

20-VARIANCE-0012

20-WAIVER-0001

Southwest Town Center Outlot



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Lacey Gabbard, AICP, Planner I

March 16, 2020

Request

- **Waiver:** from Land Development Code section 10.2 to allow parking to encroach into the VUA buffer (20-WAIVER-0001)
- **Waiver:** from Land Development Code section 10.2.4.B.3 to allow the landscape buffer on Dixie Hwy to overlap an easement by more than 50% (20-WAIVER-0001)
- **Variance:** from Land Development Code table 8.3.2 to allow a proposed sign to exceed the maximum height and area (20-VARIANCE-0012)

Land Use	Street Frontage	Area (SF)/ Height(ft)
Institutional, Office, Commercial and Industrial	<450 feet	140/28

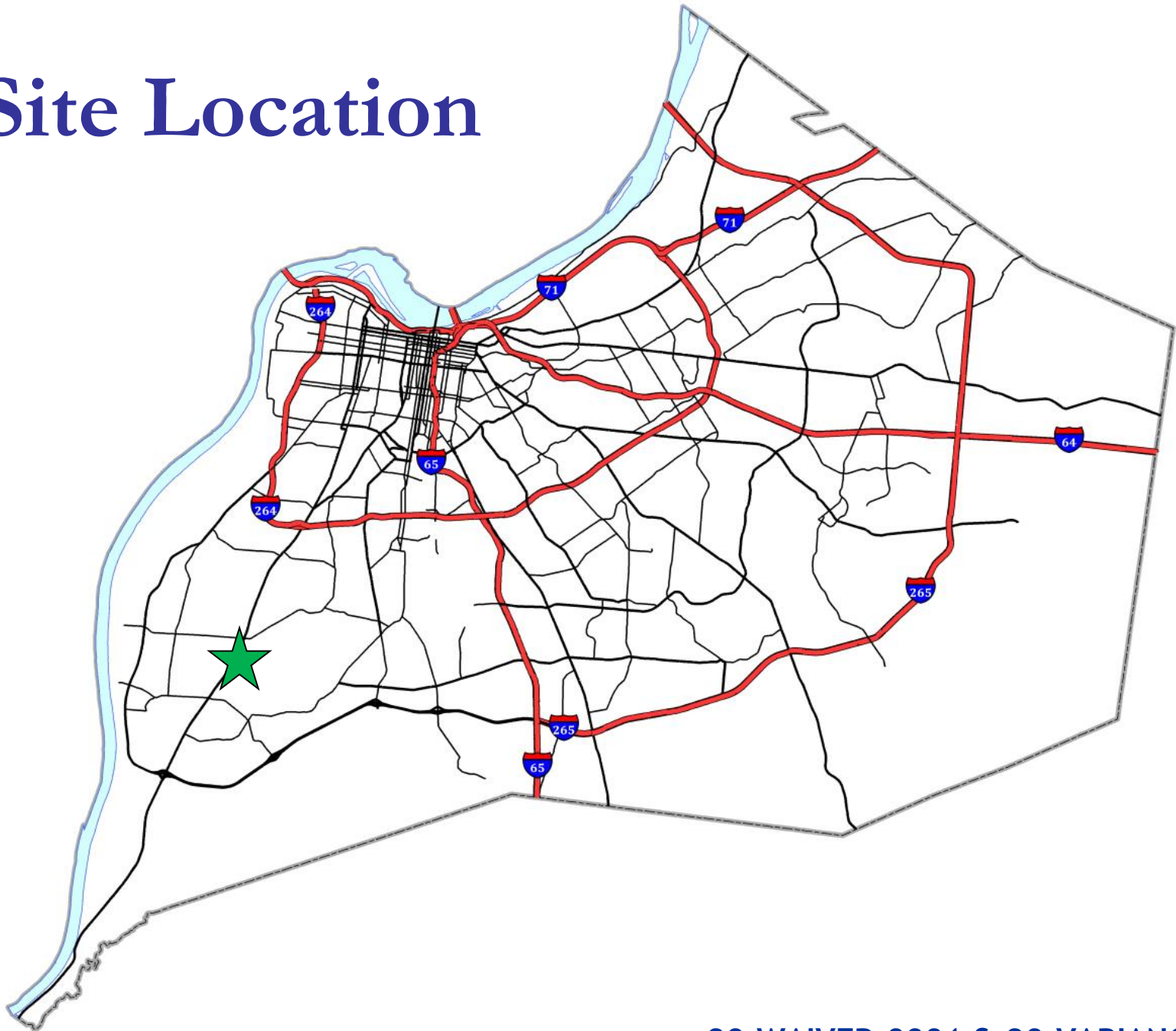
Case Summary / Background

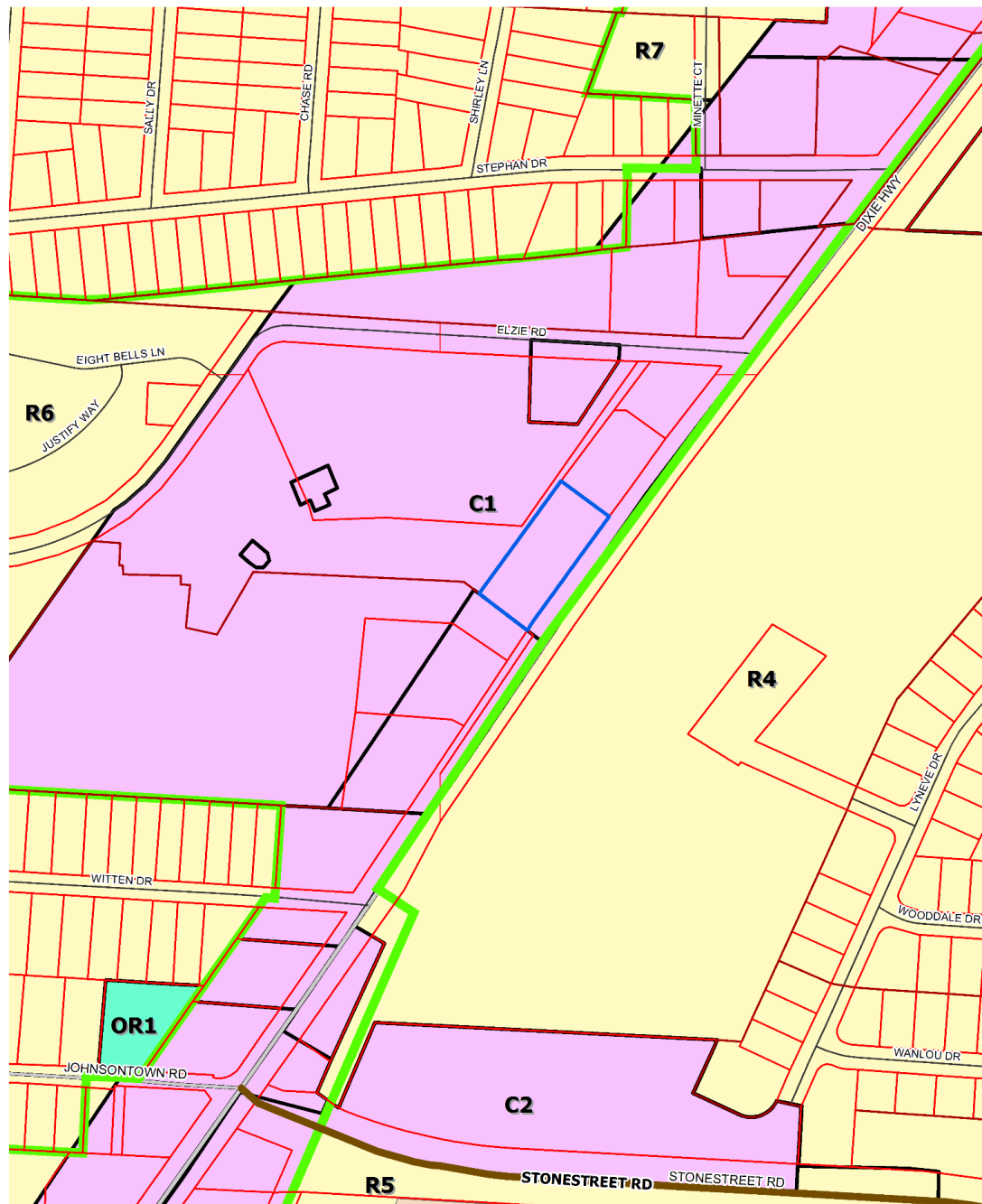
- The subject property is located in the Pleasure Ridge Park neighborhood of Louisville Metro, in an outlot in the Southwest Town Center.
- The property is zoned C-1 Commercial in the Suburban Marketplace Corridor form district.

Case Summary / Background

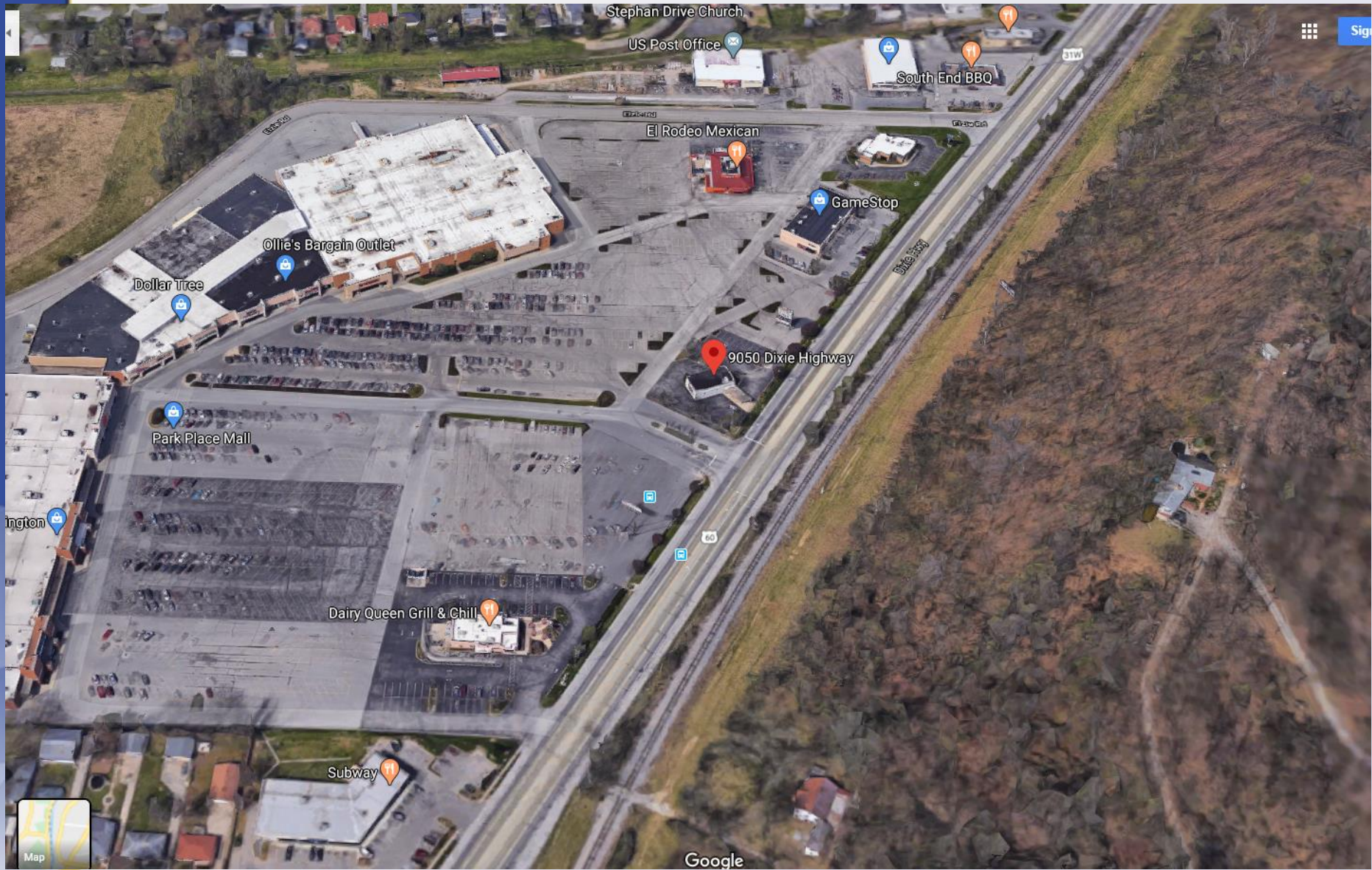
- The applicant is proposing a new outlot in front of an existing commercial center that will include a 4,300 square foot restaurant and a 5,525 square foot retail space.
- The site was previously used as a bank and parking lot, but the bank has been demolished.

Site Location

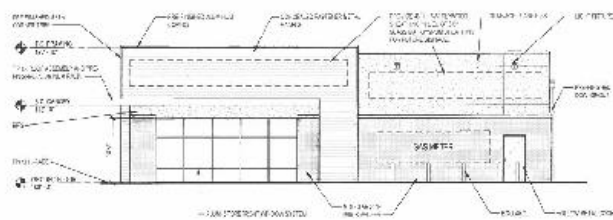




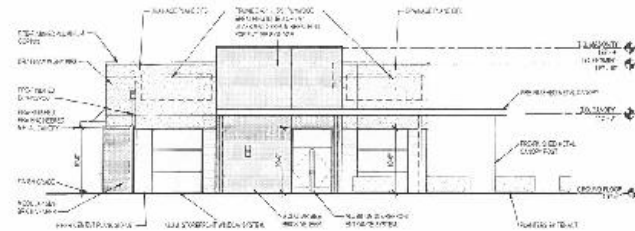




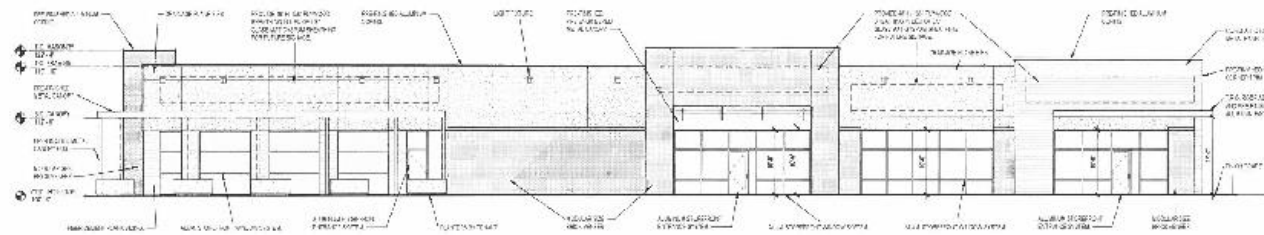
Elevations



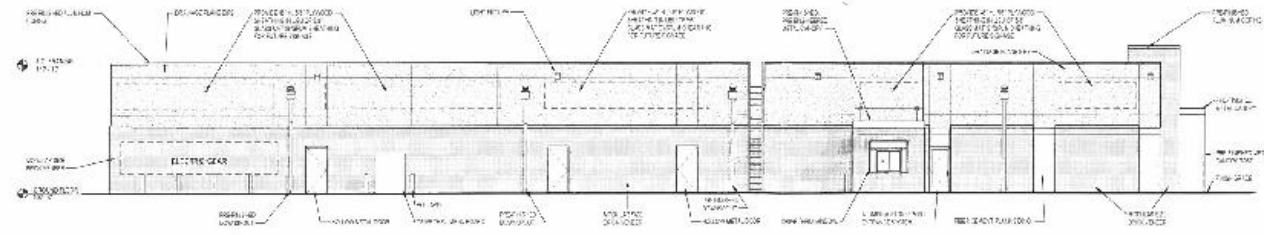
1 NORTH-EAST BUILDING ELEVATION
1/8" = 1'-0"



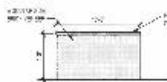
2 SOUTH-WEST BUILDING ELEVATION
1/8" = 1'-0"



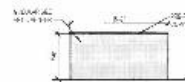
3 SOUTH-EAST BUILDING ELEVATION
1/8" = 1'-0"



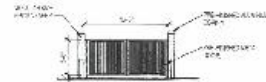
4 NORTH-WEST BUILDING ELEVATION
1/8" = 1'-0"



5 DUMPSTER ENCLOSURE REAR
1/8" = 1'-0"



6 DUMPSTER ENCLOSURE SIDE
1/8" = 1'-0"



7 DUMPSTER ENCLOSURE FRONT
1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. ALL MATERIALS AND FINISHES TO BE SHOWN ON THESE ELEVATIONS TO BE USED UNLESS OTHERWISE NOTED.
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10. ALL MATERIALS AND FINISHES TO BE SHOWN ON THESE ELEVATIONS TO BE USED UNLESS OTHERWISE NOTED.

RECEIVED

FEB 10 2020

PLANNING & DESIGN
SERVICES

20-VARIANCE-0012

20000
DIXIE MCALISTER'S
9050 DIXIE HWY
LOUISVILLE, KENTUCKY 40258

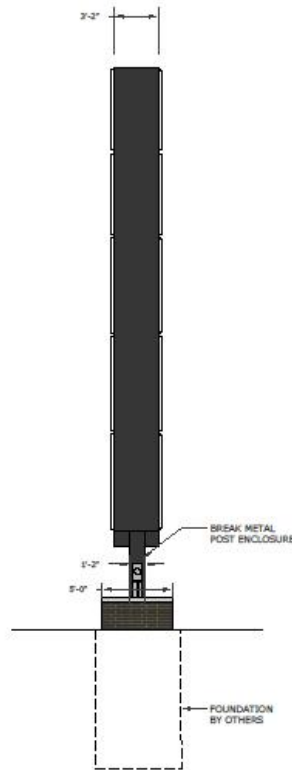
DIXIE MCALISTER'S
9050 DIXIE HWY
LOUISVILLE, KENTUCKY 40258

RECEIVED
FEB 10 2020
PLANNING & DESIGN
SERVICES
20-VARIANCE-0012
A3.0

Sign Elevations



01 FRONT VIEW
1/8" = 1'-0" (1-96)



02 SIDE VIEW
1/8" = 1'-0" (1-96)



03 PERSPECTIVE
Scale: N/A

TENANT PYLON SIGN

PROPOSED PYLON SIGN FOR
SOUTHWEST TOWN CENTER

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- The waiver requests appear to be adequately justified and meet the standards of review.

Required Action

- **Waiver:** from Land Development Code section 10.2 to allow parking to encroach into the VUA buffer (20-WAIVER-0001)
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