

17DevPlan1048

3122 Dixie Highway



Louisville Metro Board of Zoning Adjustment Public Hearing

Steve Hendrix, Planning & Design Supervisor
October 2, 2017

Requests

1. Variance to allow the proposed laundromat to be 6 feet, 2 inches beyond the Gillette Avenue setback.
2. Variance to allow the existing building and proposals to be 84 feet beyond the Dixie Highway setback.
3. Waiver to allow parking to be permitted in the front of buildings.
4. Waiver to provide 50 foot long, 3 foot tall masonry walls along Gillette Avenue and Dixie Highway from the corner.
5. Waiver not to provide a sidewalk along the northern side of Gillette Avenue.

Case Summary/Background

Gillette Avenue Setback

1. Sight distance concerns are not affected.
2. Character of the vicinity remains .
3. Will not cause a hazard or nuisance.
4. Allows for modification of the existing convenience store.

Dixie Highway Setback

1. Sight distance concerns are not affected.
2. Essential character remains the same, convenience store has been at this location for approximately 10 years, used car lot before.
3. Traffic safety will improve on Dixie Highway
4. Majority of commercial uses along Dixie have similar setbacks.

Case Summary/Background

Parking in front

1. Will not adversely affect adjacent property owners.
2. Will not violate specific guidelines (will be in character with the surrounding areas).
3. Parking will remain basically the same, except elimination of parking on the Gillette Avenue side.
4. Existing location of the convenience store and modifications.

Masonry Wall

1. Will not adversely affect adjacent property owners.
(Most of apartment units will be facing the side of the laundromat, parking will be more than 100 feet from apartment house that is across Dixie Highway, C-1 zoning.

Case Summary/Background

2. The wall establishes the corner, encloses most of the parking and at the same time balances safety and pedestrian considerations.

Gillette Avenue Sidewalk Waiver

1. Extensive pavement exists on the south side of Gillette Avenue that provides ample room for pedestrians, bicyclists and transit users.
2. Unnecessary hardship for the applicant if required since there is existing pavement .
3. More concrete.

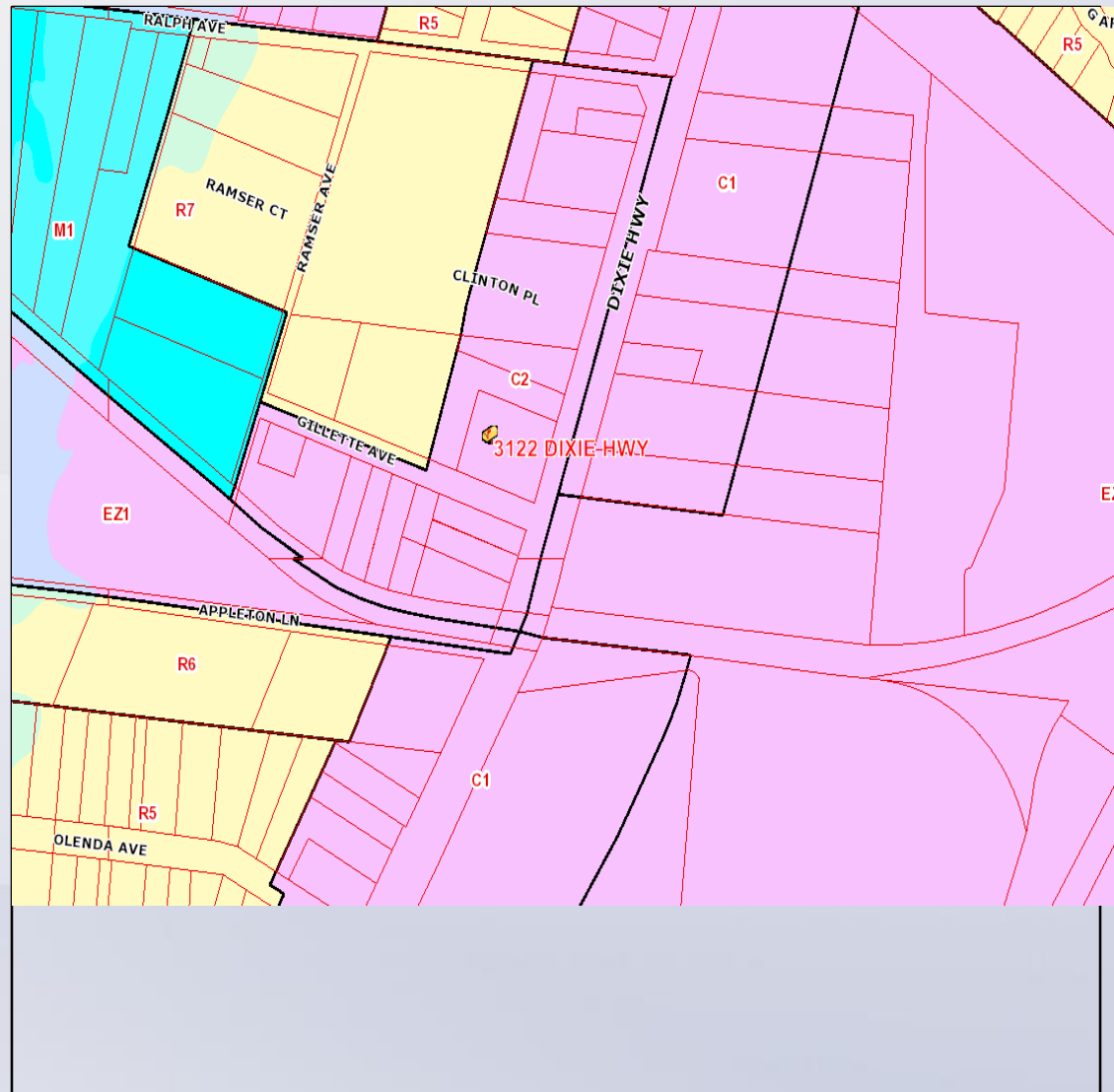
Zoning/Form Districts

Subject:

- Existing: C-2, Traditional Marketplace Corridor
- Proposed: TMC

Surrounding:

- North: C-2, TMC
- South: C-2, TMC
- East: C-1/EZ-1,
TMC, TW
- West: C-2, R-7, TMC



Aerial Photo/Land Use

Subject:

Existing: Convenience Store

Proposed: Convenience
Store, Grocery &
Laundromat

Surrounding:

- North: Vacant Parcel, Apts.
- South: Offices, Apts.
- East: Car Rental, Apts.
- West: Vacant Parcel, Wooded Area



roads and easements not shown hereon
 or easements either implied
 or shown from the Jefferson Co. Tax Office
 or from Record Deed.

are not located in the 100 year flood area
 to 21110204 IE dated Dec. 5, 2006.
 ft to state roads.
 signs on the right of way
 in the right of way without an

In the eyes of the law, if it does,
 and or turned off
 bond will be required for any work
 Phone, Cable) shall be placed in
 able
 map and Drainage arrows based on
 individual connections per MSD's file,

ed.
 development of adjacent properties, a unified
 shall be developed to eliminate
 provide for vehicular movement throughout
 appropriate by the Department of Public
 to run with the land in a form
 reason legal counsel shall be recorded
 in approval for the adjacent property to
 offered for the sidewalk requirement

Development Code Tables 9.1.1 & 9.1.2
 and number of parking spaces.

and Development Code section 5.5.1.A.2
 tion to not be located to the primary or

and Development Code section 5.5.1.A.3
 nt of the building
 dewalk along Gillette Ave.

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26,267 S.F.
 2,627 S.F.
 0 S.F.
 867 S.F.
 1,760 S.F.

8,640 S.F.

8,640 S.F.

NOTES

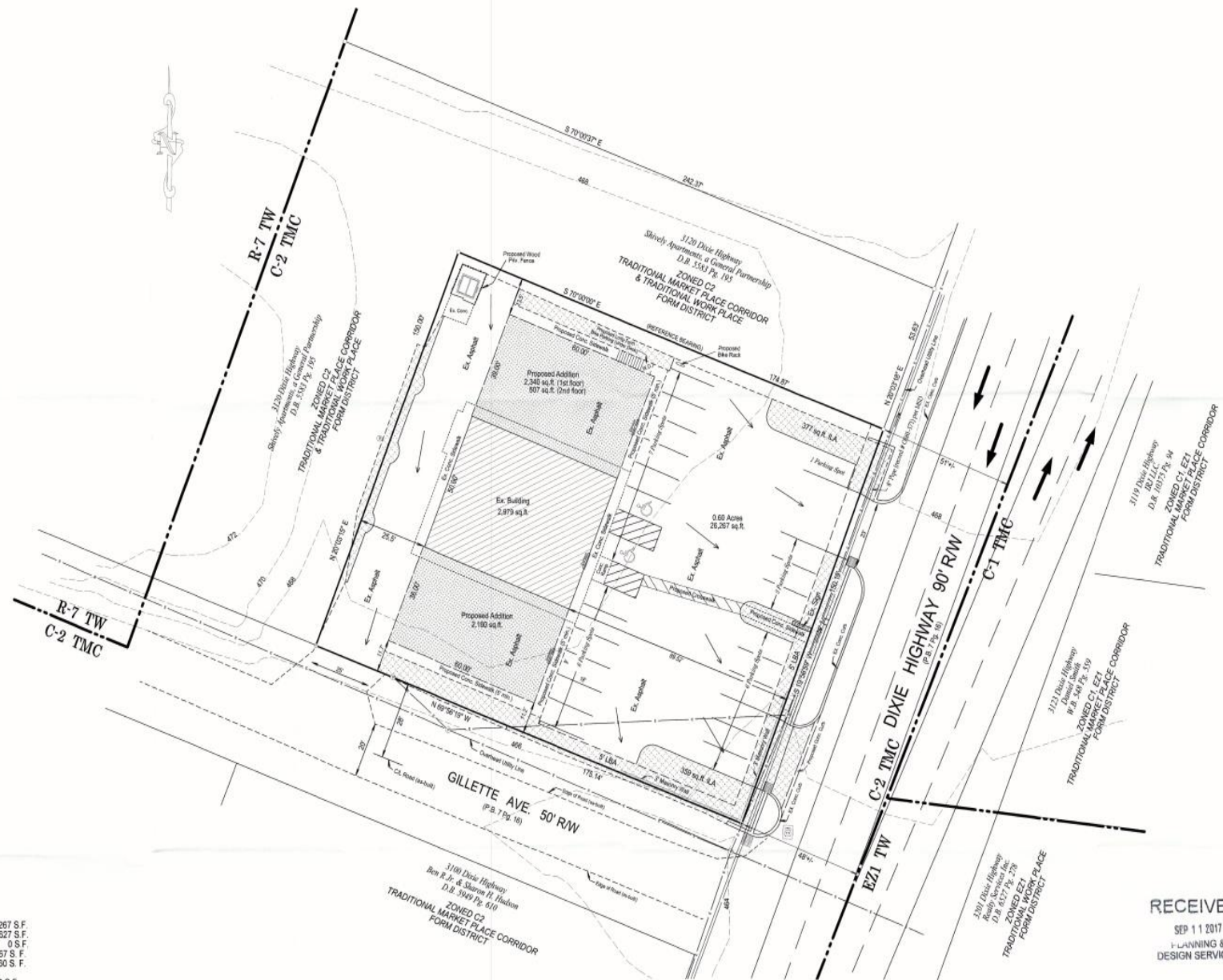
1. REQUIRED AT 10%
 2. CANOPY PRESERVED
 3. N PER LDC 10.14.9.2 a
 4. TOTAL REQUIRED

8,640 S.F.

TOTAL PROPOSED TREE CANOPY 8,640 S.F.

CONTROL NOTE

1. Adjacent control (SPSC) plan shall be
 2. ing activity on the construction site.
 3. 92 plan must be revised and approved
 4. the office. (SPSC) (MSP) shall be installed



RECEIVED
 SEP 11 2017
 PLANNING &
 DESIGN SERVICES

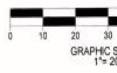
PARKING SUMMARY
 OFFICE: (507 sq. ft.)
 MINIMUM REQUIRED: 1 Space for each 300 sq. ft. of gross area
 MAXIMUM ALLOWED: 1 Space for each 300 sq. ft. of gross area
 MIN + 1 SPOT MAX = 3 SPOTS
 GROCERY STORE (2,340 sq. ft.)
 MINIMUM REQUIRED: 1 Space for each 250 sq. ft. of gross area
 MAXIMUM ALLOWED: 1 Space for each 300 sq. ft. of gross area
 MIN + 8 SPOTS MAX = 12 SPOTS
 LAUNDROMAT (2,979 sq. ft.)
 MINIMUM REQUIRED: 1 Space for each 300 sq. ft. of gross area
 MAXIMUM ALLOWED: 1 Space for each 300 sq. ft. of gross area



LOCAL

SITE DATA
 LOCATION = 3120
 DEED BOOK 871
 PARCEL ID = 10
 EXISTING ZONING
 FORM DISTRICT
 COUNCIL DISTRICT
 EXISTING LAND
 PROPOSED LAND
 GROSS
 EXISTING BUILD
 PROPOSED BUILD
 PROPOSED BUILD
 LAND AREA = 0
 FLOOR AREA R
 PERCENT INCR
 VEHICLE USE A
 INTERIOR LAND
 LA REQUIRE
 PROPOSED

SETBACK R
 Traditional Me
 Minimum
 Maximum
 Street Side
 Side Yard
 Rear Yard



SHIVELY
 DIXIE HW

3122 D
 LOUISV
 PROPERTY
 ADDRESS
 DEED BOOK

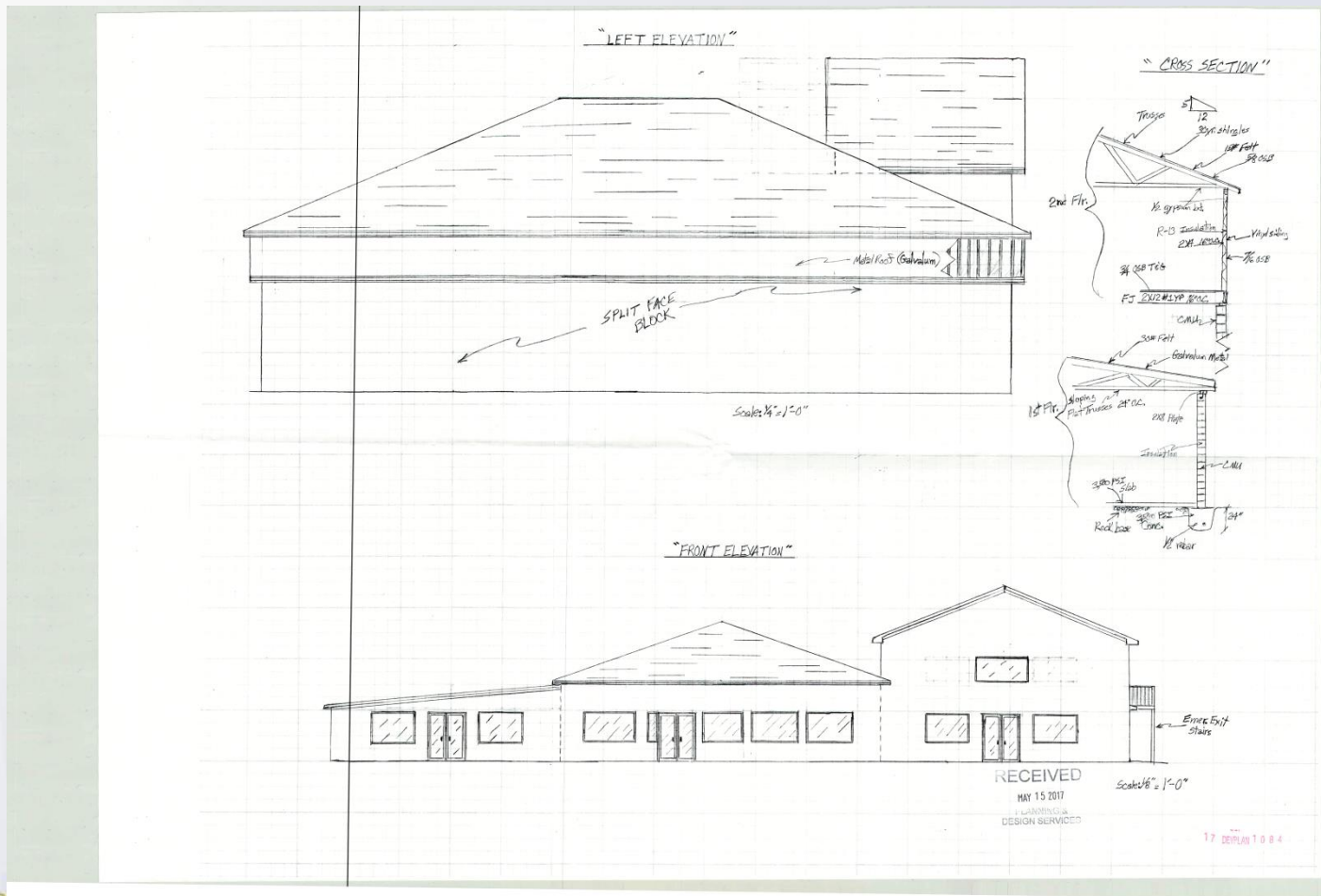
SCHROLL LA
 5450 Southern
 Phone
 Mobile
 FAX

DATE: AUGUST 1
 JOB NO: 2112-1

PLAN

WM#1164

Elevations





SHIVELY FOOD MART

WHEELER'S V&S

217

BUD LIGHT
WE APPRECIATE
YOUR BUSINESS

119

AIR













Conclusions

The variance and waiver requests all appear to be adequately justified and meet the standard of review.

The Board can approve or deny the variances.

The Board will need to make a Recommendation to the City of Shively concerning the waivers.

Required Actions

Approve or Deny:

1. Variance to allow the proposed laundromat to be 6 feet, 2 inches beyond the Gillette Avenue setback. Section 5.5.1.A.2.
2. Variance to allow the existing building and proposals to be 84 feet beyond the Dixie Highway setback. Section 5.5.1.A.2.
3. Waiver to allow parking to be permitted in the front. Section 5.5.1.A.3.a.
4. Waiver to provide a 50 foot long, 3 foot tall masonry wall along Gillette Avenue and Dixie Highway from the corner. Section 5.5.1.A.3.a.
5. Waiver not to provide a sidewalk along the northern side of Gillette Avenue. Section 5.8.1.B.