

Development Review Committee

Staff Report

May 8, 2019



| | |
|--------------------------|--------------------------------|
| Case No: | 19WAIVER1017 |
| Project Name: | Sidewalk Waiver |
| Location: | 7105 Lucille Ave |
| Owner(s): | Russell T. Golladay |
| Applicant: | Russell T. Golladay |
| Jurisdiction: | Louisville |
| Council District: | 12 – Rick Blackwell |
| Case Manager: | Lacey Gabbard, AICP, Planner I |

REQUEST(S)

1. **Waiver** of Land Development Code section 5.8.1.B to not provide the sidewalk for a new single family home along Lucille Ave

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a single family home on an existing undeveloped lot zoned R-4 in the Neighborhood form district. The lot is located in the Pleasure Ridge Park area, approximately 1,700 feet west of Dixie Highway and 460 feet north of Greenwood Road. The subject site appears to be the only currently undeveloped lot on Lucille Avenue. With a few exceptions, the other homes in the vicinity were built between 1930-1960, according to PVA. There are no sidewalks on either side of Lucille Avenue in this area. None of the major cross-streets (such as Greenwood Road or Railroad Avenue) feature sidewalks.

STAFF FINDING

The request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

There are no outstanding technical issues concerning this request.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this case.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 5.8.1.B TO NOT PROVIDE THE SIDEWALK FOR A NEW SINGLE FAMILY HOME ALONG LUCILLE AVE

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

STAFF: The waiver will not adversely affect adjacent property owners, as there are currently no existing sidewalks along Lucille Avenue or any of the streets in the vicinity.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: Land Use & Development Goal 1, Policy 1.3 promotes sidewalks along the streets of all developments. Land Use & Development Goal 1, Policy 1 states that in order for promote healthy lifestyles and reduce congestion, new development and redevelopment should provide for the movement of pedestrians, bicyclists and transit users, where appropriate. Land Use & Development Goal 3, Policy 5 states that developments should be evaluated for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.

The subject site appears to be the only currently undeveloped lot on Lucille Avenue. There are no sidewalks on either side of Lucille Avenue or on any of the streets in the general vicinity of the subject site. A sidewalk on this property would not be utilized by pedestrians and does not seem appropriate since there does not appear to be the opportunity for future connectivity.

- (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 are no other sidewalks in the general vicinity of the subject site.

- (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 strict application of the provisions of the regulation would create an unnecessary hardship on the applicant, as they would be forced to construct an impractical sidewalk that would likely never connect to any useable pedestrian network.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver**

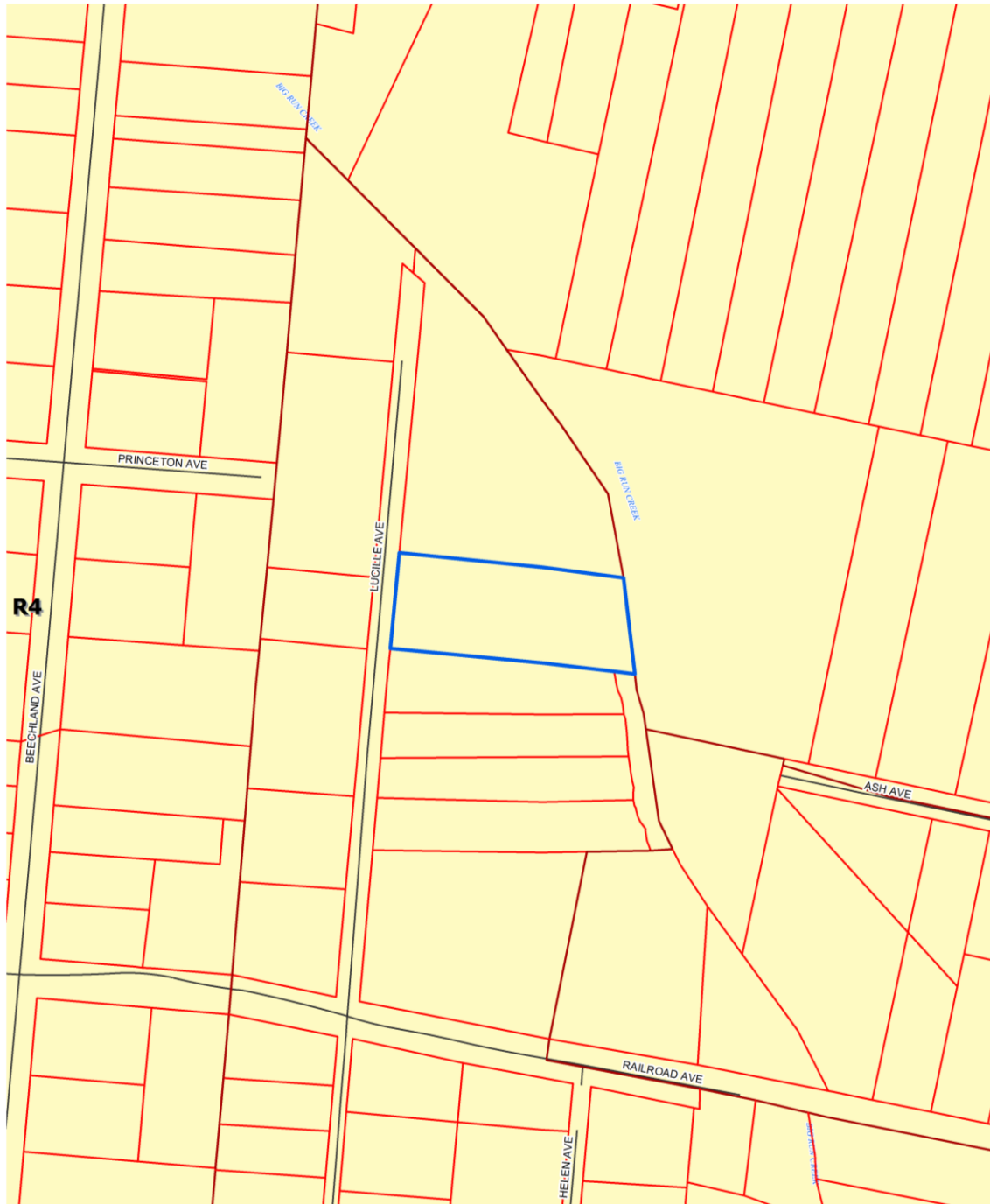
NOTIFICATION

| Date | Purpose of Notice | Recipients |
|--------|--------------------|---|
| 5-8-19 | Hearing before DRC | 1 st tier adjoining property owners Registered Neighborhood Groups in Council District 12 |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



7105 LUCILLE AVE

feet



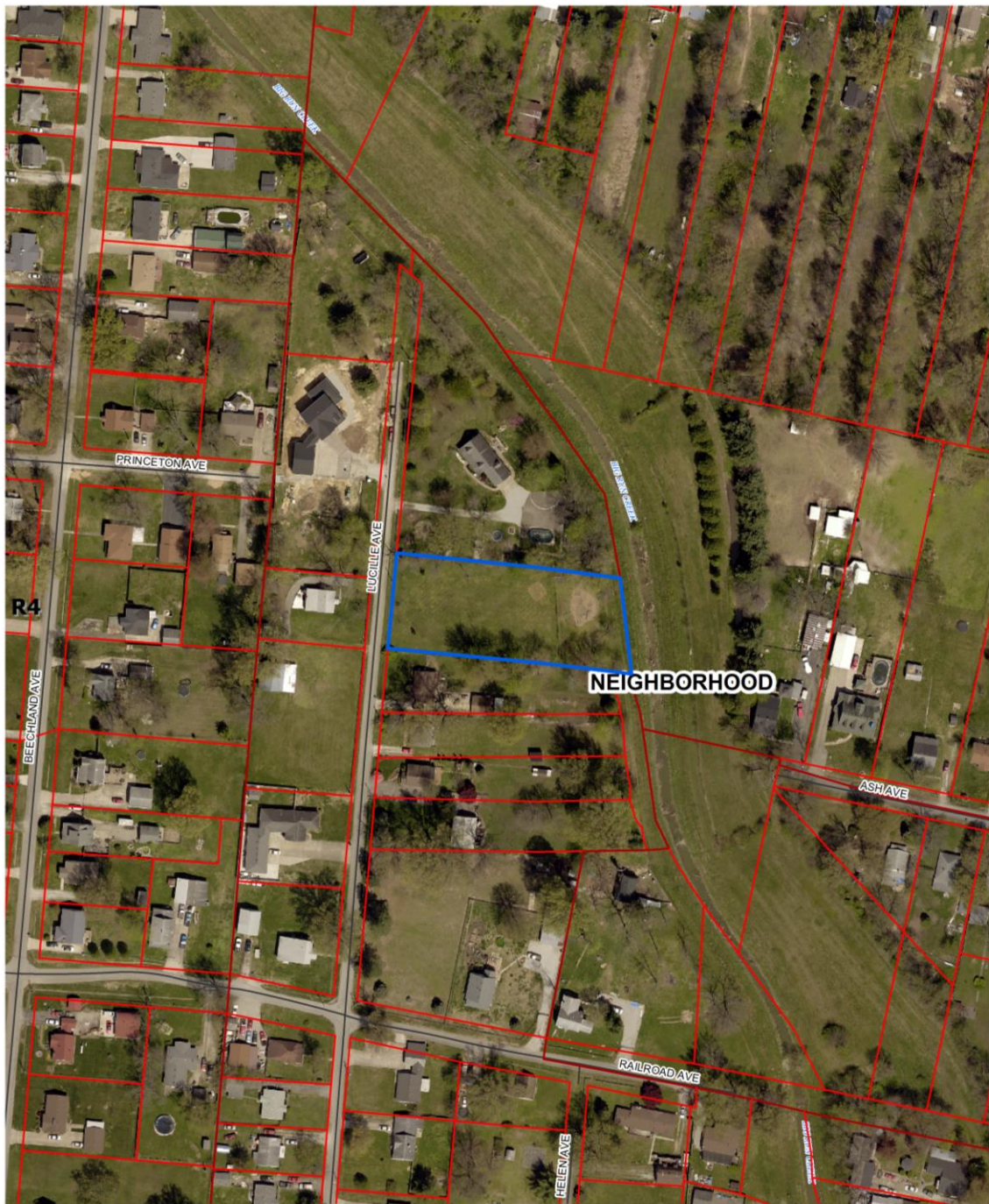
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Map Created: 5/2/2019



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2. **Aerial Photograph**



7105 LUCILLE AVE

feet



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Map Created: 5/2/2019



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