Case No. 16VARIANCE1000

11304 Professional Park Drive

Louisville Metro Board of Zoning Adjustment

Public Hearing

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February 15, 2016

Request

- Variance from Chapter 5.3.1, Table 5.3.1 of the Land Development Code to allow parking to encroach into side yard setbacks on Tract #1.
- Variances from Chapter 5.3.1, Table 5.3.2 of the Land Development Code to allow existing structures and parking to encroach into the 30’ non-residential to residential setback along the property lines of Tracts #2, #3 & #4.

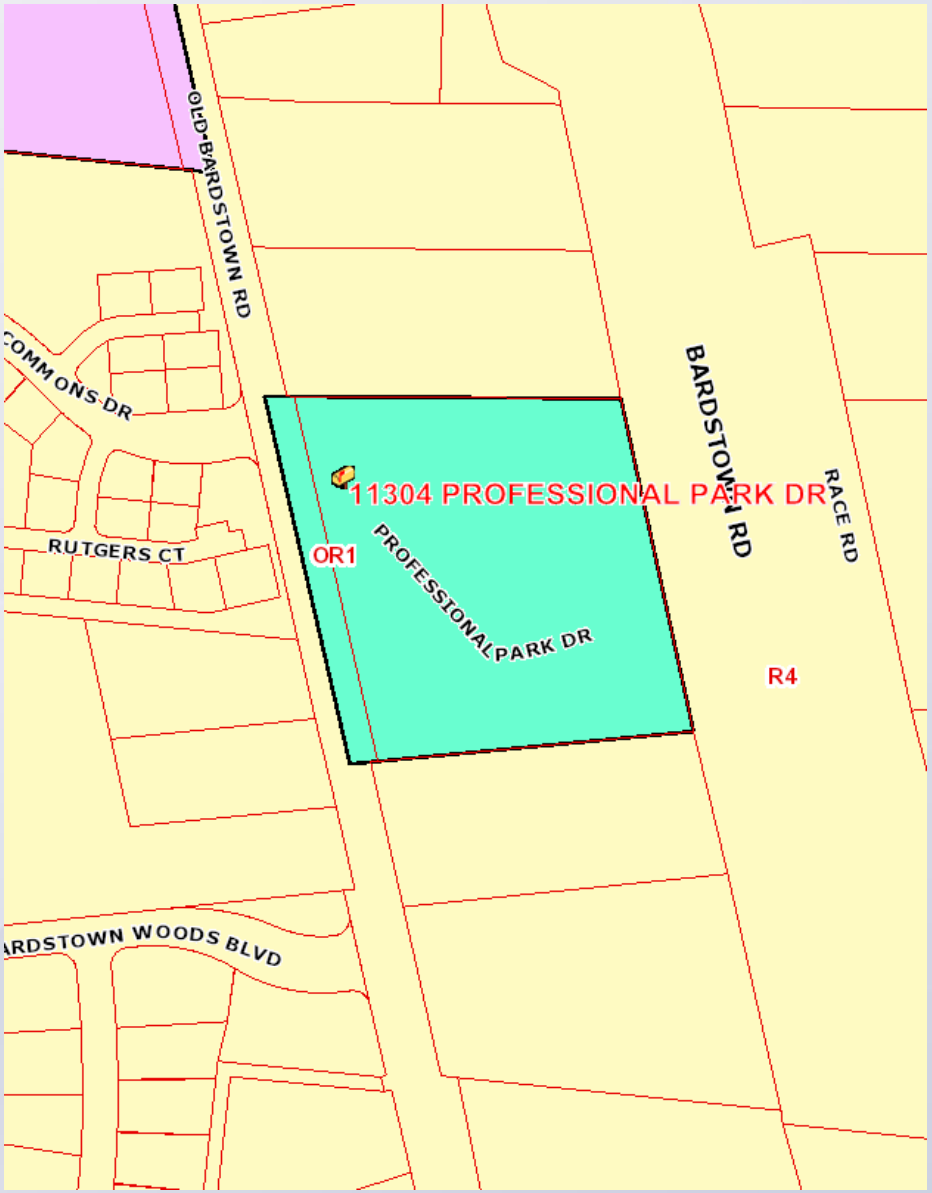
Case Summary / Background

- Original proposal was for 14 one-story office buildings. Three of these have been constructed.
- The applicant is proposing nine two-story apartment buildings and the division of the property into 4 new tracts.
- Due to the new lot lines being drawn, variances are required where existing buildings and parking encroach into required setbacks.

Zoning/Form Districts

- **Subject Property**:
- Existing: OR-1/ N
- Proposed: OR-1/ N

- **Adjacent Properties:**
- North: R-4/ N
- South: R-4/ N
- East: R-4/ N
- West: R-4/ N



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Aerial Photo/Land Use

- **Subject Property:**
- Existing: Office/Vacant
- Proposed: Office/Apartments

- **Adjacent Properties:**
- North: Single-Family Res.
- South: Single-Family Res.
- East: Office
- West: Single-Family Res/Patio Homes

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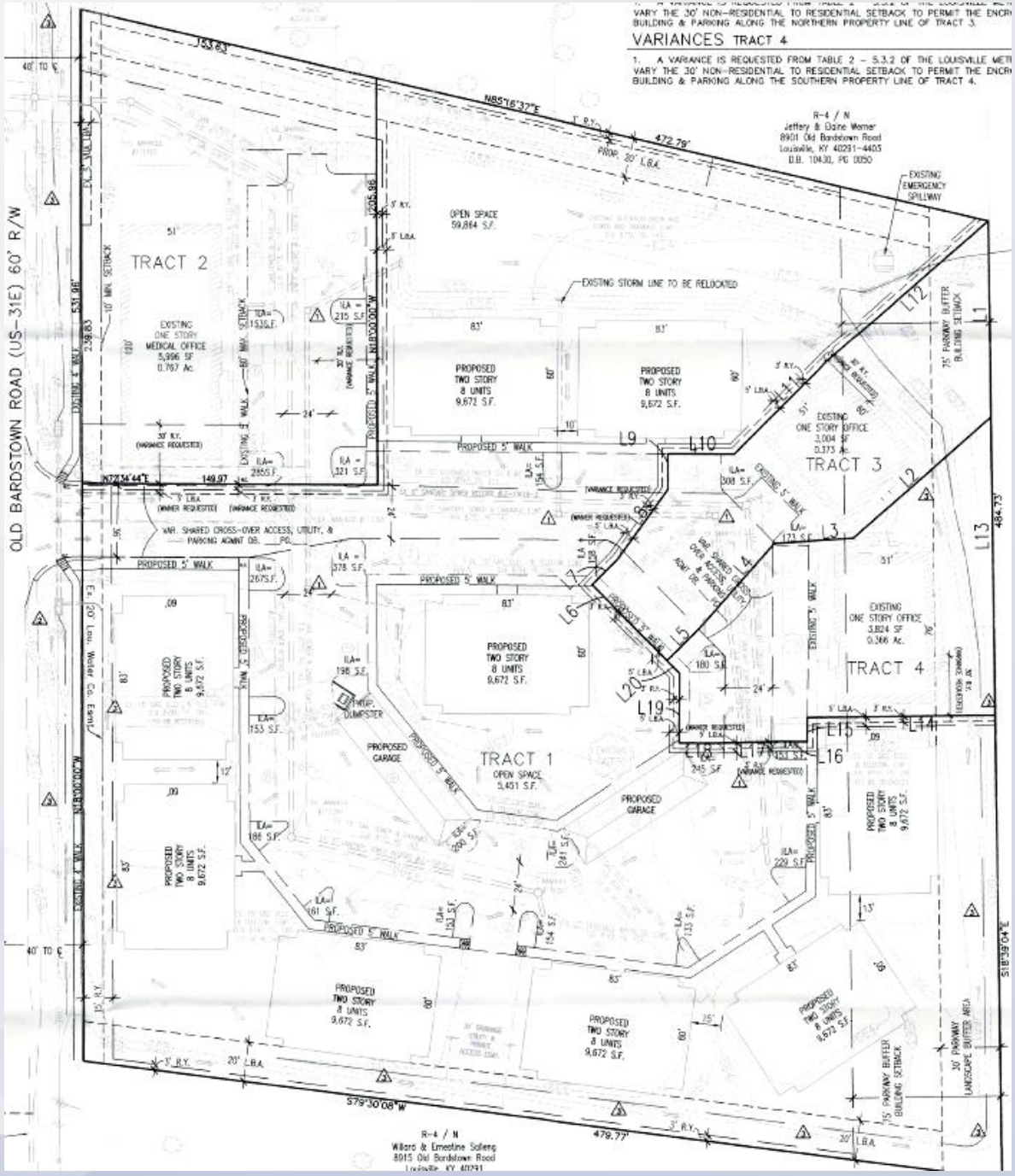
Site Plan



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Entrance Looking East

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Southern Property Line of Tract 2

Tract 2 Parking Area Looking North

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Tract 3 Office Looking Northeast

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Tract 4 Office Looking East

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Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code (revised December 2015)

Technical Review

- Plan has received preliminary approval from MSD and Transportation
- The required waivers and development plan will be heard by the Development Review Committee on February 17th, 2016. A condition of approval is that a Joint Parking Agreement must be submitted to satisfy a 10 space parking deficiency on Tract 1.
- The required minor plat to create the new tracts has been submitted by the applicant and is currently under staff review.

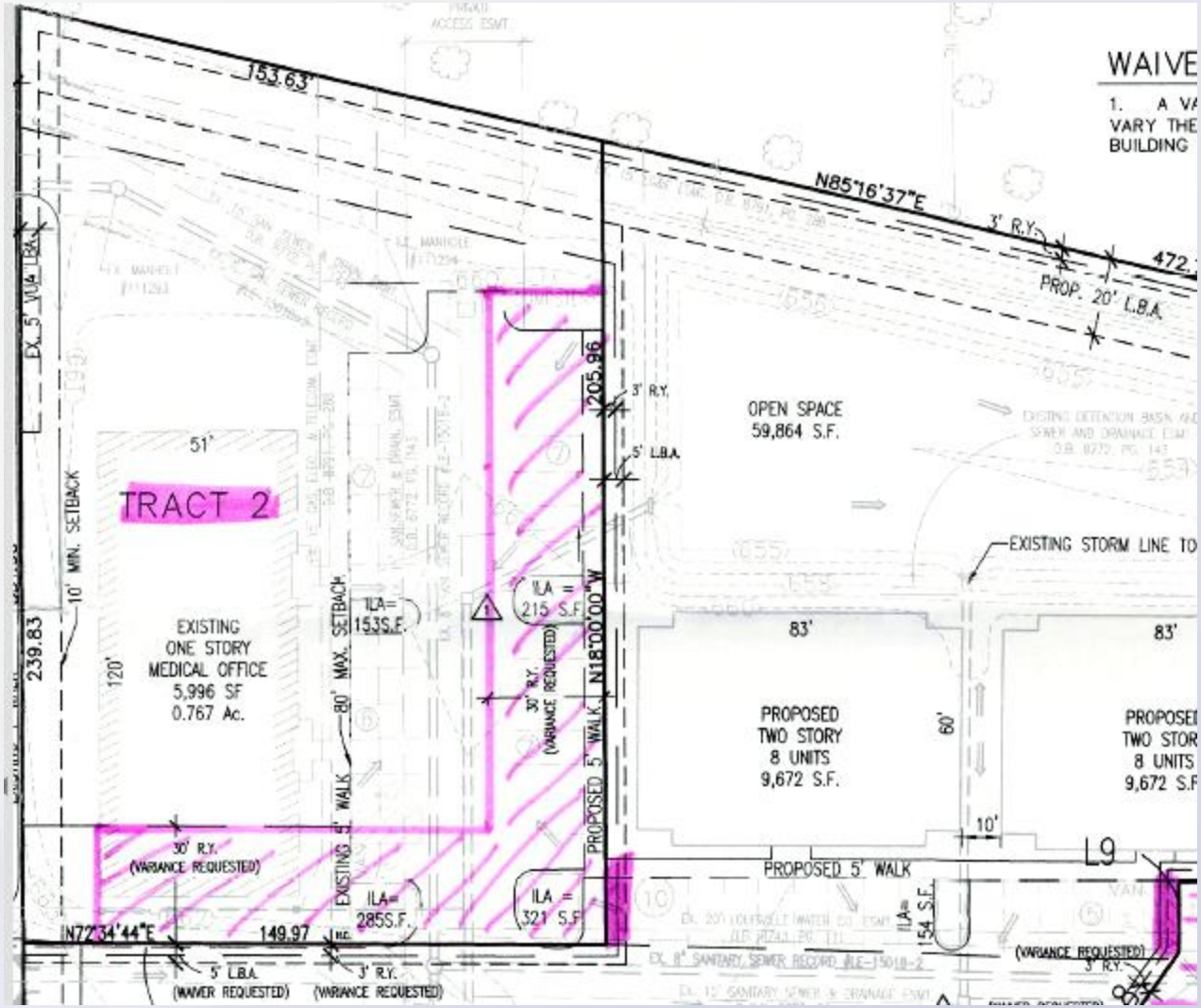
Staff Analysis and Conclusions

- The variance requests do appear to be adequately justified and meet the standard of review.

Required Actions

- APPROVE or DENY the variance from Chapter 5.3.1, Table 5.3.1 of the Land Development Code to allow parking to encroach into side yard setbacks on Tract #1.
- APPROVE or DENY the variance from Chapter 5.3.1, Table 5.3.2 of the Land Development Code to allow an existing structure and parking to encroach into the 30' non-residential to residential setback along the southern and eastern property lines of Tract #2.
- APPROVE or DENY the variance from Chapter 5.3.1, Table 5.3.2 of the Land Development Code to allow an existing structure and parking to encroach into the 30' non-residential to residential setback along the northern and western property lines of Tract #3.
- APPROVE or DENY the variance from Chapter 5.3.1, Table 5.3.2 of the Land Development Code to allow an existing structure and parking to encroach into the 30' non-residential to residential setback along the western and southern property lines of Tract #4.

Variance #1 and #2



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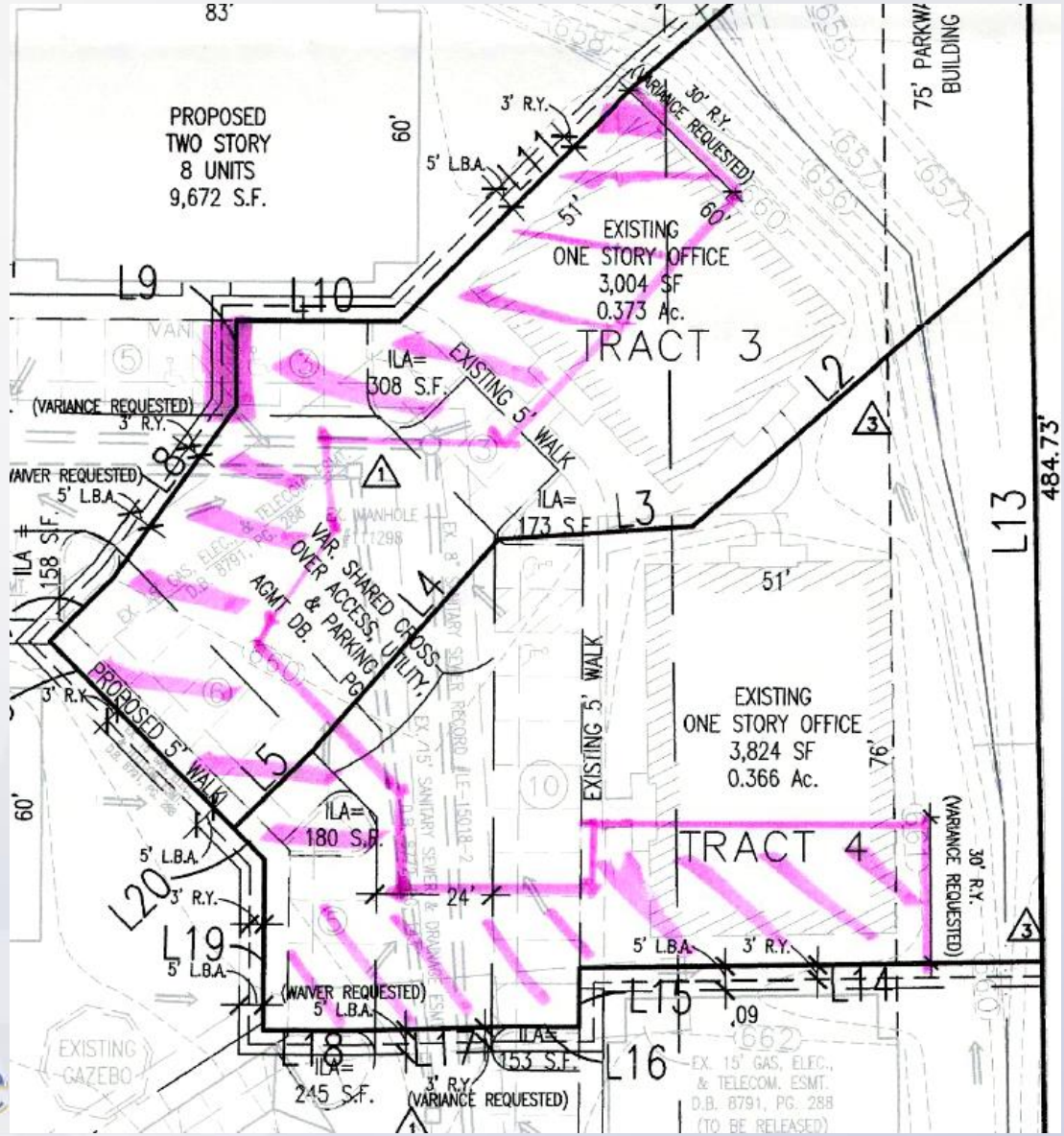
Variance #3 & #4



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