

Development Review Committee

Staff Report

April 3, 2019



Case No:	19WAIVER1016
Project Name:	Saint Martha Church Signage
Location:	2825 Klondike Lane
Owner(s):	Roman Catholic Bishop of Louisville
Applicant:	St. Martha Catholic Church
Jurisdiction:	Louisville Metro
Council District:	26 – Brent Ackerson
Case Manager:	Dante St. Germain, AICP, Planner II

REQUEST

- **Waiver** from Land Development Code section 8.2.1.D.6 to allow a changing image sign to be closer than 300 feet to residentially zoned properties which are being used residentially

CASE SUMMARY/BACKGROUND

The subject property is located along Klondike Lane in central Jefferson County. The applicant proposes to replace the existing monument-style sign with a new, similar sign with a changing image panel. Land Development Code section 8.2.1.D.6 requires changing image signs to be at least 300 feet from residential properties. The closest residential property to the sign is approximately 140 feet from the sign's location, and so the applicant requests a waiver from this provision.

STAFF FINDING

Staff finds that the requested waiver is adequately justified and meets the standard of review.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for granting a waiver established in the Land Development Code from section 8.2.1.D.6 to allow a changing image sign to be closer than 300 feet to residentially zoned properties which are being used residentially.

TECHNICAL REVIEW

- No technical review was undertaken.

INTERESTED PARTY COMMENTS

No interested party comments were received by staff.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 8.2.1.D.6

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

STAFF: The waiver will not adversely affect adjacent property owners as the sign must comply with Land Development Code regulations for auto-dimming and rate of change. The nearest residential structure is approximately 140 feet from the sign's location, and the changing image panel is relatively small.

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

STAFF: The waiver will not violate specific guidelines of Cornerstone 2020 as Cornerstone 2020 Guideline 3 Policy 28 describes signs as compatible with the form district pattern and contributing to the visual quality of their surroundings. Promote signs of a size and height adequate for effective communication and conducive to motor vehicle safety. Encourage signs that are integrated with or attached to structures wherever feasible; limit freestanding signs to monument style signs unless such design would unreasonably compromise sign effectiveness. Give careful attention to signs in historic districts, parkways, scenic corridors, design review districts and other areas of special concern.

These guidelines are not violated because the proposed sign is monument style and similar to the previously existing sign with the exception of the changing image panel.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as there is no other reasonable location on the site where the sign could otherwise be placed.

- (d) Either:
(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived, because the changing image panel could be up to 18 square feet if the applicant proposed a sign at the maximum allowed area, and the actual panel is only 6.75 square feet in area.

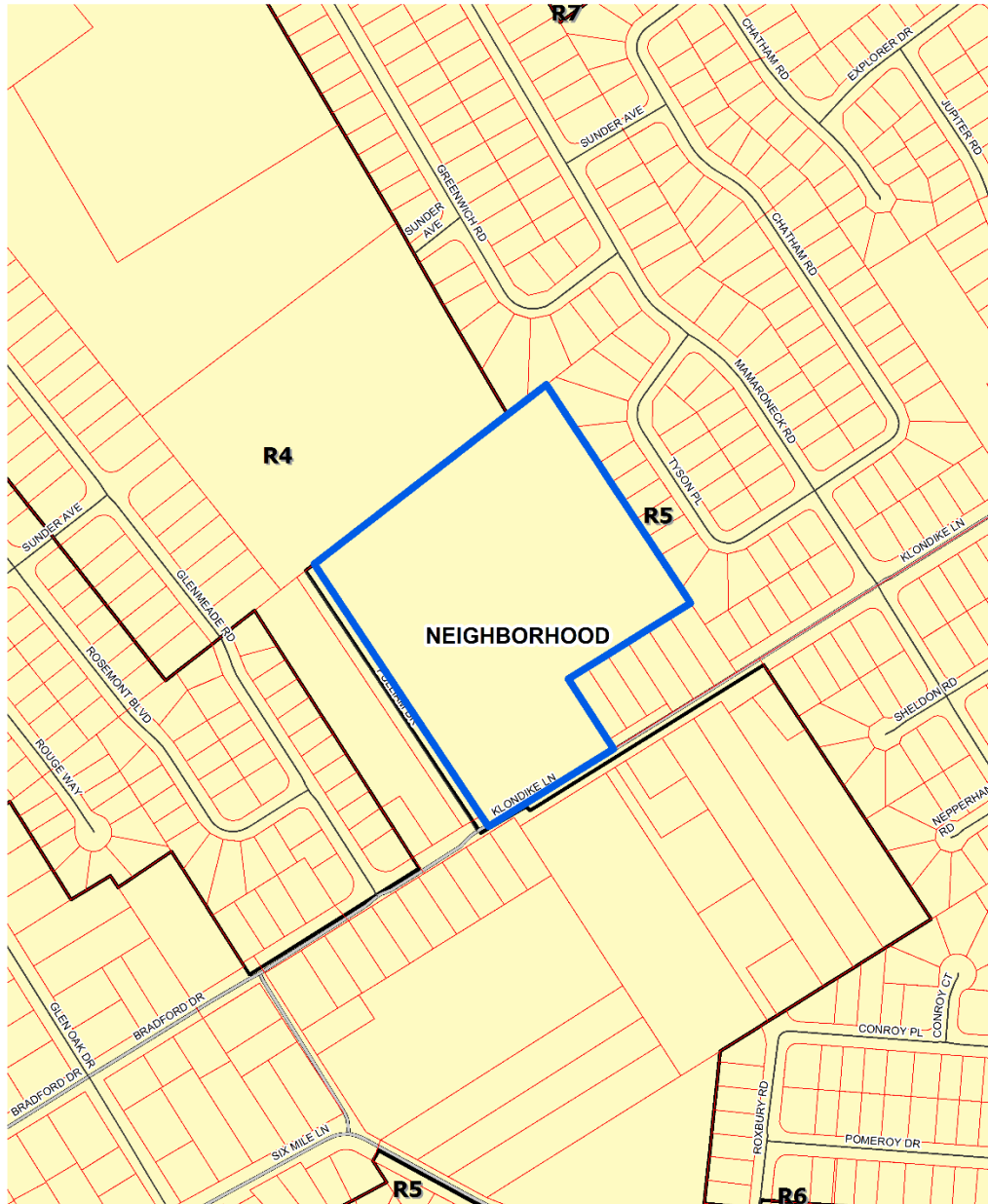
NOTIFICATION

Date	Purpose of Notice	Recipients
03/22/2019	DRC Public Meeting	1 st tier adjoining property owners Registered Neighborhood Groups in Council Districts 26 & 10

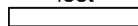
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2825 Klondike Lane
feet



350

Map Created: 3/28/2019



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2. Aerial Photograph



2825 Klondike Lane
feet

feet

350

Map Created: 3/28/2019



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