CORNERSTONE 2020 COMPREHENSIVE PLAN COMPATIBILITY STATEMENT

Costco Wholesale believes the proposed development plan submitted complies with all applicable elements of both City code as well as the Cornerstone 2020 comprehensive plan. The parcel was previously zoned with 4 designations within the overall 19.65 acres. Approximately 4.93 acres of the western half of the parcel (R-4 and R-7/neighborhood designation) Costco is seeking to have rezoned to C-2 to accommodate the overall development of a 165,698 sf member's only retail warehouse that includes ancillary uses such as optical, photo processing, pharmacy, liquor pod, attached tire center and a free standing fueling facility. The comprehensive plan designates this area as a Suburban Market Corridor due to its eastern boundary lies along Bardstown Road. Costco Wholesale business provides the member with multiple businesses combined under one roof. Besides those mentioned above, the member will find electronics on a grand scale, fresh meat, vegetables, fruit, seafood, canned goods, paper products, automotive, furniture, office products, appliances, clothing, etc. Costco in the neighborhood not only provides a service to the individual consumer, but local small businesses can benefit as well by using Costco as a supplier for the products as well.

RECEIVED

JUN 15 2015 PLANNING & DESIGN SERVICES

BLANETUR



Variance Application

Louisville Metro Planning & Design Services

| 15-11-11-00 | 22 (|
|--------------------|-----------------|
| Case No.: 52467000 | Intake Staff: A |
| Date: 6/15/15 | Fee: |

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

| <u>Pro</u> | ect | Info | rm | ati | on | : |
|------------|-----|------|----|-----|----|---|
| | | | | | | |

| This is a variance from Se | ection 5.3.2.C.2.a | of the | Land Development Code, | |
|---|------------------------------|-------------------------|------------------------|--|
| to allow The building to b | pe located approx. 785' fr | | | |
| | | | | |
| Primary Project Address: | 3408 Bardstown Road | RECE | IVED | |
| Additional Address(es): | | JUN Ť | 8 2015 | |
| Primary Parcel ID: | 061000580000 | *** | VING & | |
| Additional Parcel ID(s): | | DESIGN 3 | SERVICES | |
| | | | | |
| Proposed Use: | C1; C2 | Existing Use: | C1; C2; R4; R7 | |
| Existing Zoning District: | C1; C2; R4; R7 | Existing Form District: | : C2-SMC; Neighborhood | |
| Deed Book(s) / Page Numi | bers²: <u>3930 / page 39</u> | | | |
| The subject property contains 19.65 acres. Number of Adjoining Property Owners: 302 | | | | |
| | | | | |
| Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases) 1 x Yes \square No | | | | |
| If yes, please list the docket | t/case numbers: | | | |
| Docket/Case #: _Under rev | view: 15ZONE1008 | Docket/Case #: | | |
| Docket/Case #: | | Docket/Case #: | | |

| Explain how the variance will not alter the essential character of the general vicinity. Explain how the variance will not alter the essential character of the general vicinity. Explain how the variance will not alter the essential character of the general vicinity. Explain how the variance will not alter the essential character of the general vicinity. The variance(s) will not alter the essential character of the parcel in comparison to cuuse. Explain how the variance will not cause a hazard or a nuisance to the public. The variance(s) will not cause a hazard or a nuisance to the public. The variance(s) will not cause a hazard or a nuisance to the public. Explain how the variance will not allow an unreasonable circumvention of the requirements the zoning regulations. The requested variance(s) will not allow an unreasonable circumvention of the zoning regulation they are primarily setback adjustments if strictly adhered to will not allow for the proposed used to developed with effective mobility for the public. Explain how the variance arises from special circumstances, which do not generally apply and in the general vicinity (please specify/identify). | Applicant believes that the variance(s) requested will not adversely affect the public health, safet welfare of the general public, as the requests are primarily for site mobility for the public. Explain how the variance will not alter the essential character of the general vicinity. The variance(s) will not alter the essential character of the general vicinity. Extensive landscapir has been provided throughout the parcel which will only enhance the parcel in comparison to curuse. |
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| has been provided throughout the parcel which will only enhance the parcel in comparison to cure. Explain how the variance will not cause a hazard or a nuisance to the public. The variance(s) will not cause a hazard or a nuisance to the public as the variances are due to setback requirements in order to efficiently provide safe mobility on the site for the public. Explain how the variance will not allow an unreasonable circumvention of the requirements the zoning regulations. The requested variance(s) will not allow an unreasonable circumvention of the zoning regulation they are primarily setback adjustments if strictly adhered to will not allow for the proposed used to developed with effective mobility for the public ditional consideration: Explain how the variance arises from special circumstances, which do not generally apply all and in the general vicinity (please specify/identify). PLANNING & DESIGN SERVICE Explain how the strict application of the provisions of the regulation would denote the and | has been provided throughout the parcel which will only enhance the parcel in comparison to cur use. |
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| Explain how the variance will not allow an unreasonable circumvention of the requirements the zoning regulations. The requested variance(s) will not allow an unreasonable circumvention of the zoning regulation they are primarily setback adjustments if strictly adhered to will not allow for the proposed used to developed with effective mobility for the public ditional consideration: Explain how the variance arises from special circumstances, which do not generally apply a land in the general vicinity (please specify/identify). PECEIVEL JUN 15 2015 PLANNING & DESIGN SERVICES Explain how the strict application of the provisions of the regulation would derrive the application. | - Plant the variable will not cause a mazard of a nuisance to the public. |
| The requested variance(s) will not allow an unreasonable circumvention of the zoning regulation they are primarily setback adjustments if strictly adhered to will not allow for the proposed used to developed with effective mobility for the public ditional consideration: Explain how the variance arises from special circumstances, which do not generally apply all and in the general vicinity (please specify/identify). PLANNING & DESIGN SERVICES Explain how the strict application of the provisions of the regulation would deprive the application. | The variance(s) will not cause a hazard or a nuisance to the public as the variances are due to setback requirements in order to efficiently provide safe mobility on the site for the public. |
| they are primarily setback adjustments if strictly adhered to will not allow for the proposed used to developed with effective mobility for the public ditional consideration: Explain how the variance arises from special circumstances, which do not generally apply a land in the general vicinity (please specify/identify). PECEIVEI JUN 15 2015 PLANNING & DESIGN SERVICES Explain how the strict application of the provisions of the regulation would deprive the application. | the zoning regulations. |
| developed with effective mobility for the public ditional consideration: Explain how the variance arises from special circumstances, which do not generally apply land in the general vicinity (please specify/identify). RECEIVEL JUN 15 2015 PLANNING & DESIGN SERVICES Explain how the strict application of the provisions of the regulation would deprive the application. | The requested variance(s) will not allow an unreasonable circumvention of the zoning regulations |
| Explain how the variance arises from special circumstances, which do not generally apply a land in the general vicinity (please specify/identify). RECEIVEL | they are primarily setback adjustments if strictly adhered to will not allow for the proposed used to developed with effective mobility for the public |
| JUN 15 2015 PLANNING & Explain how the strict application of the provisions of the regulation would deprive the application. | ditional consideration: |
| PLANNING & DESIGN SERVICES Explain how the strict application of the provisions of the regulation would deprive the application. | Explain how the variance arises from special circumstances, which do not generally apply t land in the general vicinity (please specify/identify). RECEIVEL |
| Explain how the strict application of the provisions of the regulation would deprive the application | |
| Explain flow the strict application of the provisions of the regulation would deprive the application | |
| | Explain flow the strict application of the provisions of the regulation would deprive the application |
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5 W M W Page 3 of 7



Variance Application

Louisville Metro Planning & Design Services

| Case No.: <u>520/14/08</u> | Intake Staff: KMC |
|----------------------------|-------------------|
| Date: 10/5/15 | Fee: |

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

| Project Information: | | | | |
|---|-------------------------------|--|--------------------------------------|--|
| | ection <u>5.3.2</u> | | Land Development Code, | |
| to allow Encroachment the horth | property line. | the south property line an | d into 75' setback along . | |
| Primary Project Address: | 3408 Bardstown Road | | | |
| Additional Address(es): | | | hand become been the Assessed become | |
| Primary Parcel ID: | 061000580000 | and the second s | RECEIVED | |
| Additional Parcel ID(s): | | | JUN 15 2015 | |
| | | | PLANNING & DESIGN SERVICES | |
| Proposed Use: | C1; C2 | Existing Use: | C1; C2; R4; R7 | |
| Existing Zoning District: | C1; C2; R4; R7 | Existing Form District | : C2-SMC; Neighborhood | |
| Deed Book(s) / Page Num | nbers²: <u>3930 / page 39</u> | | | |
| The subject property conta | ains <u>19.65</u> acres. N | lumber of Adjoining Prope | rty Owners: _302 | |
| Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases)¹ x Yes □ No | | | | |
| If yes, please list the docke | et/case numbers: | | | |
| Docket/Case #: Under re | eview: 15ZONE1008 | Docket/Case #: | | |
| Docket/Case #: | *** | Docket/Case #: | | |

1529NB/WE

| he Board of Zoning Adjustment considers the following criteria. Pleas onal sheets if needed. A response of yes, no, or N/A is not acceptable |
|---|
| adversely affect the public health, safety or welfare. |
| e(s) requested will not adversely affect the public health, safety |
| e requests are primarily for site mobility for the public |
| alter the essential character of the general vicinity. |
| sential character of the general vicinity. Extensive landscaping |
| parcel which will only enhance the parcel in comparison to curre |
| the pareer in comparison to curre |
| cause a hazard or a nuisance to the public. |
| zard or a nuisance to the public as the variances are due to |
| iciently provide safe mobility on the site for the public. |
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| illow an unreasonable circumvention of the requirements of |
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| llow an unreasonable circumvention of the zoning regulations |
| llow an unreasonable circumvention of the zoning regulations a |
| llow an unreasonable circumvention of the zoning regulations and the strictly adhered to will not allow for the proposed used to be |
| llow an unreasonable circumvention of the zoning regulations and the strictly adhered to will not allow for the proposed used to be |
| om special circumstances, which do not generally apply to |
| llow an unreasonable circumvention of the zoning regulations and its if strictly adhered to will not allow for the proposed used to the public of the proposed used to be public of the |
| |

3. Are the circumstances are the result of actions of the applicant taken subsequent to the adoption of the regulation which relief is sought?

1524NT/CE



Variance Application

Louisville Metro Planning & Design Services

Case No.\ 520\ \(\begin{array}{c} \low \text{C} \\ \te

ntake Staff:

Date: 6/20/15

Fee:

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

| P | ro | ie | ct | In | fo | rn | nati | ion | : |
|---|----|----|----|----|----|----|------|-----|---|
| _ | | | | _ | | | | | |

| This is a variance from S | ection 8.3.3 | of the | e Land Development Code, | |
|--|---------------------|-----------------------|---------------------------|--|
| to allow _total wall signage for development of Costco Warehouse and Fuel Facility to 710 sf | | | | |
| Primary Project Address: | 3408 Bardstown Road | R | | |
| Additional Address(es): | | | JUN 25 2015 PLANNING & | |
| Primary Parcel ID: | 061000580000 |) few | | |
| Additional Parcel ID(s): | | | | |
| | | | | |
| Proposed Use: | C1; C2 | Existing Use: | C1; C2; R4; R7 | |
| Existing Zoning District: | C1; C2; R4; R7 | Existing Form Distric | t: C2-SMC; Neighborhood | |
| Deed Book(s) / Page Numbers ² : 3930 / page 39 | | | | |
| The subject property contains 19.65 acres. Number of Adjoining Property Owners: 302 | | | | |
| | | | | |
| Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases) 1 x Yes No | | | | |
| If yes, please list the docke | et/case numbers: | | | |
| Docket/Case #: Docket/Case #: | | | | |
| Docket/Case #: | | | | |

| V | 'aria | nce | Justification: | |
|---|-------|-----|----------------|--|
| w | ullu | | vusulication. | |

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer <u>all</u> of the following items. Use additional sheets if needed. <u>A response of yes, no. or N/A is not acceptable.</u>

1. Explain how the variance will not adversely affect the public health, safety or welfare.

Applicant believes that the variance(s) requested will not adversely affect the public health, safety or welfare of the general public, as the requests are primarily for site recognition for the public.

2. Explain how the variance will not alter the essential character of the general vicinity.

The variance(s) will not alter the essential character of the general vicinity. The signs proposed have been designed to compliment the overall size of the building. Due to the extended setback from the road increases the visibility need of the signs on the warehouse. No monument signs on site

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The variance(s) will not cause a hazard or a nuisance to the public as the variance is primarily for aesthetic and directional signage on the main warehouse building, as well as identification purposes for the accessory uses

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The requested variance(s) will not allow an unreasonable circumvention of the zoning regulations since due to the overall size of the building the signs are designed to compliment, in addition neither a monument nor pylon sign will be installed near the main entrance roadway (Bardstown)

Additional consideration:

| 1. | Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify). |
|----|--|
| | RECEIVE DE LA COLONIA DE LA CO |
| | JUN 2 6 2835 |
| 2. | Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship. |
| | |
| 3. | Are the circumstances are the result of actions of the applicant taken subsequent to the adoption of the regulation which relief is sought? |
| | |
| | |

SUMPLUE



General Waiver Application

Louisville Metro Planning & Design Services

| Case No.: 1520/6/08 | Intake Staff: KMC |
|---------------------|-------------------|
| Date: <u>V/5/15</u> | Fee: |

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

<u>P</u>

| <u>Project Inforn</u> | <u>nation</u> : | | | |
|-----------------------------------|-------------------------------------|---|--|---|
| Application is | hereby ma | de for one or more of the fo r of Chapter 10, Part 2 - 니 | llowing waivers of the Lar | nd Development Code: |
| Other: V | Vaiver of Se | ection | | |
| A General W a "Sidewalk | Vaiver Applic Waiver Appl | ation is not required for Sidew ication" or "Tree Canopy Waiv | alk or Tree Canopy Waivers er Application" instead. | s. If applicable, please submit |
| Explanation of Waiver: | Permit end property lir | roachments into the 25' lan | dscape buffer area along | the north and south |
| Primary Project | ct Address: | 3408 Bardstown Road | · | |
| Additional Add | dress(es): | | | RECEIVED |
| Primary Parce | I ID: | 061000580000 | | JUN 15 2015 |
| Additional Par | cel ID(s): | | | PLANNING & DESIGN SERVICES |
| | | | | |
| Proposed Use | : | C1; C2 | Existing Use: | C1; C2; R4; R7 |
| Existing Zoning | g District: | C1; C2; R4; R7 | Existing Form District: | C2-SMC; Neighborhood |
| Deed Book(s) | / Page Nun | nbers²: <u>3930 / page 39</u> | | |
| The subject pr | operty cont | ains <u>19.65</u> acres. Nu | mber of Adjoining Proper | ty Owners: 302 |
| Conditional use (Related Cases | permit, mir s) ¹ x Ye | subject of a previous develor plat, etc.)? <i>This informates</i> Solution No | opment proposal (e.g., re tion can be found in the L | zoning, variance, appeal, and Development Report |
| j = 0, p. 0 a 0 0 | or the door. | ordase numbers. | | |
| Docket/Case # | : Under re | eview: 15ZONE1008 | Docket/Case #: | |
| Docket/Case # | | | | |
| | | | | |

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer <u>all</u> of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

| Wil | |
|-----------------|---|
| | Il the waiver adversely affect adjacent property owners? |
| TI | he requested waiver(s) will not adversely affect adjacent property owners. |
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| ۷iI | I the waiver violate the Comprehensive Plan? |
| Tr | ne requested waiver(s) will not violate the Comprehensive Plan. |
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| S A | xtent of waiver of the regulation the minimum necessary to afford relief to the applicant? |
| | ne requested waiver(s) of the regulation is the minimum necessary to afford relief to the applicant |
| | der for this project to move forward. |
| | RECEIVE |
| | JUN 15 2015 |
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| ne en ppi | PLANNING & DESIGN SERVICE seither (a) the applicant incorporated other design measures that exceed the minimums district and compensate for non-compliance with the requirements to be waived (net eficial effect) or would (b) the strict application of the provisions of the regulation deprivilicant of the reasonable use of the land or would create an unnecessary hardship on the licant? |
| | a applicant has sport a significant amount of time in developing a west-block and a few to the |
| Th | e applicant has spent a significant amount of time in developing a workable site plan for both the |
| | e applicant has spent a significant amount of time in developing a workable site plan for both the e and as close as possible to the regulations of the City of Louisville. The strict application of the |
| use | e applicant has spent a significant amount of time in developing a workable site plan for both the earth as a close as possible to the regulations of the City of Louisville. The strict application of the ovisions of the regulation waiver(s) requested will deprive the application of the reasonable use of |

SZURICE



General Waiver Application

Louisville Metro Planning & Design Services

| Case No.: 5701600 | Intake Staff: |
|-------------------|---------------|
| Date: | Fee: |

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

| roject Infor | <u>mation</u> : | | | |
|----------------------------|----------------------------------|------------------------------------|---|---|
| Application is | s hereby mad | de for one or more of the f | ollowing waivers of the Lar | nd Development Code: |
| | | of Chapter 10, Part 2 | | , |
| X Other: | Waiver of Se | ection Chapter 4.4.2.b.1 | 1A & 5.9.2.A1.b.11 | |
| A General I a "Sidewalk | Waiver Applica « Waiver Appli | | walk or Tree Canopy Waivers | . If applicable, please submit |
| Explanation of Waiver: | To not prov | vide vehicular access to a | djacent non-residential prop | |
| Primary Proje | ect Address: | 3408 Bardstown Road | R | ECEIVED |
| Additional Ad | ldress(es): | | | JUN 1 F |
| Primary Parc | el ID: | 061000580000 | | PLANNING & ESIGN SERVICES |
| Additional Pa | rcel ID(s): | | D | |
| | | | | |
| Proposed Us | e: | C1; C2 | Existing Use: | C1; C2; R4; R7 |
| Existing Zonia | ng District: | C1; C2; R4; R7 | Existing Form District: | C2-SMC; Neighborhood |
| Deed Book(s) |) / Page Num | nbers²: <u>3930 / page 39</u> | | |
| The subject p | property conta | ains <u>19.65</u> acres. N | lumber of Adjoining Proper | ty Owners: 302 |
| (Related Case | e permit, min es) ¹ x Ye | or plat, etc.)? <i>This inform</i> | elopment proposal (e.g., re ation can be found in the La | zoning, variance, appeal, and Development Report |
| n yes, piease | iist the docke | evcase numbers: | | |
| Docket/Case | #: Under re | eview: 15ZONE1008 | Docket/Case #: | |
| Docket/Case | #: | | Docket/Case #: | |
| | | | | |

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer <u>all</u> of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

| | waiver(s) will not adversely affect adjacent property owners. |
|---|--|
| · | white (a) white adversely allow adjacent property owners. |
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| Will the waiver vi | iolate the Comprehensive Plan? |
| The requested w | vaiver(s) will not violate the Comprehensive Plan. |
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| s extent of waive | er of the regulation the minimum necessary to afford relief to the applicant |
| The requested wa | raiver(s) of the regulation is the minimum necessary to afford relief to the applica |
| order for this proj | ject to move forward. |
| | RECEIVE |
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| | JUN 1 PLANNING 8 |
| | JUN 15 PLANNING 8 DESIGN SERVICES |
| las either (a) the | JUN 15 PLANNING 8 DESIGN SERVICES applicant incorporated other design measures that exceed the minimums |
| eneficial effect) (| Applicant incorporated other design measures that exceed the minimums ompensate for non-compliance with the requirements to be waived (net or would (b) the strict application of the provisions of the regulation deprivation |
| eneficial effect) (pplicant of the re | JUN 15 PLANNING 8 DESIGN SERVICES applicant incorporated other design measures that exceed the minimums ompensate for non-compliance with the requirements to be waived (net |
| eneficial effect) of the replicant? | Applicant incorporated other design measures that exceed the minimums ompensate for non-compliance with the requirements to be waived (net or would (b) the strict application of the provisions of the regulation deprivation as one of the land or would create an unnecessary hardship on the |
| eneficial effect) of pplicant of the repplicant? The applicant has | Applicant incorporated other design measures that exceed the minimums ompensate for non-compliance with the requirements to be waived (net or would (b) the strict application of the provisions of the regulation deprivation |

Szanspoe



General Waiver ApplicationLouisville Metro Planning & Design Services

| | Case No.: 1520ne 1008 | Intake Staff: | | |
|-------------------------------------|---|--|---|---------------------------------|
| 2 | Date: _\(\)(0/15/15 | Fee: | | |
| | | | | |
| application and supportil | Mondays at 2:00 p.m. in order to be ng documentation to: Planning and Ell (502) 574-6230 or visit <a href="http://www.</td><td>esian Services, located at</td><td>444 South 5th Street Suite 300</td></tr><tr><td>Project Information</td><td>:</td><td></td><td></td></tr><tr><td>Application is hereb</td><td>y made for one or more of the foll</td><td>lowing waivers of the La</td><td>nd Development Code:</td></tr><tr><td></td><td>/aiver of Chapter 10, Part 2</td><td></td><td>·</td></tr><tr><td>X Other: Waiver</td><td>of Section Chapter 9.2</td><td></td><td></td></tr><tr><td>A General Waiver A a " sidewalk="" td="" waiver<=""><td>Application is not required for Sidewa Application" or "Tree Canopy Waive</td><td>alk or Tree Canopy Waiver er Application" instead.</td><td>s. If applicable, please submit</td> | Application is not required for Sidewa Application" or "Tree Canopy Waive | alk or Tree Canopy Waiver er Application" instead. | s. If applicable, please submit |
| Explanation To no of Waiver: to cus | t provide short term bicycle parkii tomers using bicycles. Employe | ng. The method of the bees park bicycles inside i | ousiness is not conducive receiving area. | |
| Primary Project Add | ress: 3408 Bardstown Road | | | |
| Additional Address(e | es): | RE | CEIVED | |
| Primary Parcel ID: | 061000580000 | | JUN 15 2015 | |
| Additional Parcel ID(| (s): | · · | PLANNING & SIGN SERVICES | |
| | | | ALL COLLEGE | |
| Proposed Use: | C1; C2 | Existing Use: | C1; C2; R4; R7 | |
| Existing Zoning Distr | rict: C1; C2; R4; R7 | Existing Form District | C2-SMC; Neighborhood | |
| Deed Book(s) / Page | Numbers ² : <u>3930 / page 39</u> | | | |
| The subject property | contains 19.65 acres. Nur | mber of Adjoining Prope | rty Owners: _302 | |
| (Related Cases) 1 | n the subject of a previous develont, minor plat, etc.)? <i>This informati</i> x Yes □ No | opment proposal (e.g., reion can be found in the L | ezoning, variance, appeal, and Development Report | |
| If ves, please list the | docket/case numbers: | | | |

Docket/Case #: __Under review: 15ZONE1008 ___ Docket/Case #: ____

Docket/Case #: _____ Docket/Case #: ____

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer <u>all</u> of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

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| to afford relief to the applicant? ssary to afford relief to the applicant |
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| JUN 15 2015 |
| PLANNING & |
| DESIGN SERVICES |
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15241EXCE



General Waiver ApplicationLouisville Metro Planning & Design Services

| | Case No.: 1524167008 | Intake Staff: KMC | | |
|--|---|--|---|--------------------------------|
| FFRSON COUNT | Date: \6/5/15 | Fee: | | |
| | | | | |
| application and suppo for more information, | on Mondays at 2:00 p.m. in order to b rting documentation to: Planning and call (502) 574-6230 or visit <a href="http://www.ntps://w</td><td>Design Services, located at 4</td><td>444 South 5<sup>th</sup> Street, Suite 300</td></tr><tr><td>Project Information</td><td><u>on</u>:</td><td></td><td></td></tr><tr><td>Application is here</td><td>eby made for one or more of the fo</td><td>ollowing waivers of the Lan</td><td>d Development Code:</td></tr><tr><td>X Landscape</td><td>Waiver of Chapter 10, Part 2.12</td><td></td><td></td></tr><tr><td>Other: Wa</td><td>iver of Section</td><td></td><td></td></tr><tr><td>A General Waive a " sidewalk="" td="" waiv<=""><td>er Application is not required for Sidev ver Application" or "Tree Canopy Wai</td><td>walk or Tree Canopy Waivers. ver Application" instead.</td><td>. If applicable, please submit</td> | er Application is not required for Sidev ver Application" or "Tree Canopy Wai | walk or Tree Canopy Waivers. ver Application" instead. | . If applicable, please submit |
| Explanation To of Waiver: | permit more that 120" between In | terior Landscape Areas wit | hin parking area | |
| Primary Project Ad | ddress: 3408 Bardstown Road | | RECEIVE | |
| Additional Address | s(es): | | JUN 15 2015 | |
| Primary Parcel ID: | 061000580000 | | PLANNING & | |
| Additional Parcel I | D(s): | | DESIGN SERVICE | |
| | | | | |
| Proposed Use: | C1; C2 | _ Existing Use: | C1; C2; R4; R7 | |
| Existing Zoning Di | strict: C1; C2; R4; R7 | Existing Form District: | C2-SMC; Neighborhood | |
| Deed Book(s) / Pa | ge Numbers²: _3930 / page 39 | | | |
| The subject proper | rty contains <u>19.65</u> acres. N | | | |
| conditional use per | een the subject of a previous dever mit, minor plat, etc.)? <i>This informa</i> x Yes □ No | elopment proposal (e.g., re ation can be found in the La | zoning, variance, appeal, and Development Report | |
| If yes, please list th | ne docket/case numbers: | | | |
| Docket/Case #: _ L | Jnder review: 15ZONE1008 | Docket/Case #: | | |
| Docket/Case #: | | | | |
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In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer <u>all</u> of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

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General Waiver Application

Louisville Metro Planning & Design Services

| | Intake Staff: KMC |
|---------------|-------------------|
| Date: 4/15/15 | Fee: |

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

Project Information:

| Toject information. | | | |
|--|--|---|------------------------------|
| | le for one or more of the fo of Chapter 10, Part 2 | ollowing waivers of the Lan | d Development Code: |
| X Other: Waiver of Se | ction Chapter 5.6 | | |
| | ation is not required for Sidev cation" or "Tree Canopy Wai | valk or Tree Canopy Waivers. ver Application" instead. | If applicable, please submit |
| Explanation To not provof Waiver: warehouse | | es, windows and a varied r | oofline to our main |
| Primary Project Address: | 3408 Bardstown Road | | |
| Additional Address(es): | *************************************** | | RECEIVED |
| Primary Parcel ID: | 061000580000 | | JUN 15 2015 |
| Additional Parcel ID(s): | | | PLANNING & |
| | | | DESIGN SERVICES |
| Proposed Use: | C1; C2 | Existing Use: | C1; C2; R4; R7 |
| Existing Zoning District: | C1; C2; R4; R7 | _ Existing Form District: | C2-SMC; Neighborhood |
| Deed Book(s) / Page Num | nbers²: <u>3930 / page 39</u> | | |
| The subject property conta | ains <u>19.65</u> acres. N | lumber of Adjoining Proper | ty Owners: 302 |
| Has the property been the conditional use permit, mir (Related Cases) 1 x Ye | nor plat, etc.)? This inform | | |
| If yes, please list the docke | et/case numbers: | | |
| Docket/Case #: Under re | eview: 15ZONE1008 | Docket/Case #: | |
| | | | |
| | | | |

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer <u>all</u> of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

| The requested waiver(s) will | not adversely affect adjacer | nt property owners. | |
|---|--|---|---|
| Will the waiver violate the Co | omprehensive Plan? | | |
| The requested waiver(s) will | | ive Plan. | |
| | | | |
| | | | |
| s extent of waiver of the reg The requested waiver(s) of the order for this project to move | ne regulation is the minimum | necessary to afford relief to | o the applican |
| | ne regulation is the minimum | necessary to afford relief to RECE JUN 1 PLAN | o the applican |
| The requested waiver(s) of the | ne regulation is the minimum forward. ncorporated other design for non-compliance with to the strict application of the s | necessary to afford relief to RECE JUN 1 PLAN DESIGN measures that exceed the he requirements to be wa he provisions of the regular | 5 2015 NING & SERVICES minimums of ived (net lation deprived) |

SURJOS



General Waiver Application Louisville Metro Planning & Design Services

| 120 | Case No.: | Intake Staff: | |
|---|--|--|---|
| FASON COUR | Date: | | |
| application and suppo | on Mondays at 2:00 p.m. in order to rting documentation to: Planning ar call (502) 574-6230 or visit <u>http://w</u> | nd Design Services, Incated at a | 444 South 5th Street Suite 300 |
| Project Information | <u>on</u> : | | |
| Application is here | eby made for one or more of the | following waivers of the Lan | nd Development Code: |
| X Landscape | Waiver of Chapter 10, Part 2 . 4 | 1.B | |
| Other: Wa | iver of Section | | |
| A General Waive a "Sidewalk Waiv | er Application is not required for Sid ver Application" or "Tree Canopy W | ewalk or Tree Canopy Waivers aiver Application" instead. | . If applicable, please submit |
| Explanation To a of Waiver: requ | allow more that 50% easement ouested a 15' easement on south | overlap in a Landscape Buffe ern property line that has a : | er area. MSD has 25' LBA. |
| Primary Project Ad | ddress: 3408 Bardstown Road | | |
| Additional Address | s(es): | ************************************** | |
| Primary Parcel ID: | 06400050000 | | |
| Additional Parcel I | m / \ | | |
| Proposed Use: | C1; C2 | Existing Use: | C1; C2; R4; R7 |
| , | strict: C1; C2; R4; R7 | | |
| | ge Numbers ² : 3930 / page 39 | Lxisting i offit District. | C2-SMC; Neighborhood |
| • | ** | | _ |
| The subject proper | ty contains 19.65 acres. | Number of Adjoining Proper | ty Owners: 302 |
| Has the property be conditional use pen (Related Cases) 1 | een the subject of a previous den mit, minor plat, etc.)? <i>This inform</i> x Yes No | velopment proposal (e.g., re nation can be found in the La | zoning, variance, appeal, and Development Report |
| If yes, please list the | e docket/case numbers: | | |
| Docket/Case #: _U | Inder review: 15ZONE1008 | Docket/Case #: | |
| Docket/Case #: | | | |
| | | | |

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer <u>all</u> of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

| ners. |
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| d relief to the applicant? |
| afford relief to the applicant in |
| t exceed the minimums of nts to be waived (net s of the regulation deprive th cessary hardship on the |
| orkable site plan for both the The strict application of the |
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