

Development Review Committee

Staff Report

September 5, 2018



Case No:	17DEVPLAN1240
Project Name:	The Pine Room
Location:	6325 River Rd
Owner(s):	Harrods Creek 2014 Investment Partners LLC
Applicant:	Harrods Creek 2014 Investment Partners LLC
Jurisdiction:	Louisville Metro
Council District:	16 – Scott Reed
Case Manager:	Joe Reverman, AICP

REQUEST(S)

- **LANDSCAPE WAIVER** of section 10.2.4 of the Land Development Code to eliminate the 25-ft Property Perimeter Landscape Buffer Area (LBA) along the northern and western property lines
- **LANDSCAPE WAIVER** from section 10.3.5 of the Land Development Code to allow existing structures and Vehicular Use Area (VUA) to encroach into the 30-ft setback and 30-ft Landscape Buffer Area along River Rd

CASE SUMMARY/BACKGROUND

Existing Zoning District: C-2, Commercial
Form District: N, Neighborhood
Existing Use: Post Office / Restaurant
Proposed Use: Post Office / Restaurant
Minimum Parking Spaces Required: 27
Maximum Parking Spaces Allowed: 66
Parking Spaces Proposed: 43

The proposal is to reconfigure the parking lot, expand the parking lot toward the rear of the property and improve vehicular access and circulation in front of the post office. The expansion of the parking lot meets the Category 2B threshold in the Neighborhood Form District, and landscaping and tree canopy requirements of Chapter 10.

STAFF FINDING

The Landscape Waivers appear to be adequately justified. The encroachment to the north is adjacent to the same property. The encroachment to the west is along an area that has been historically used as a street, Creekside Ct, and the encroachment along River Rd is an improvement over existing conditions.

TECHNICAL REVIEW

The applicant needs to address an issue with the western access point, but this does not affect the landscape waiver being requested.

INTERESTED PARTY COMMENTS

None received.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 10.2.4 of the Land Development Code to eliminate the 25-ft Property Perimeter Landscape Buffer Area (LBA) along the northern and western property lines

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

STAFF: The waiver will not adversely affect adjacent property owners since the encroachment to the north is adjacent to the same property and the encroachment to the west is along an area that has historically been used as a street, Creekside Ct.

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

STAFF: Guideline 3, Policy 9 of Cornerstone 2020 calls for protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigation when appropriate. Guideline 3, Policies 21 and 22 call for appropriate transitions between uses that are substantially different in scale and intensity or density, and mitigation of the impact caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Guideline 3, Policy 24 states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered. Guideline 13, Policy 4 calls for ensuring appropriate landscape design standards for different land uses within urbanized, suburban, and rural areas. Guideline 13, Policy 6 calls for screening and buffering to mitigate adjacent incompatible uses. The intent of landscape buffer areas is to create suitable transitions where varying forms of development adjoin, to minimize the negative impacts resulting from adjoining incompatible land uses, to decrease storm water runoff volumes and velocities associated with impervious surfaces, and to filter airborne and waterborne pollutants. The waiver will not violate guidelines of Cornerstone 2020 since the encroachments are adjacent to the same property and an area that has historically been used as a street, Creekside Ct. These areas provide appropriate transitions to adjacent uses and do not create a negative impact.

- (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. The encroachment to the north is adjacent to the same property, and the encroachment to the west is along an area historically used as a street, Creekside Ct.

- (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: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant since the encroachment to the north is adjacent to the same property, and the encroachment to the west is along an area historically used as a street, Creekside Ct.

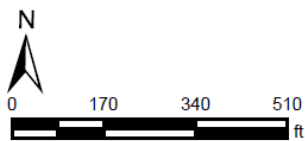
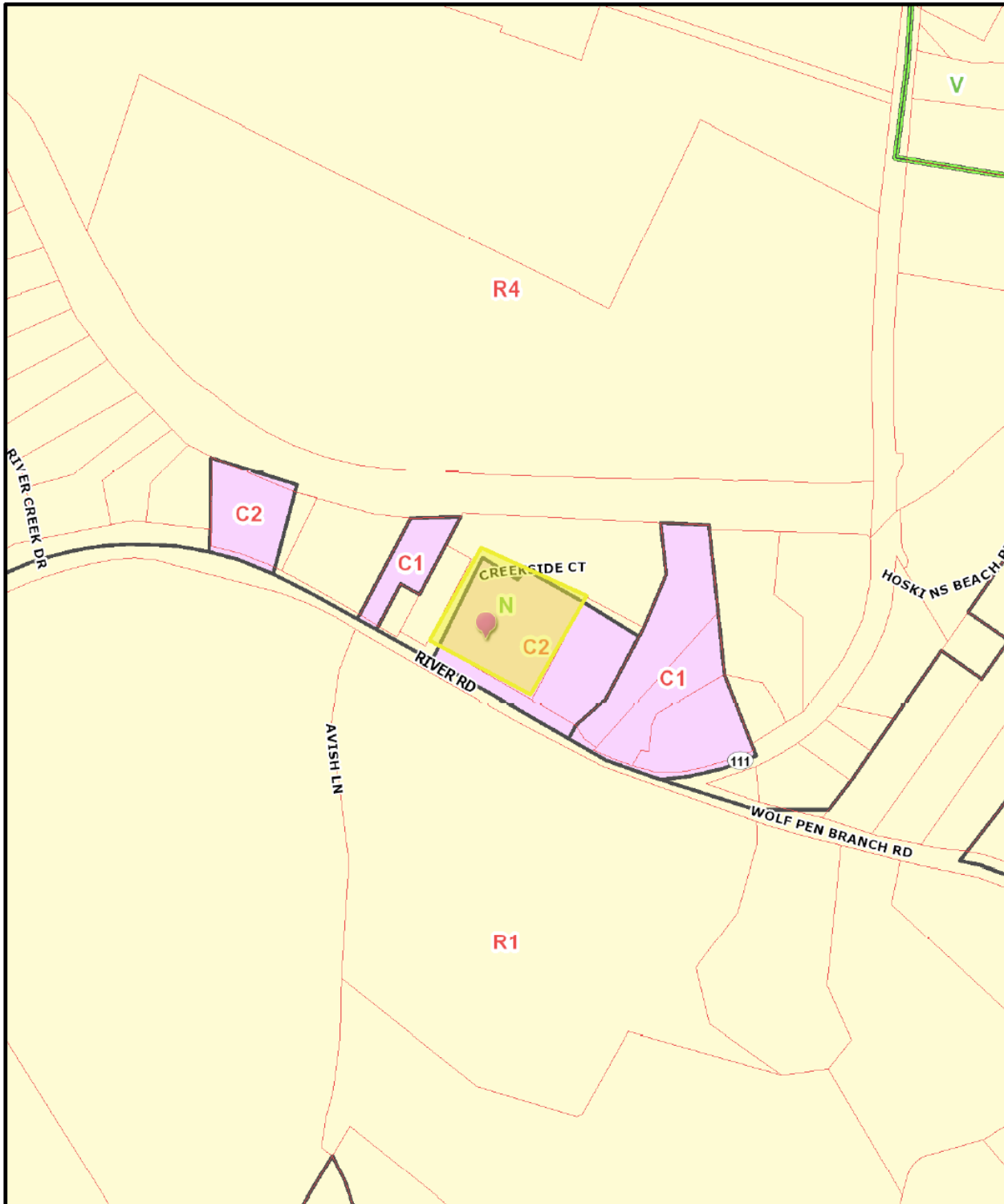
NOTIFICATION

Date	Purpose of Notice	Recipients
8/24/28	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District __

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



6325 River Rd

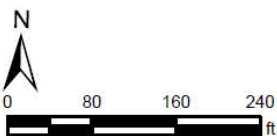
Tuesday, September 4, 2018 | 8:58:36 PM



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2. Aerial Photograph



6325 River Rd

Tuesday, September 4, 2018 | 9:05:27 PM



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