

14ZONE1064

Pope Lick Station



Louisville Metro Planning Commission Public Hearing

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Request(s)

- Change in zoning from RR to C-1
- Variances
 1. Variance from 5.3.1.C.5 to permit the 9,100 SF building to exceed the maximum 80' setback by approximately 100' along Taylorsville Road (20'+/- variance).
 2. Variance from 5.3.1.C.5 to permit the encroachment of the parking lot and retaining wall into the 30' setback along the north property line (20'+/- variance).
 3. Variance from 5.3.1.C.5 to permit the 2 story building to be 41' instead of the required 30' (11' variance)
- Waiver from 10.2.7 to permit encroachments into the 25' LBA along the north property line.
- Floyds Fork Development Review Overlay
- District Development plan

Case Summary / Background

- Existing church site
- 3 commercial buildings proposed
- Heavily treed site
- Floyds Fork Development Review Overlay District
- 20% or more slopes adjacent to the railroad to the north

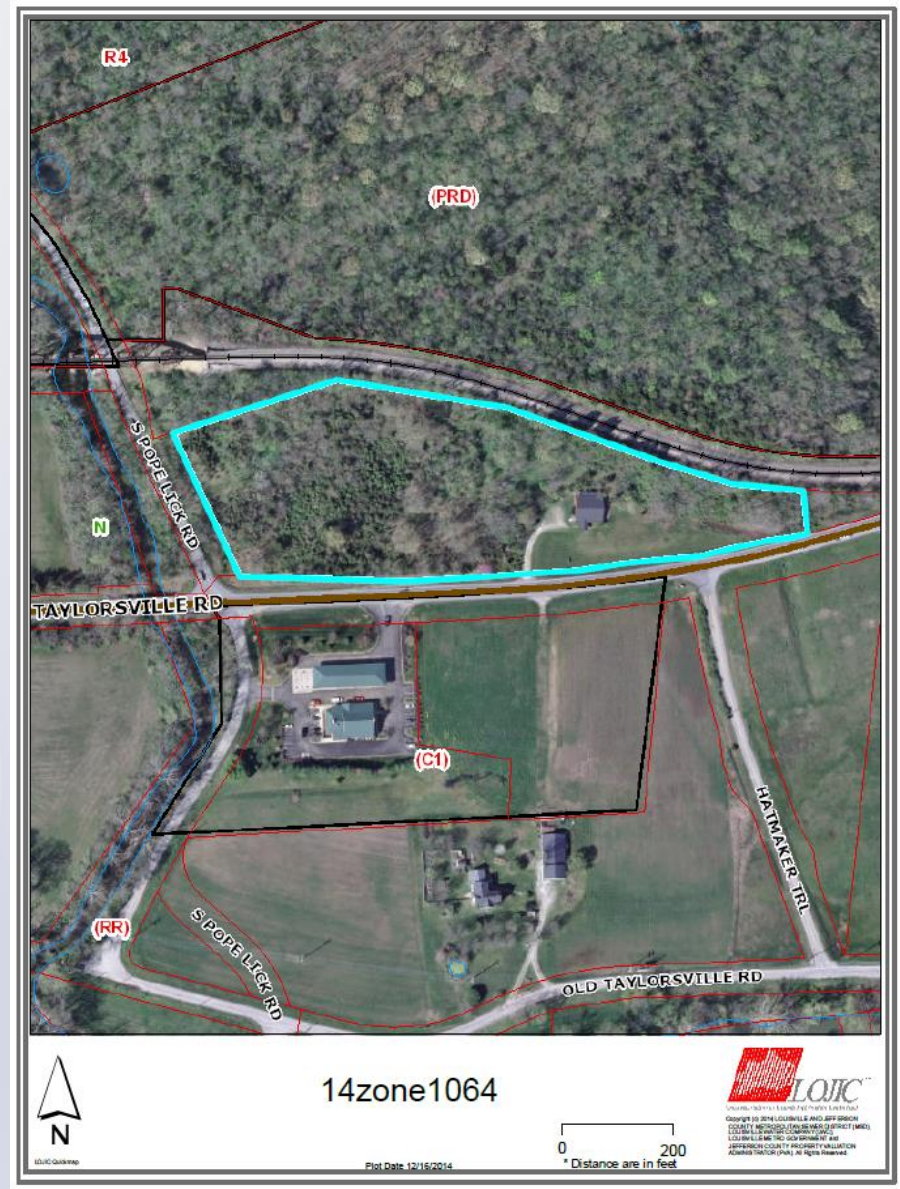
Aerial Photo/Land Use

Subject Property:

- Existing: Church
- Proposed: Commercial

Adjacent Properties:

- North: Railroad, Vacant
- South: Commercial
- East: Vacant
- West: Vacant



Site Photos-Subject Property



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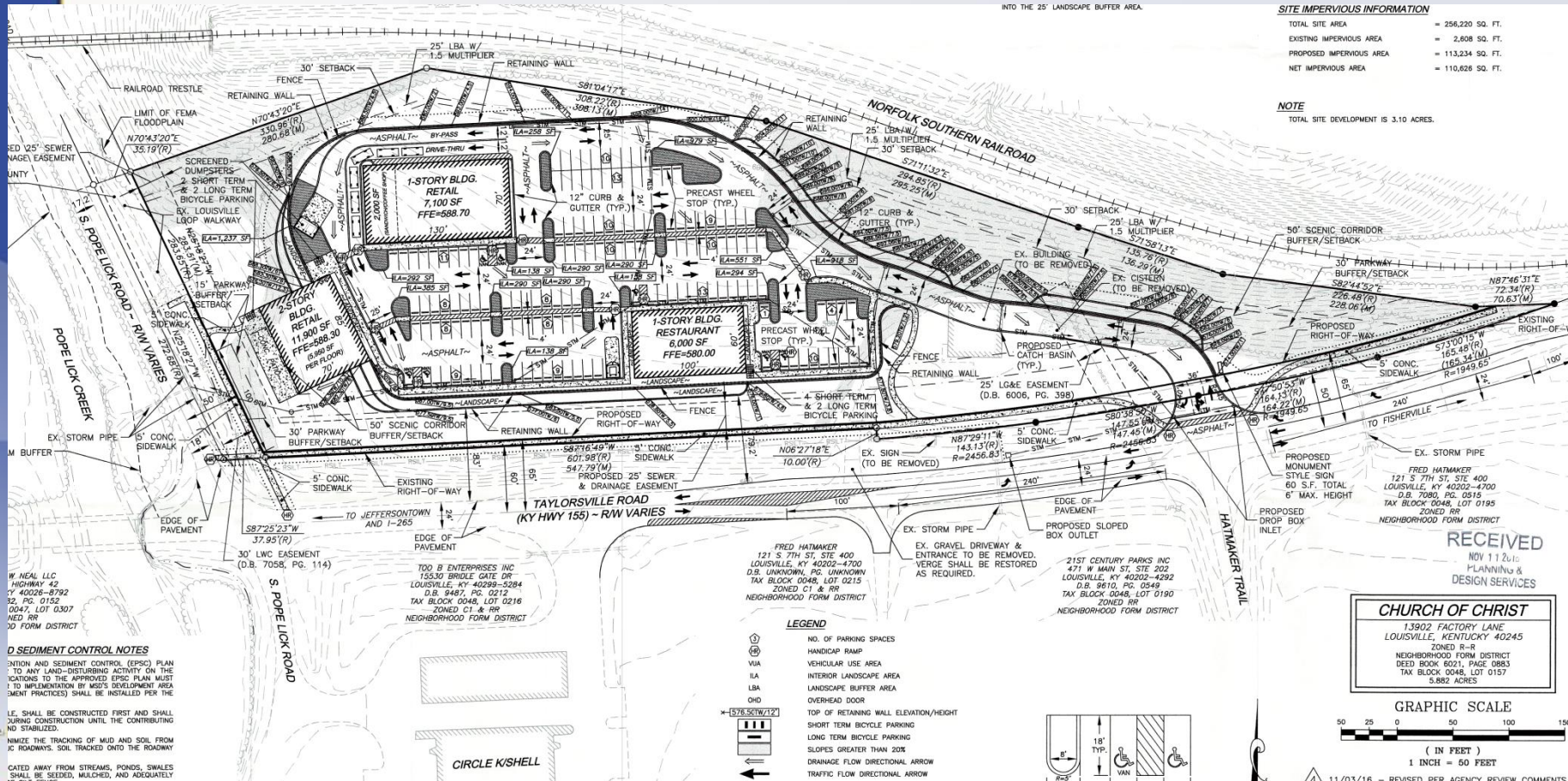
Site Photos-Surrounding Areas



Applicant's Development Plan

Highlights:

- Commercial/Restaurant
- 151 Parking Spaces



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- The Floyds Fork DRO recommends:
 - Existing wooded areas should be retained
 - Hillside vegetation should be preserved
 - Slopes of 20% or greater should not be disturbed
 - Minimize cuts and fills
 - Cuts, fills should be replanted
 - Minimize terracing hillsides in order to provide additional building sites
 - Structural containment of slopes should be minimized
 - Retaining walls exceeding six feet in height should be avoided
 - Existing trees should be retained whenever possible, both in the buffer area and within the area to be developed
 - Trees should be planted at least ten feet from the right-of-way
 - Parking lots provided at the side or rear buildings
 - Vegetation should be managed to preserve and enhance scenic vistas along roadways
 - Visual impact of new structures for prominent hillsides should be minimized
 - Trees should be retained or planted to screen them or to create a filtered view of these structures (one tree per 25 feet of building facade length)
 - A series of smaller retaining walls is preferable to one large wall, provided that the series of walls can be built without excessive removal of vegetation during construction
 - Retaining walls faced with brick or stone are preferable

Staff Analysis and Conclusions

- Mix of commercial uses proposed in a rural area
- Scale is inappropriate for the large rural single family lots
- Not sufficient population to support uses permitted in C-1
- Not an efficient land use pattern as there are underutilized existing commercially zoned properties along Taylorsville Road
- C-1 land uses could attract other users not already utilizing Taylorsville Road
- Transit is not available
- The Louisville Loop can accommodate pedestrians and bicyclists
- The orientation of the buildings indicates that the automobile is the focus for the development; this discourages a sense of place and discourages Louisville Loop users utilizing the site
- Residential is not proposed
- No easy access for bicyclists and pedestrians
- Limited impact on adjacent residential
- Will create a new center
- The issue of septic availability and potential sewers was brought up at LD&T on 10/13/16. It did not appear that there was a clear resolution regarding sewerage on the site.

Required Actions

- Zoning from RR to C-1: Recommend to Louisville Metro Council for approval/denial
- Variances
 1. Variance for the 9,100 SF building to exceed the maximum 80' setback along Taylorsville Road (20'+/- variance). Approve/Deny
 2. Variance to permit the encroachment of the parking lot and retaining wall into the 30' setback along the north property line (20'+/- variance). Approve/Deny
 3. Variance to permit the 2 story building to be 41' instead of the required 30' (11' variance). Approve/Deny
- Waiver from 10.2.7. Approve/Deny
- Floyds Fork Development Review Overlay. Approve/Deny
- District Development plan: Approve/Deny