

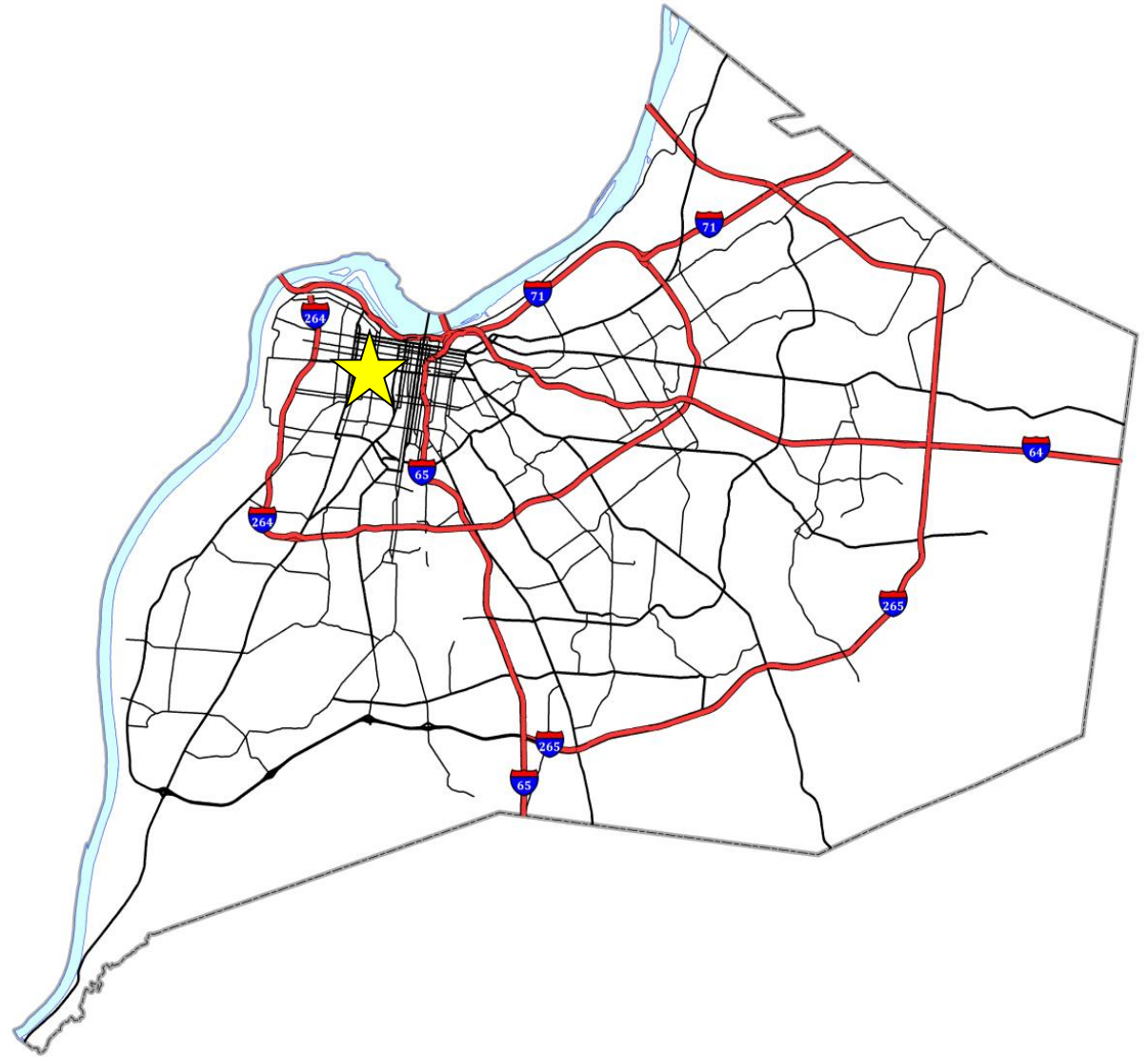
**18DEVPLAN1090**  
**945 South 15<sup>th</sup> Street**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Ross Allen, Planner I**  
**July 16, 2018**

# Site Location



# Requests

- Approval of Variance #1 from LDC 5.2.5.C.3.a to allow the proposed expansion/addition to exceed the 25 ft. maximum setback by approximately 125 ft. for a total setback of approximately 150 ft. from the property line as found along the South 15<sup>th</sup> Street.

| Location                              | Requirement | Request | Variance |
|---------------------------------------|-------------|---------|----------|
| Front<br>Setback (maximum<br>allowed) | 25 ft.      | 150 ft. | 125 ft.  |

# Requests

- Approval of Variance #2 from LDC 5.2.5.C.3.d to allow the proposed expansion/addition to exceed the 45 ft. maximum height allowed by approximately 30 ft. within the Form District Edge/Transition Zone for a total height of 75 ft.

| Location               | Requirement | Request | Variance |
|------------------------|-------------|---------|----------|
| Maximum Height Allowed | 45 ft.      | 75 ft.  | 30 ft.   |

# Requests

- Approval of a General Waiver from LDC 10.2.10 to not provide the 10 ft. continuous VUA LBA along a 42 ft. long section of Garland Ave. and a 41 ft. long section along South 15<sup>th</sup> Street to allow truck maneuvering.

# Case Summary / Background

- Site is currently BJK Industries - a custom industrial manufacturer of film and bags for food products on an EZ-1 zoned parcel in a TNFD with frontage along Garland Ave.
- 17,838 sq. ft. addition/expansion onto the existing 70,200 sq. ft. structure being built towards Garland Ave.
- Alteration to the existing VUA and curb cuts as found at the southeastern intersection of South 15<sup>th</sup> Street and Garland Ave. for semi-truck maneuvering to an existing loading dock facing Garland Ave. impacting VUA LBA.

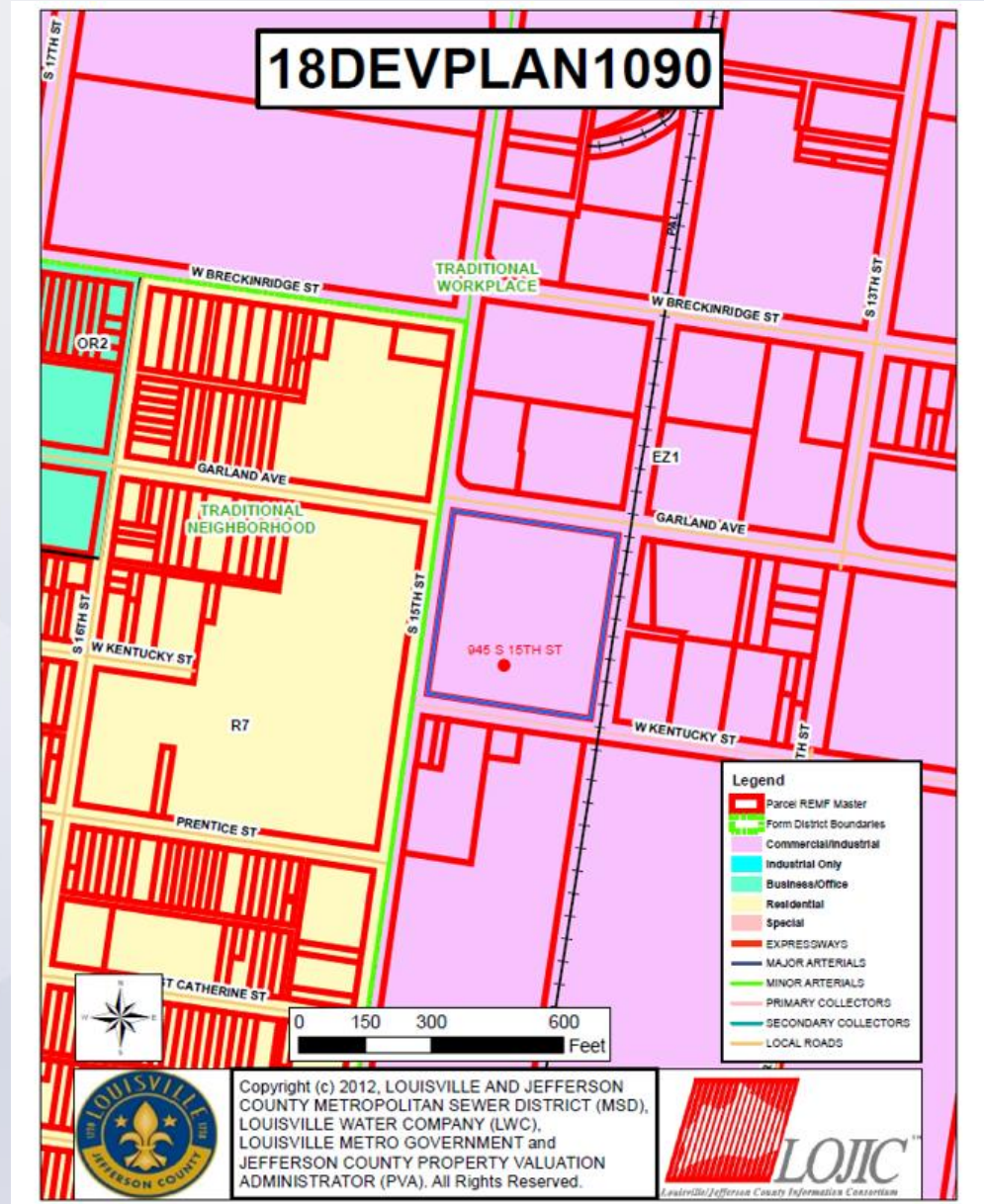
# Zoning/Form Districts

## Subject Property:

- Existing: EZ-1/Traditional Workplace
- Proposed: EZ-1/Traditional Workplace

## Adjacent Properties:

- North: EZ-1/Traditional Workplace
- South: EZ-1/Traditional Workplace
- East: EZ-1/Traditional Workplace
- West: EZ-1, M-2, CM/Traditional Workplace



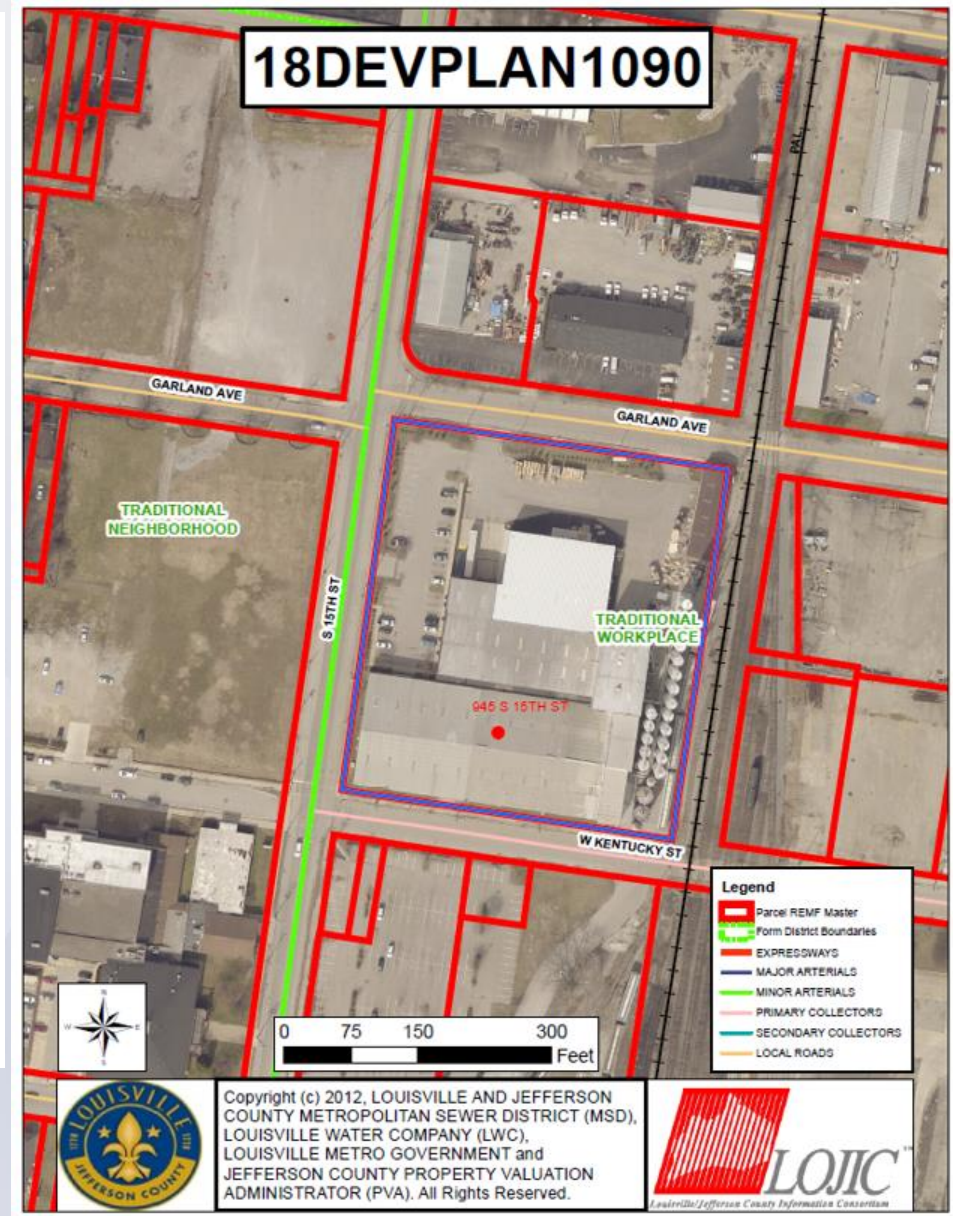
# Aerial Photo/Land Use

## Subject Property:

- Existing: Industrial – BJK Flexible Packaging
- Proposed: Industrial – BJK Flexible Packaging

## Adjacent Properties:

- North: Commercial and Industrial
- South: Public and semi-public AND Industrial
- East: RR ROW AND Industrial
- West: Residential / Industrial / Commercial



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



Looking west down West Kentucky Street (Intersection of W. Kentucky St./S. 15<sup>th</sup> St.), St. Stephen's Baptist Church to the left in photo and notice the street closure of West Kentucky on the West Side of 15<sup>th</sup> Street.

# Site Photos-Subject Property



Looking west down Garland Ave. (Intersection of Garland Ave./S. 15<sup>th</sup> St.). A transition zone exist along S. 15<sup>th</sup> St. with the west side of 15<sup>th</sup> St. being a Traditional Neighborhood and the east being a Traditional Workplace. St. Stephen's Church as found along W. Kentucky Street, left in photo, and the distilleries/warehousing, right in photo.

**HERITAGE ENGINEERING, LLC**



FOR  
BJK INDUSTRIES, INC., EXPANSION

---

CC

**RECEIVED**

# Planning Evidence (California Neighborhood Plan (1982)

Land Use Recommendations (I-28 - I-49) for Station Park Area or Area C as shown on I-2, please see pages 12 and 13 of the staff report.

- 20—Encourage full utilization of sites and structures in this area for industrial and related uses.
- 21—Minimize the negative impacts of industry on adjacent residential areas through design, screening and buffering.

# Planning Evidence (California Neighborhood Plan (1982)

Land Use D. Implementation #7. Completion and  
Extension of the Station Park

Completion of the development of the Station Park  
industrial project and location of industries there is  
important to California's economic health. (first  
sentence page I-39)

At such time as Station Park is completed and  
occupied, extension of the industrial park should be  
considered. (first sentence of the second paragraph,  
I-39)

# Planning Evidence (California Neighborhood Plan (1982)

Land Use D. Implementation #8. Uses of Sites and Structures in the Non-residential Areas

- The plan recommends that sites and structures within industrial and commercial areas be fully utilized. (first sentence page I-39)

# Planning Evidence (California Neighborhood Plan (1982))

Land Use D. Implementation #15. Screening and Nuisance Reduction,  
pg. I-43

- Landscaping and fencing are recommended to screen commercial and industrial uses from homes in California. (first sentence first paragraph, pg. I-43) In addition to screening and buffering, building setbacks, location of parking lots, and placement of access points can be designed to minimize negative impacts. (first paragraph, eighth sentence, pg. I-43)
- It is recommended that the Urban Renewal Commission fully enforce these elements of the plan in the development of the area along 15<sup>th</sup> Street north to Garland Ave. It is recommended that the Urban Renewal Commission fully enforce these elements of the plan in the development of the area along 15<sup>th</sup> Street north of Garland Ave. It is recommended further that if Station Park is extended southward, similar standards be applied to industries that adjoin housing.

# Conclusions

- Variances #1 and #2 request appears to be adequately justified and meets the standard of review.
- General Waiver appears to be adequately justified and meets the Guidelines of the Comprehensive Plan (Cornerstone 2020).

# Required Actions

- Approve/Deny Variance #1 from LDC 5.2.5.C.3.a to allow the proposed expansion/addition to exceed the 25 ft. maximum setback by approximately 125 ft. for a total setback of approximately 150 ft. from the property line as found along the South 15<sup>th</sup> Street.

| Location                              | Requirement | Request | Variance |
|---------------------------------------|-------------|---------|----------|
| Front<br>Setback (maximum<br>allowed) | 25 ft.      | 150 ft. | 125 ft.  |

# Required Actions

- Approve/Deny Variance #2 from LDC 5.2.5.C.3.d to allow the proposed expansion/addition to exceed the 45 ft. maximum height allowed by approximately 30 ft. within the Form District Edge/Transition Zone for a total height of 75 ft.

| Location               | Requirement | Request | Variance |
|------------------------|-------------|---------|----------|
| Maximum Height Allowed | 45 ft.      | 75 ft.  | 30 ft.   |

# Required Actions

- Approve/Deny General Waiver from LDC 10.2.10 to not provide the 10 ft. continuous VUA LBA along a 42 ft. long section of Garland Ave. and a 41 ft. long section along South 15<sup>th</sup> Street to allow truck maneuvering.