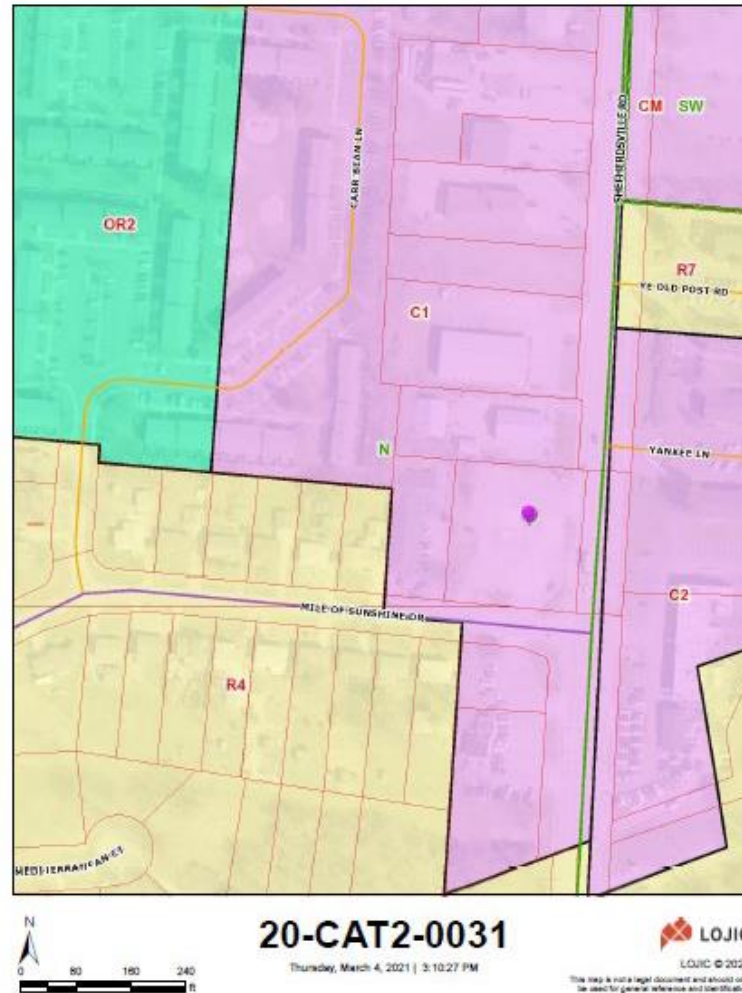
20-CAT2-0031

Thursday, March 4, 2021 | 3:09:33 PM



LOJIC © 2021
This map is not a legal document and should only
be used for general reference and identification.

Site Zoning



Proposed Rendering



Subject Site



View North from Subject Site



Subject Site along Mile of Sunshine



View Across Shepherdsville from Site



Staff Findings

- The variance requests and the waiver of connection to adjacent sites are adequately justified and meet the standards of review.
- The landscape waivers are not adequately justified and do not meet the standard of review.
- While the overall development is generally in keeping with the development pattern of the area, all required internal landscaping and buffering should be provided. The design of parking facilities does not meet the requirements of the Land development Code or the Comprehensive Plan.

Required Actions

- **APPROVE or DENY the Variance**
- **APPROVE or DENY the Waivers**