

**15VARIANCE1049**

**Outlot 5B – Tyler Retail Center**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Brian Davis, AICP, Planning Supervisor**

**August 17, 2015**

# Request(s)

## Variance:

1. Variance from 5.2.4.C.3.a of the Land Development Code to allow the proposed building to exceed the Maximum Front Setback (15 feet).

# Case Summary

- Parcel is subject to Docket Number 9-12-04
- Form District was changed from Neighborhood to Town Center in 2010
- Applicant is proposing to construct a 6,600 sf retail structure on the site
- Proposed structure would be located approximately 80 feet from the Taylorsville Road ROW

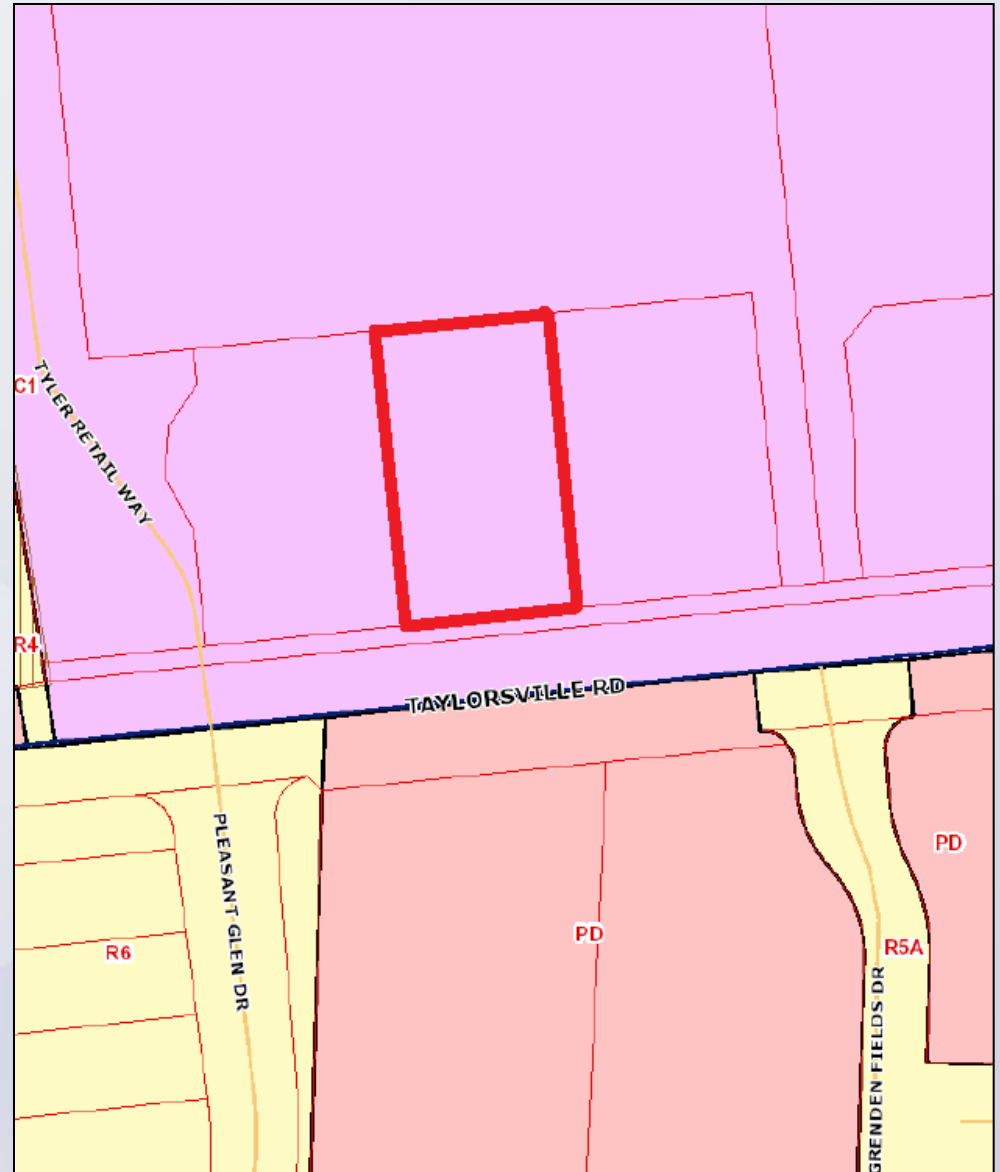
# Zoning/Form Districts

## Subject Property:

- Existing: C-1/Town Center

## Adjacent Properties:

- North: C-1/Town Center
- South: PD/Town Center
- East: C-1/Town Center
- West: C-1/Town Center





# Aerial Photo/Land Use

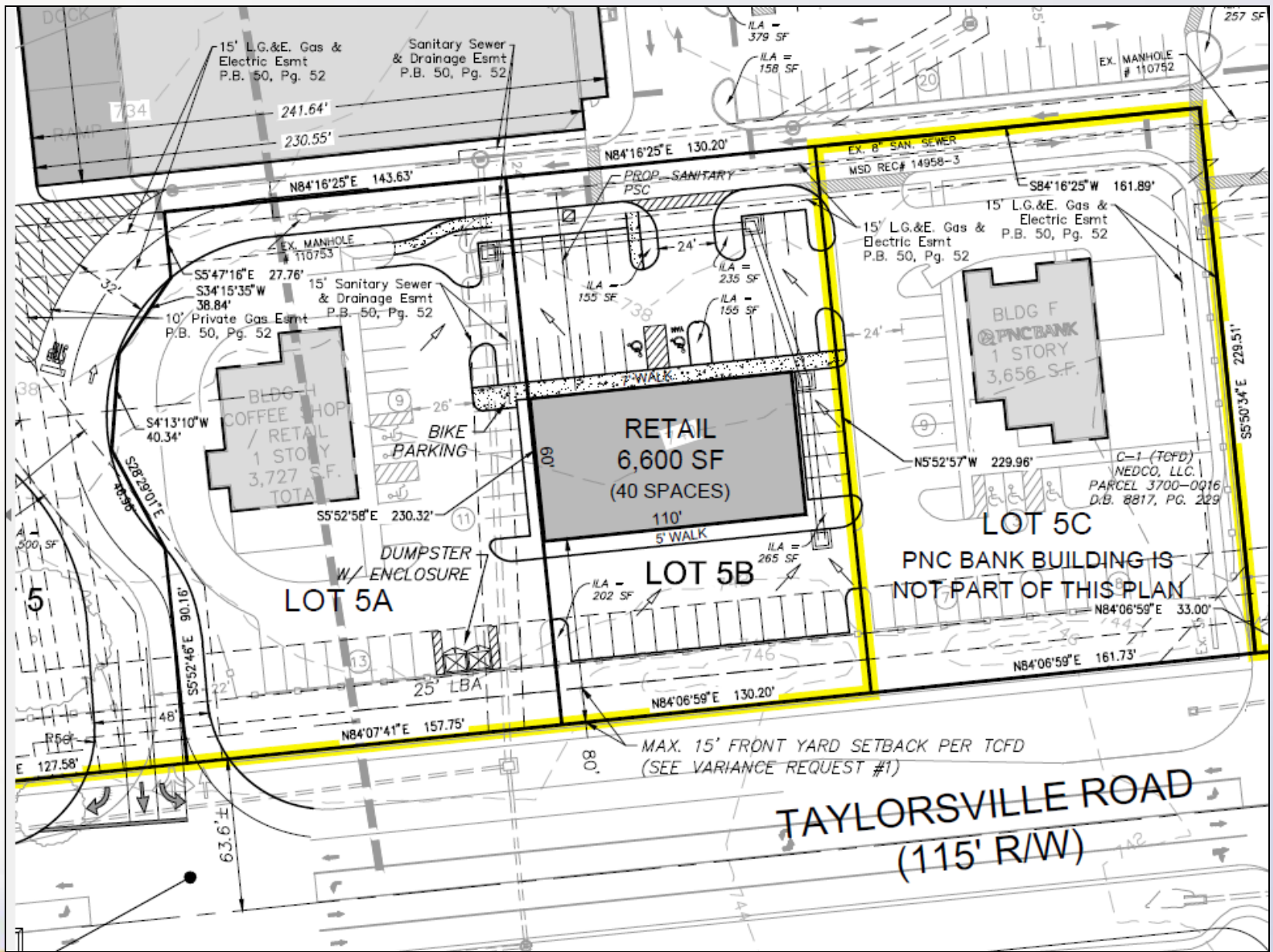
## Subject Property:

- Existing: Vacant

## Adjacent Properties:

- North: Commercial
- South: Private School
- East: Commercial
- West: Commercial















# Technical Review

The applicant is requesting three waivers related to this site that will be heard with the Revised District Development Plan by the Development Review Committee at a later date:

1. A waiver is requested from Section 5.5.1.A.3 of the Land Development Code to allow parking in front of the structure.
2. A waiver is requested from Section 5.12.1.B.1.e.iv of the Land Development Code to waive the requirement that 40% of building area be located on a second or above floor.
3. A waiver is requested from Section 5.9.2.A.1.b.i of the Land Development Code to not provide a direct sidewalk connection to the Public Sidewalk.

# Staff Analysis and Conclusions

- The standards of review have been met for the requested variance.

# Required Actions

- **Variations: Approve/Deny**
  1. Variance from 5.2.4.C.3.a of the Land Development Code to allow the proposed building to exceed the Maximum Front Setback (15 feet).