

Land Development & Transportation Committee
Staff Report
May 11, 2017



Case No:	17DEVPLAN1041
Project Name:	Virginia Chance School Sidewalk Waiver
Location:	4200 Lime Kiln Lane
Owner:	The Virginia Chance School, Inc.
Representative:	Blomquist Design Group, LLC
Project Area/Size:	1.7 acres
Existing Zoning District:	R-1
Existing Form District:	Neighborhood
Jurisdiction:	Louisville Metro
Council District:	16 – Scott Reed
Case Manager:	Brian Davis, AICP, Planning Manager

REQUEST

- **Sidewalk Waiver** of Land Development Code (LDC), Section 5.8.1.B to not provide sidewalk along Lime Kiln Lane.

CASE SUMMARY

The applicant is proposing a two story addition containing a total of 6,200 square feet. The proposed addition triggers the requirement to install sidewalks along the property's Lime Kiln Lane frontage (approximately 169.66 feet). The applicant is requesting to waive the sidewalk requirement. There are no other sidewalks on Lime Kiln Lane and there are no public transportation routes/facilities in the area.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Proposed/Existing	School Addition	R-1	N
<i>Surrounding Properties</i>			
North	Vacant	C-2	N
South	Single Family	R-1	N
East	Single Family	R-4	N
West	Single Family	R-4	N

INTERESTED PARTY COMMENTS

Staff has not received any inquiries on this proposal.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

Section 5.8.1.B to not provide sidewalk along Lime Kiln Lane

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as there are no other sidewalks or public transportation routes/facilities on Lime Kiln Road.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020.

STAFF: While the Comprehensive Plan general encourages pedestrian facilities around schools, this school is not located in an area conducive to children walking to school and there are no pedestrian facilities within the surrounding area.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF: The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant as there are some topographical issues along the properties frontage that could have a significant impact on the cost of providing sidewalks.

TECHNICAL REVIEW

Transportation Planning staff provided the following comment:

"Lime Kiln Ln has a couple of lots with sidewalks, however these lots are closer to US HWY 42. There are no sidewalks elsewhere on either side of Lime Kiln Ln. There is no TARC service provided. There are slopes (uphill) along the site's frontage to Lime Kiln Ln (approximately 170 feet), and if sidewalks were installed, a retaining wall and tree removal would be required."

STAFF CONCLUSIONS

The waiver has been adequately justified and does meet the standard of review based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Land Development & Transportation Committee must determine if the proposal meets the standards for approving a sidewalk waiver as established in the LDC.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the **Sidewalk Waiver** of Land Development Code (LDC), section 5.8.1.B to not provide sidewalk along Lime Kiln Lane.

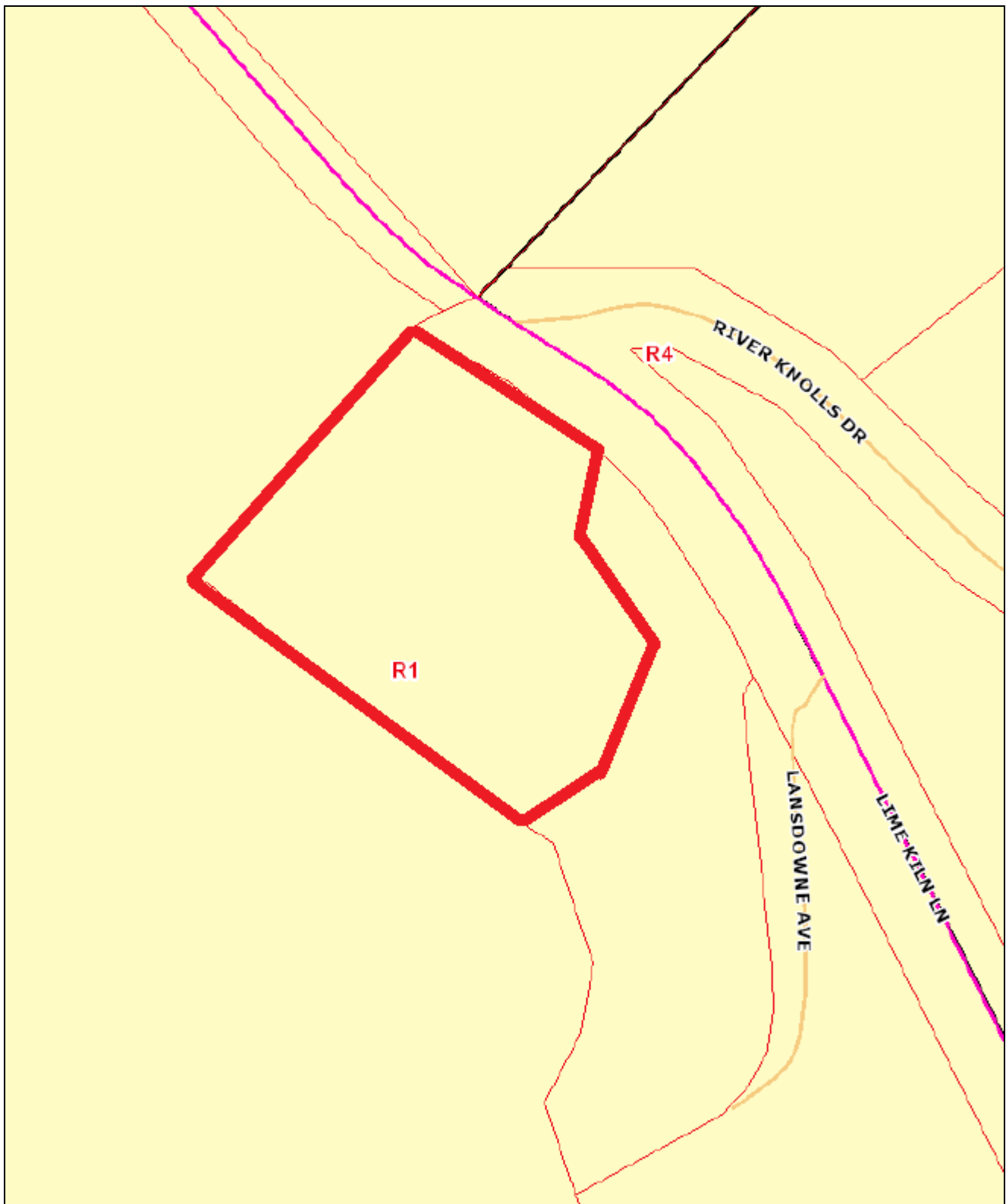
NOTIFICATION

Date	Purpose of Notice	Recipients
4/28/17	LD&T	Adjoining property owners, applicant, owner, and registered users of Council District 16.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial

