

16ZONE1031

Circle K



Louisville Metro Planning Commission Public Hearing

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February 15, 2018

Request(s)

- Change in zoning from R-4 to C-1
- Variance from 5.1.8 to exceed the maximum 80' setback by 10' on the Tucker Station Road side and between 101' and 111' on the Taylorsville Road side.
- Waiver from 5.5.2 and 5.6.1.C to not provide animating features or clear windows and doors on the Tucker Station Road building façade.
- District Development Plan with Binding Elements

Case Summary / Background

- Gas station
- Existing gas station on the corner lot
- 10 gas pumps
- 4,604 sf convenience store
- Tyler Rural Settlement National Register District.

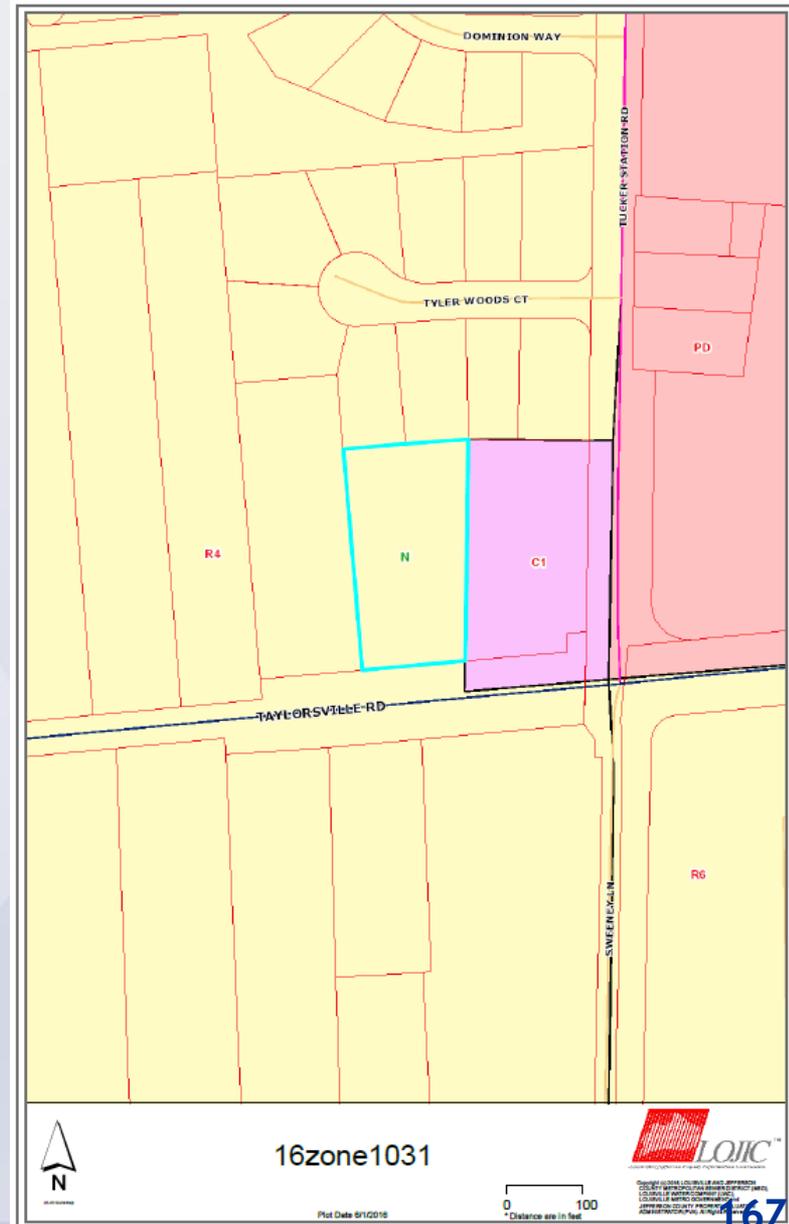
Zoning/Form Districts

Subject Property:

- Existing: R-4/N
- Proposed: C-1/N

Adjacent Properties:

- North: R-4/N
- South: R-4/N
- East: C-1/N
- West: R-4/N



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Commercial

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Vacant Gas Station
- West: Single Family Residential



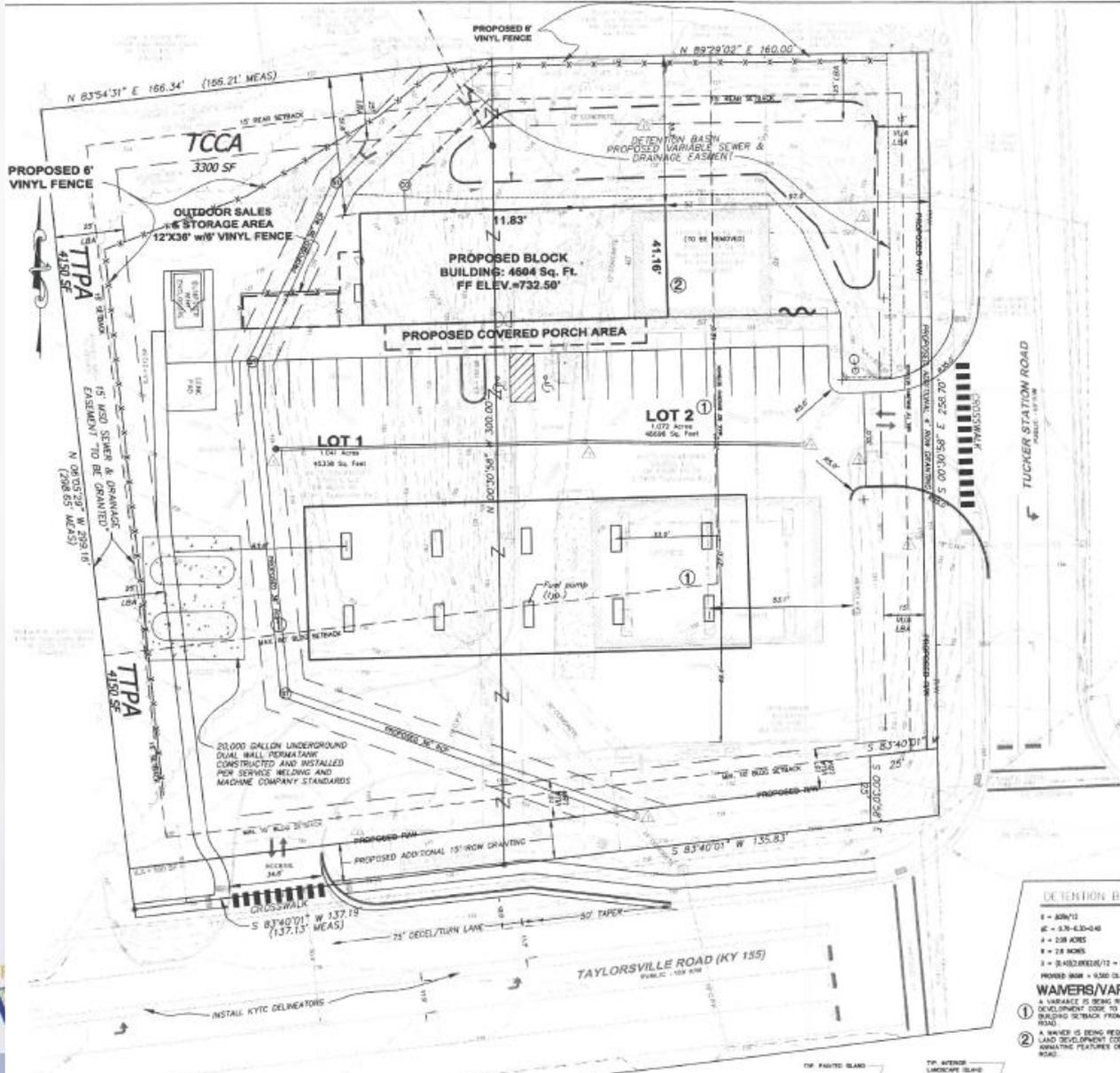
Site Photos-Subject Property



Site Photos-Surrounding Areas



Applicant's Development Plan



- DETECTION BASIN**
- 1 = 200'x12'
 - 2 = 5.75'x10.00'
 - 3 = 25'x10'x10'
 - 4 = 25'x10'
 - 5 = 25'x10'
 - 6 = 25'x10'
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 - 96 = 25'x10'
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 - 98 = 25'x10'
 - 99 = 25'x10'
 - 100 = 25'x10'
- WARRANTS/VARI**
- 1. A VARIANCE IS BEING REQUESTED FOR DEVELOPMENT TO BE TO ALL BUILDING SETBACK FROM 15' TO 25'.
 - 2. A VARIANCE IS BEING REQUESTED FOR LAND DEVELOPMENT CODE MINIMUM SETBACK FROM 15' TO 25'.



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code
- Tyler Rural Settlement District Neighborhood Plan (2/2008):
 - Land Use Recommendation #4 recommends that new commercial development along Taylorsville Road occur to the East of Tucker Station Road.
 - Require new development to preserve vegetation...
 - Require signage to be externally lit and constructed from traditional materials
 - Require placement of utilities underground along collector street rights-of-way.
 - Require buildings to incorporate architectural styles that reflect the historic characteristics of the District.
 - Require non-residential buildings to present attractive, pedestrian scale facades toward the street with parking facilities located in the rear, screened from the street
 - Avoid large expanses of parking by breaking pavement into smaller areas and interjecting green spaces.
 - Provide gateway elements at the Tucker Station and Taylorsville Roads intersection
 - Require shielding of lights

Technical Review

- All agency review comments have been addressed.

Staff Analysis and Conclusions

- Expansion of a commercial property west of Tucker Station Road.
- A building façade waiver along Tucker Station indicates non-compliance with the neighborhood plan.
- Not located in an activity center or along a transit route.
- Increasing the setbacks also increases the walking distance from the public sidewalk into the proposed business
- Green spaces are mainly located along the perimeter and do not break up the pavement.
- Preserve existing fencerows rather than clear cutting
- Not located in an existing commercial activity center
- Impact on the low density adjacent residential is mitigated by the landscape buffer area, setback & detention basin
- Density has increased south of the site and nearby.
- C-1 permits a mix of neighborhood serving land uses
- A sidewalk along Taylorsville Road will support pedestrian access to the site

Required Actions

- Zoning from R-4 to C-1: Recommend to Louisville Metro Council for approval/denial
- Variance to exceed the maximum setbacks along Tucker Station and Taylorsville: Approve/Deny
- Waiver to not provide animating features or clear windows and doors on the Tucker Station Road building façade : Approve/Deny
- District Development Plan with binding elements: Approve/Deny