

18DEVPLAN1090
945 South 15th Street



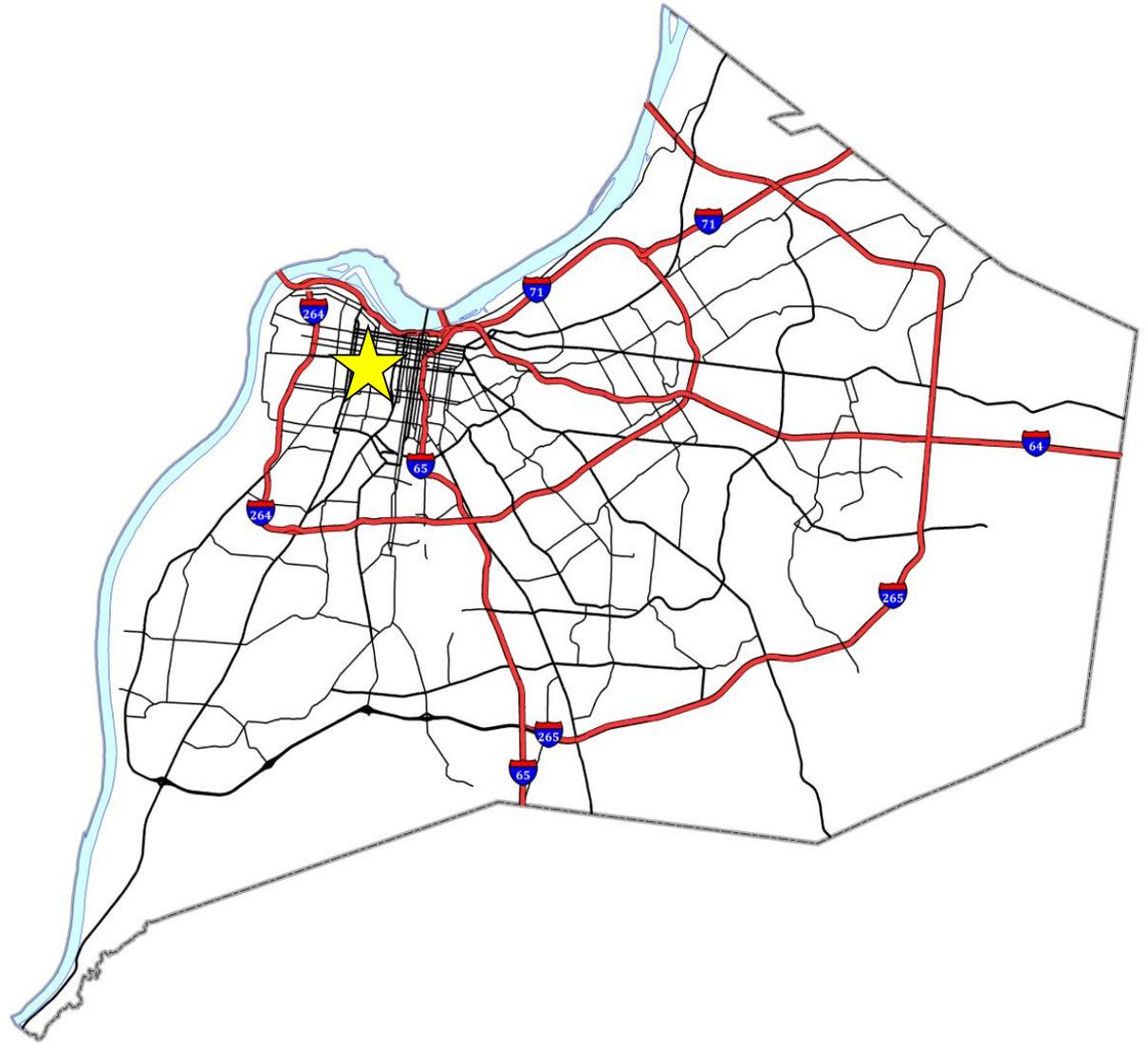
Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

July 16, 2018

Site Location



Requests

- Approval of Variance #1 from LDC 5.2.5.C.3.a to allow the proposed expansion/addition to exceed the 25 ft. maximum setback by approximately 125 ft. for a total setback of approximately 150 ft. from the property line as found along the South 15th Street.

Location	Requirement	Request	Variance
Front Setback (maximum allowed)	25 ft.	150 ft.	125 ft.

Requests

- Approval of Variance #2 from LDC 5.2.5.C.3.d to allow the proposed expansion/addition to exceed the 45 ft. maximum height allowed by approximately 30 ft. within the Form District Edge/Transition Zone for a total height of 75 ft.

Location	Requirement	Request	Variance
Maximum Height Allowed	45 ft.	75 ft.	30 ft.

Requests

- Approval of a General Waiver from LDC 10.2.10 to not provide the 10 ft. continuous VUA LBA along a 42 ft. long section of Garland Ave. and a 41 ft. long section along South 15th Street to allow truck maneuvering.

Case Summary / Background

- Site is currently BJK Industries - a custom industrial manufacturer of film and bags for food products on an EZ-1 zoned parcel in a TNFD with frontage along Garland Ave.
- 17,838 sq. ft. addition/expansion onto the existing 70,200 sq. ft. structure being built towards Garland Ave.
- Alteration to the existing VUA and curb cuts as found at the southeastern intersection of South 15th Street and Garland Ave. for semi-truck maneuvering to an existing loading dock facing Garland Ave. impacting VUA LBA.

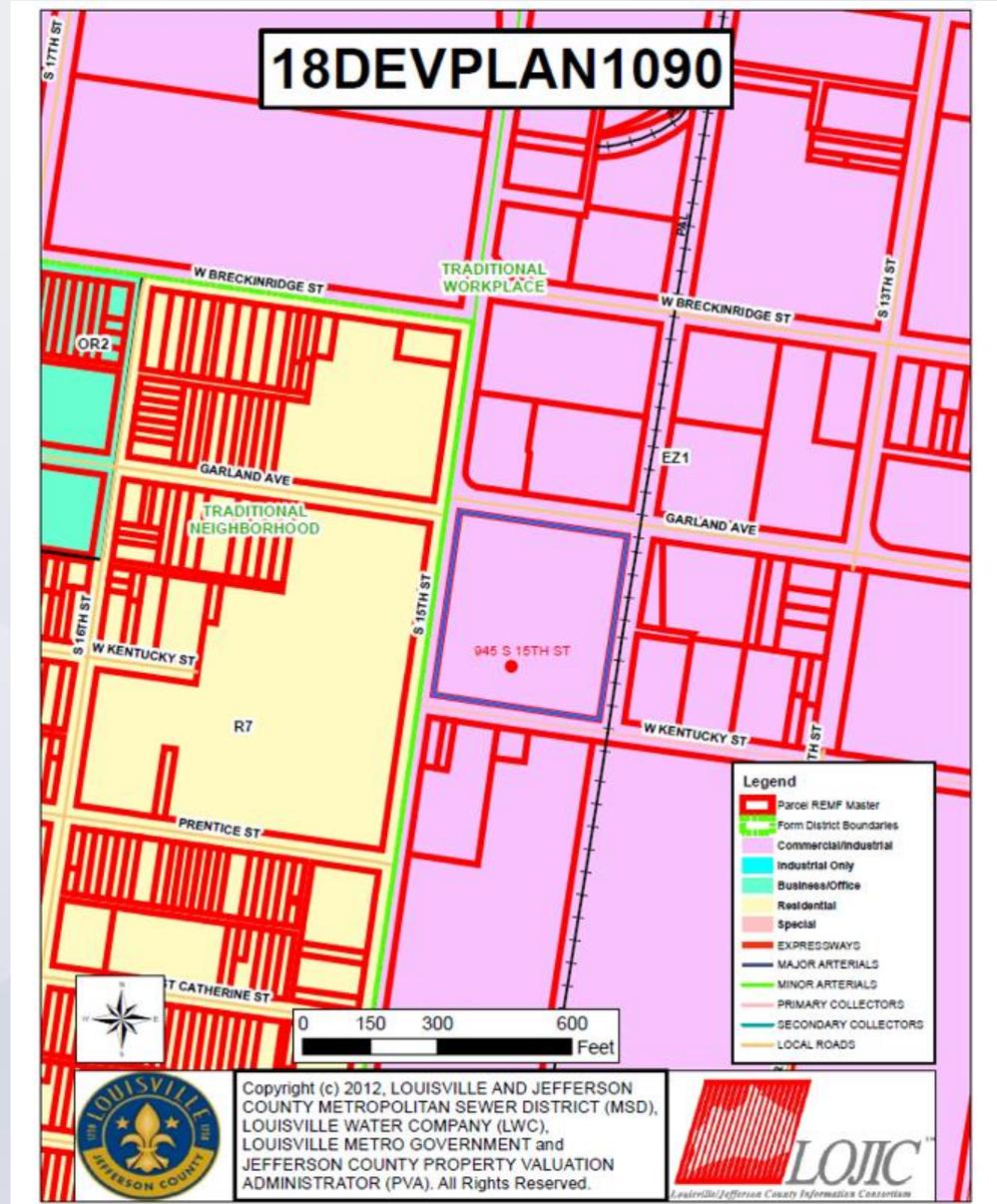
Zoning/Form Districts

Subject Property:

- Existing: EZ-1/Traditional Workplace
- Proposed: EZ-1/Traditional Workplace

Adjacent Properties:

- North: EZ-1/Traditional Workplace
- South: EZ-1/Traditional Workplace
- East: EZ-1/Traditional Workplace
- West: EZ-1, M-2, CM/Traditional Workplace



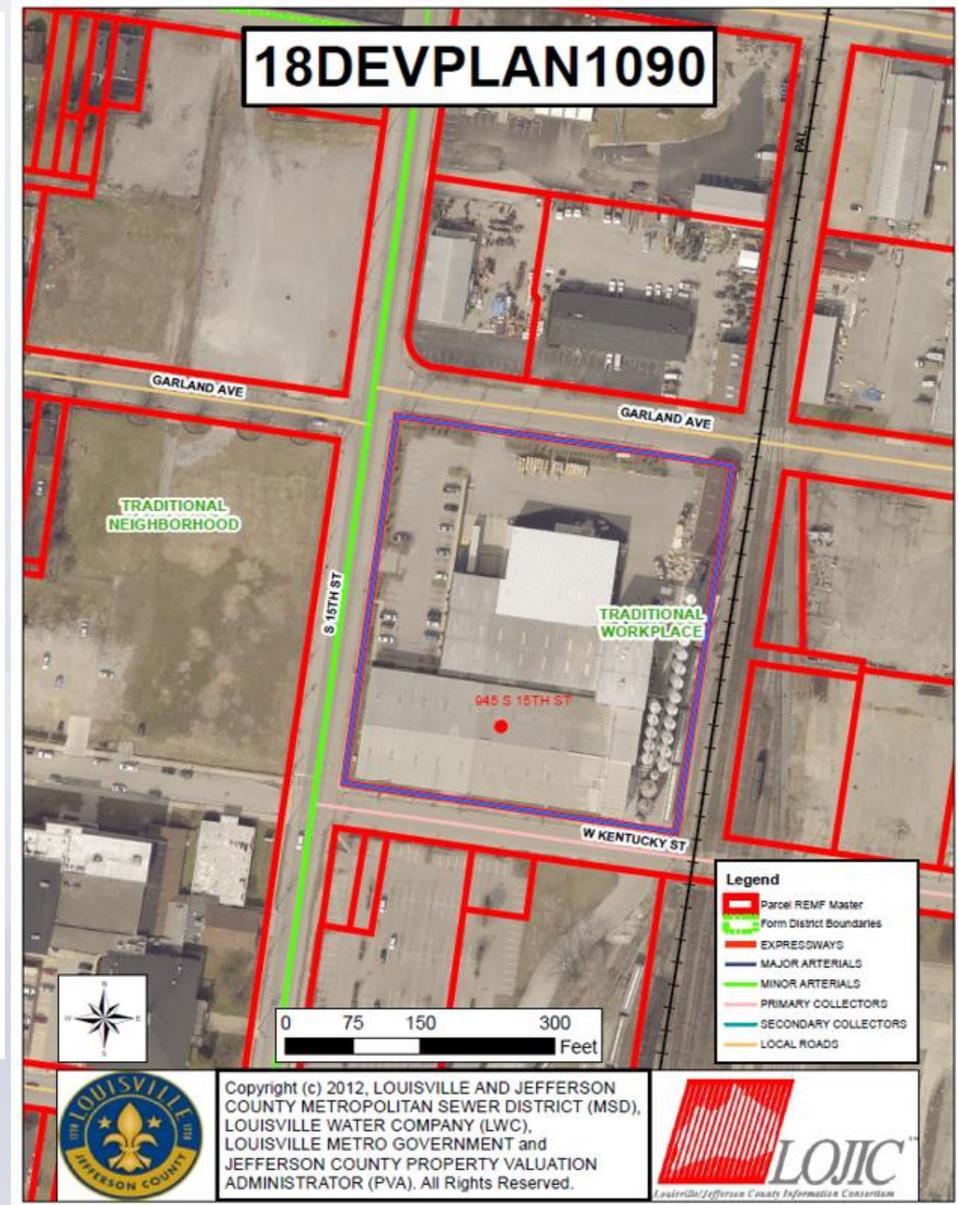
Aerial Photo/Land Use

Subject Property:

- Existing: Industrial – BJK Flexible Packaging
- Proposed: Industrial – BJK Flexible Packaging

Adjacent Properties:

- North: Commercial and Industrial
- South: Public and semi-public AND Industrial
- East: RR ROW AND Industrial
- West: Residential / Industrial / Commercial



Site Photos-Subject Property



Looking at the subject site corner of S. 15th St. and Garland Ave.

Site Photos-Subject Property



Site Photos-Subject Property



Looking south into the subject site from Garland Ave. Location of the proposed addition/expansion.

Site Photos-Subject Property



Site Photos-Subject Property



Looking west down West Kentucky Street (Intersection of W. Kentucky St./S. 15th St.), St. Stephen's Baptist Church to the left in photo and notice the street closure of West Kentucky on the West Side of 15th Street.

Site Photos-Subject Property



Looking west down Garland Ave. (Intersection of Garland Ave./S. 15th St.). A transition zone exist along S. 15th St. with the west side of 15th St. being a Traditional Neighborhood and the east being a Traditional Workplace. St. Stephen's Church as found along W. Kentucky Street, left in photo, and the distilleries/warehousing, right in photo.

Planning Evidence (California Neighborhood Plan (1982))

Land Use Recommendations (I-28 - I-49) for Station Park Area or Area C as shown on I-2, please see pages 12 and 13 of the staff report.

- 20—Encourage full utilization of sites and structures in this area for industrial and related uses.
- 21—Minimize the negative impacts of industry on adjacent residential areas through design, screening and buffering.

Planning Evidence (California Neighborhood Plan (1982))

Land Use D. Implementation #7. Completion and Extension of the Station Park

Completion of the development of the Station Park industrial project and location of industries there is important to California's economic health. (first sentence page I-39)

At such time as Station Park is completed and occupied, extension of the industrial park should be considered. (first sentence of the second paragraph, I-39)

Planning Evidence (California Neighborhood Plan (1982))

Land Use D. Implementation #8. Uses of Sites and Structures in the Non-residential Areas

- The plan recommends that sites and structures within industrial and commercial areas be fully utilized. (first sentence page I-39)

Planning Evidence (California Neighborhood Plan (1982))

Land Use D. Implementation #15. Screening and Nuisance Reduction,
pg. I-43

- Landscaping and fencing are recommended to screen commercial and industrial uses from homes in California. (first sentence first paragraph, pg. I-43) In addition to screening and buffering, building setbacks, location of parking lots, and placement of access points can be designed to minimize negative impacts. (first paragraph, eighth sentence, pg. I-43)
- It is recommended that the Urban Renewal Commission fully enforce these elements of the plan in the development of the area along 15th Street north to Garland Ave. It is recommended that the Urban Renewal Commission fully enforce these elements of the plan in the development of the area along 15th Street north of Garland Ave. It is recommended further that if Station Park is extended southward, similar standards be applied to industries that adjoin housing.

Conclusions

- Variances #1 and #2 request appears to be adequately justified and meets the standard of review.
- General Waiver appears to be adequately justified and meets the Guidelines of the Comprehensive Plan (Cornerstone 2020).

Required Actions

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