17DEVPLAN1031
1715 Gagel Avenue

Louisville Metro Board of Zoning Adjustment

Public Hearing

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May 1, 2017

Request(s)

- **Variance #1:** from the Land Development Code (Shivley, KY LDC 2006) Section 5.3.2.C.2 to allow parking and maneuvering area in the 25 foot front setback for approximately 150 feet in length along Gagel Avenue.

Location	Requirement	Request	Variance
Front property line	25 ft.	6 ft.	19 ft.

- **Variance #2:** from the Land Development Code (Shivley, KY LDC 2006) Section 5.3.2.C.2 to allow a drive lane in the 25 foot rear setback for approximately 133 feet in length along the rear property line.

Location	Requirement	Request	Variance
Rear property line	25 ft.	14 ft.	11 ft.

Request(s)

- **Waiver:** from the Land Development Code (Shivley, KY LDC 2006) Section 10.2.9 to decrease the width of the 10 foot VUA Landscape Buffer Area to 4 feet in width along the Gagel Ave. frontage for approximately.

Case Summary / Background

- Proposing to construct a Medical Office (Dialysis Clinic) 5,212 square feet with an attached 784 sf. canopy at the building's main entrance, 18 feet in height in the City of Shively, KY

- Currently, a vacant 1.39 acre C-2 zoned parcel within the Suburban Marketplace Form District.

- 26,515 sf. vehicular use area (VUA) containing 24 parking spaces, including three ADA spaces.

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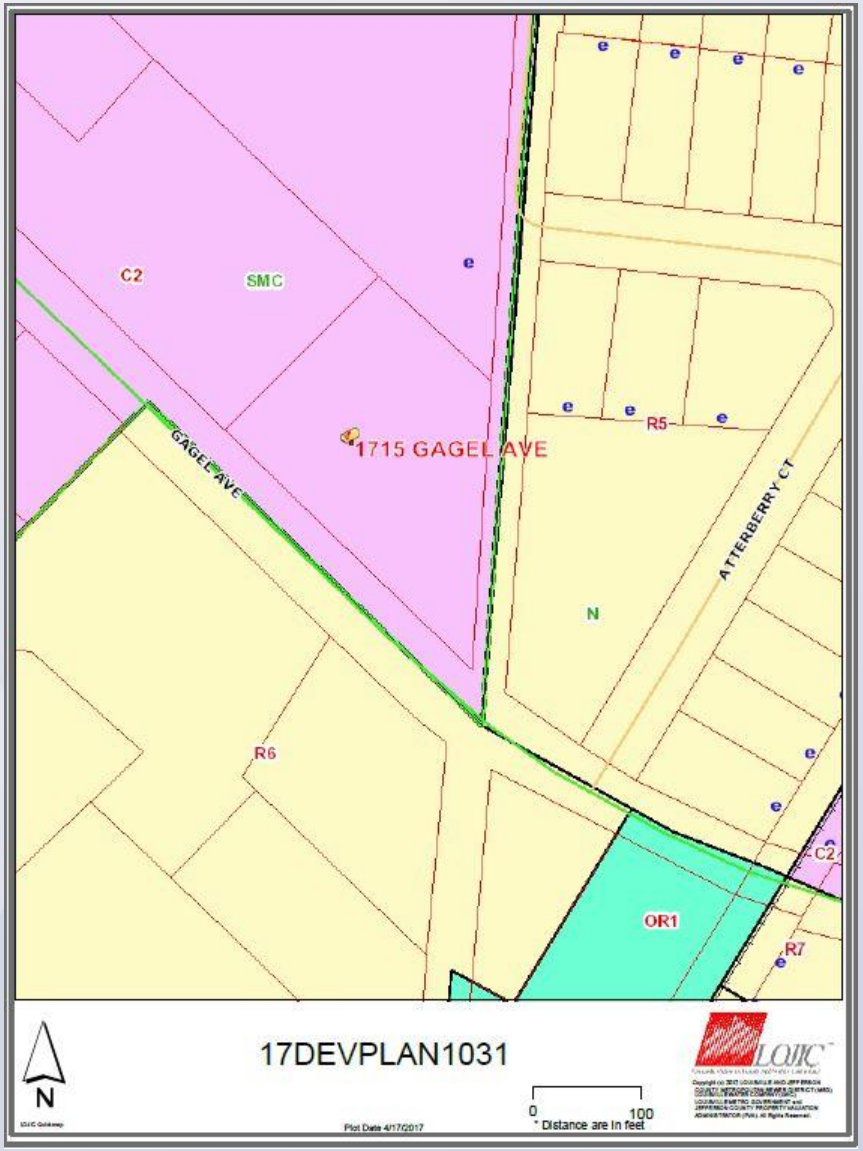
Zoning/Form Districts

Subject Property:

- Existing: C-2/Suburban Marketplace Corridor
- Proposed: C-2/Suburban Marketplace Corridor

Adjacent Properties:

- North: C-2/ Suburban Marketplace Corridor
  South: R-6/ Neighborhood
- East: R-5/ Neighborhood
- West: C-2/Suburban Marketplace Corridor, Neighborhood



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Commercial

Adjacent Properties:

- North: Commercial
- South: Residential Multi-Family
- East: Residential Single Family
- West: Commercial/Residential Multi-Family

Site Photos-Subject Property

Looking northeast into the subject property from Gagel Ave.

Site Photos-Subject Property

Looking southeast into the subject property from Gagel Ave.

Site Photos-Subject Property

Looking northeast on the subject site where a drainage area is found adjacent to the R-5 zoned parcels in the Atterberry Court Subdivision.

Site Photos - Subject Properties

Looking northwest from the subject property towards the rear of businesses on Dixie Hwy.

Site Photos - Subject Property

Looking northwest towards Dixie Hwy along the rear property line of the subject site.

Surrounding-Subject Property

Looking southwest across Gagel Ave.
towards Gagel Terrace, the R-6 multifamily dwellings.

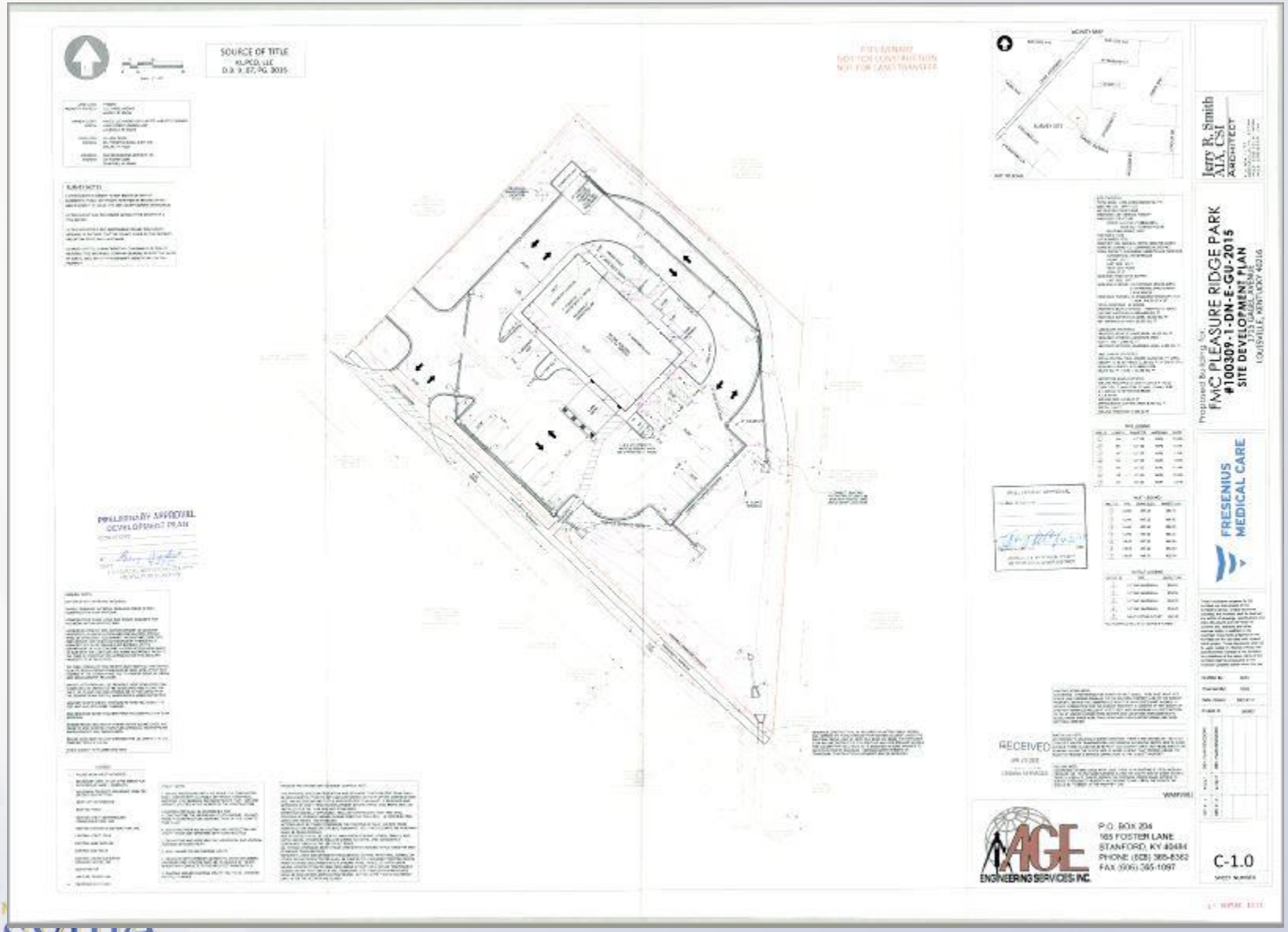
Surrounding-Subject Property

Looking north from Gagel Ave. towards the adjacent property west of the subject site (left).

Surrounding-Subject Property

Looking northwest down Gagel Ave. towards Dixie Hwy.

Applicant's Development Plan



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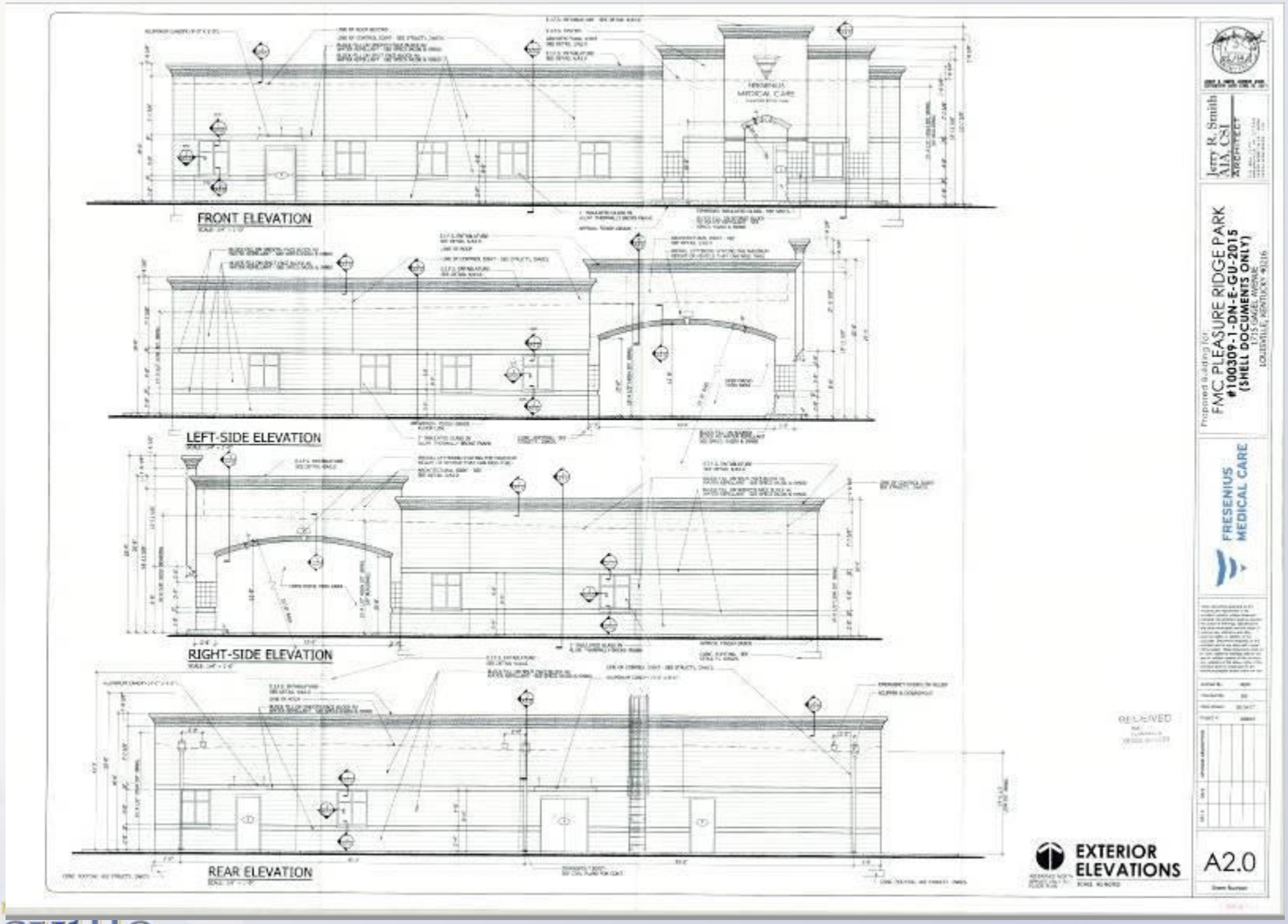
Applicant's Elevations



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Conclusions

- Both the variance and waiver request appear to be adequately justified and meet the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance from LDC (Shively, KY 2006/2008) from Section 5.3.2.C.2
- Must determine if the proposal meets the standard of review for granting a waiver from LDC Section 10.2.9

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Required Actions

- **Approve or Deny** Variance #1 from LDC Section 5.3.2.C.2 to allow parking and maneuvering area in the 25 foot front setback for approximately 150 feet in length along Gagel Avenue.

- **Approve or Deny** Variance #2 from LDC Section 5.3.2.C.2 to allow a drive lane in the 25 foot rear setback for approximately 133 feet in length along the rear property line.

- **Approve or Deny** Landscape Waiver from LDC Section 10.2.9 to reduce the width of the 10 foot VUA Landscape Buffer Area to 4 feet in width for approximately a 91 foot of the Gagel Ave. frontage.

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