

19-VARIANCE-0079 and 19- WAIVER-0085 VA Quality Motors

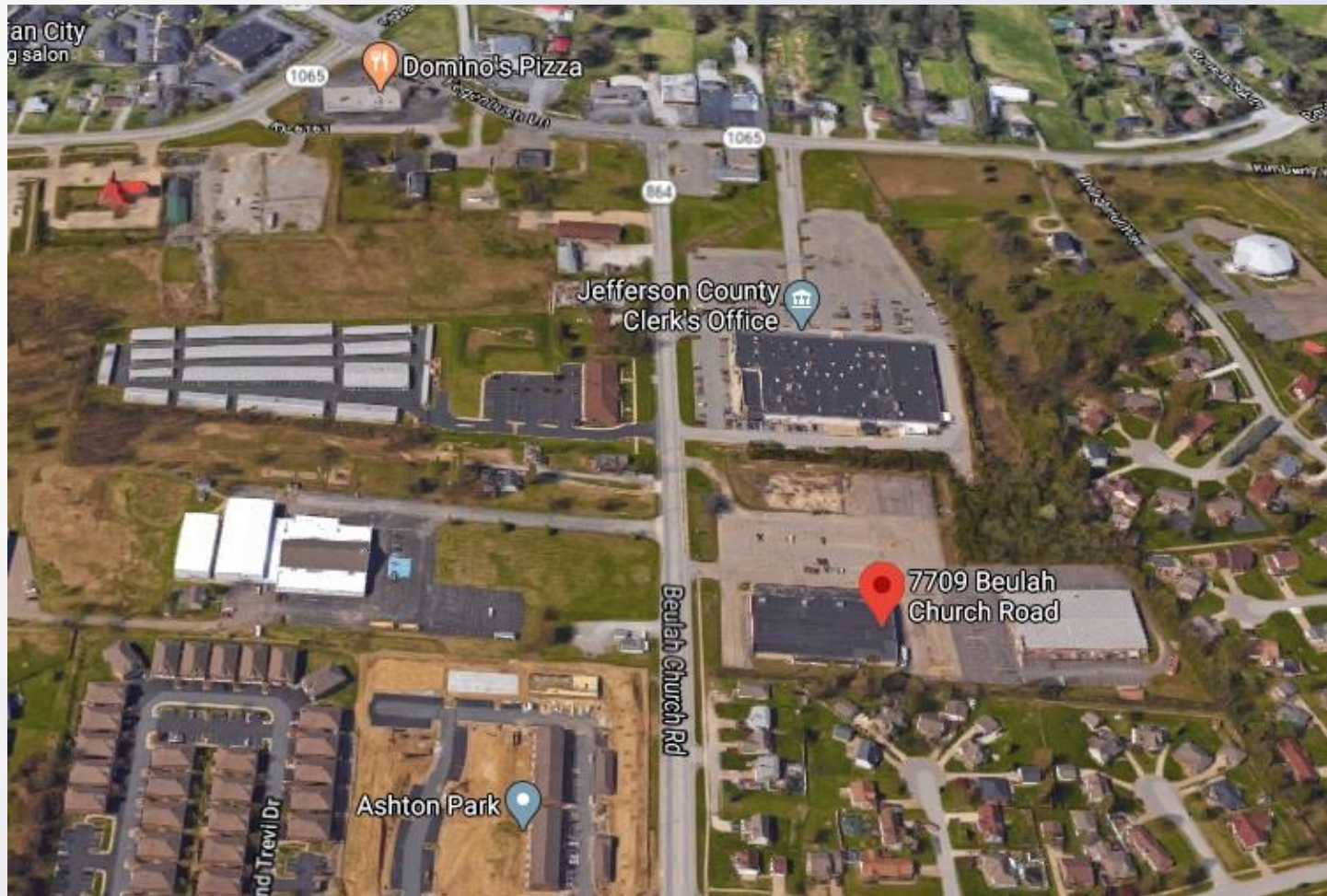


Louisville Metro Board of Zoning Adjustment
Public Hearing
Jay Lockett, Planner I
June 15, 2020

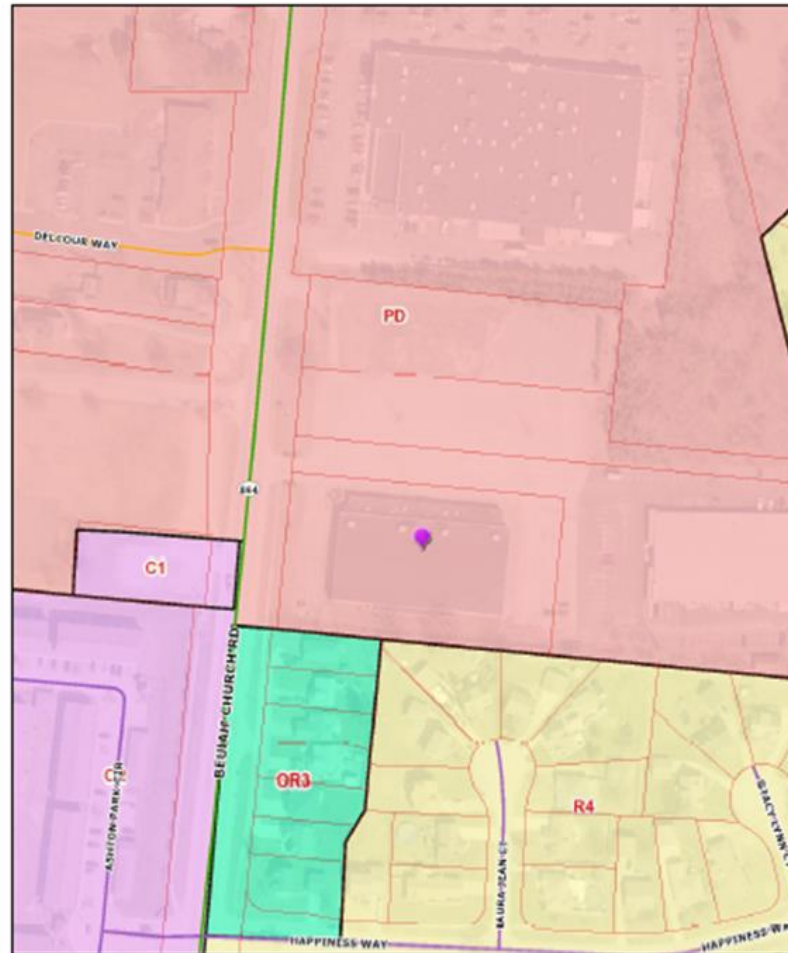
Request

- **Variance** of Land Development Code section 5.3.1.C.5 and table 5.3.2 to allow a building and vehicle use area to encroach into the 50-foot non-residential to residential setback by up to 40 feet.
- **Waiver** of Land Development Code section 10.2.4 to allow a retaining wall and vehicle use area to encroach into the 25-foot property perimeter Landscape Buffer Area by up to 15 feet.

Site Context



Zoning / Form District



20-VARIANCE-0076



Thursday, June 4, 2020 | 3:50:24 PM



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This map is not a legal document and should only be used for general reference and identification.

Aerial Photo



20-VARIANCE-0076

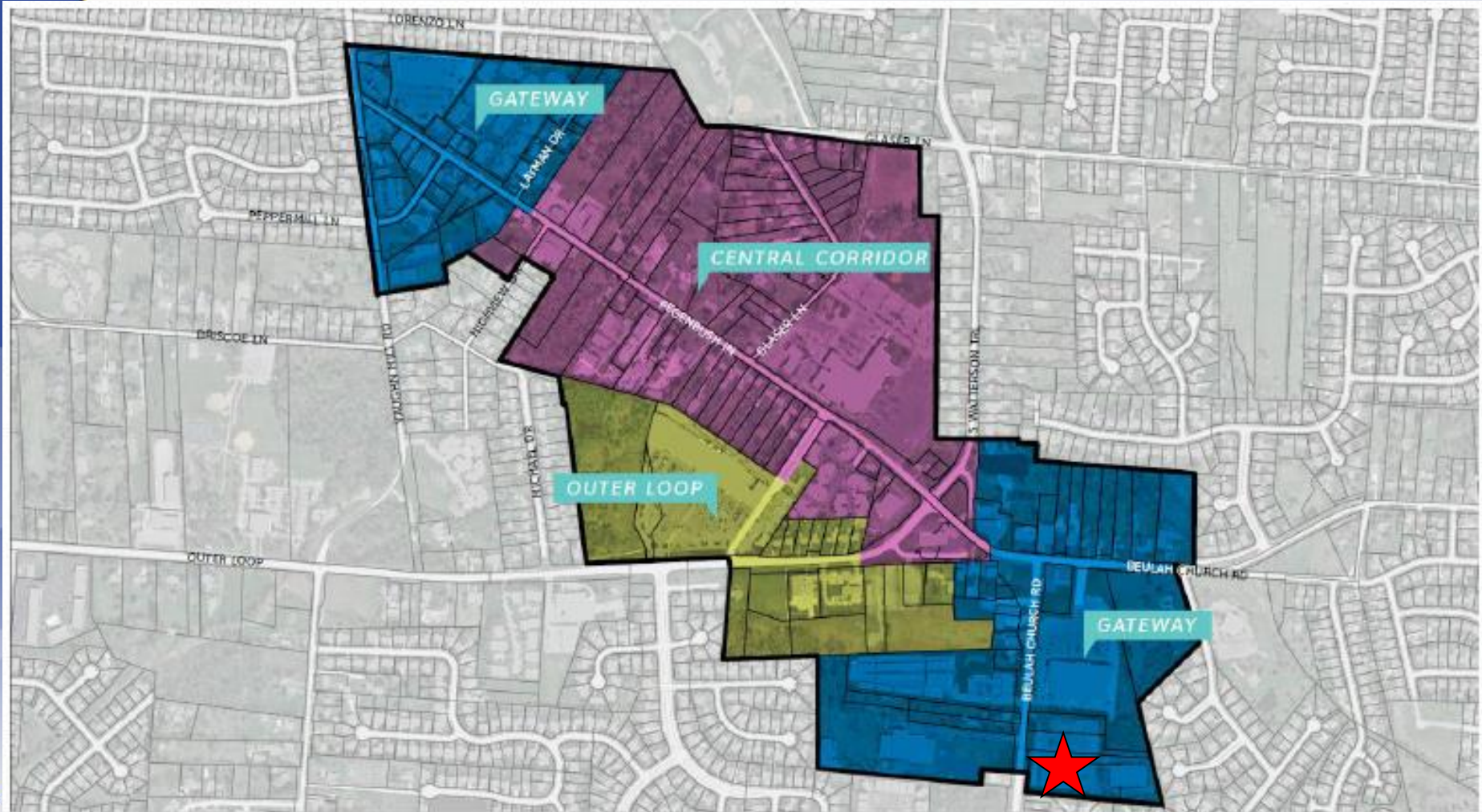
Thursday, June 4, 2020 | 3:48:18 PM



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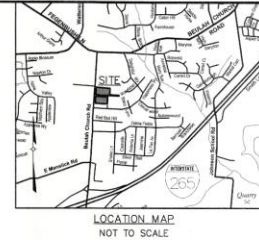
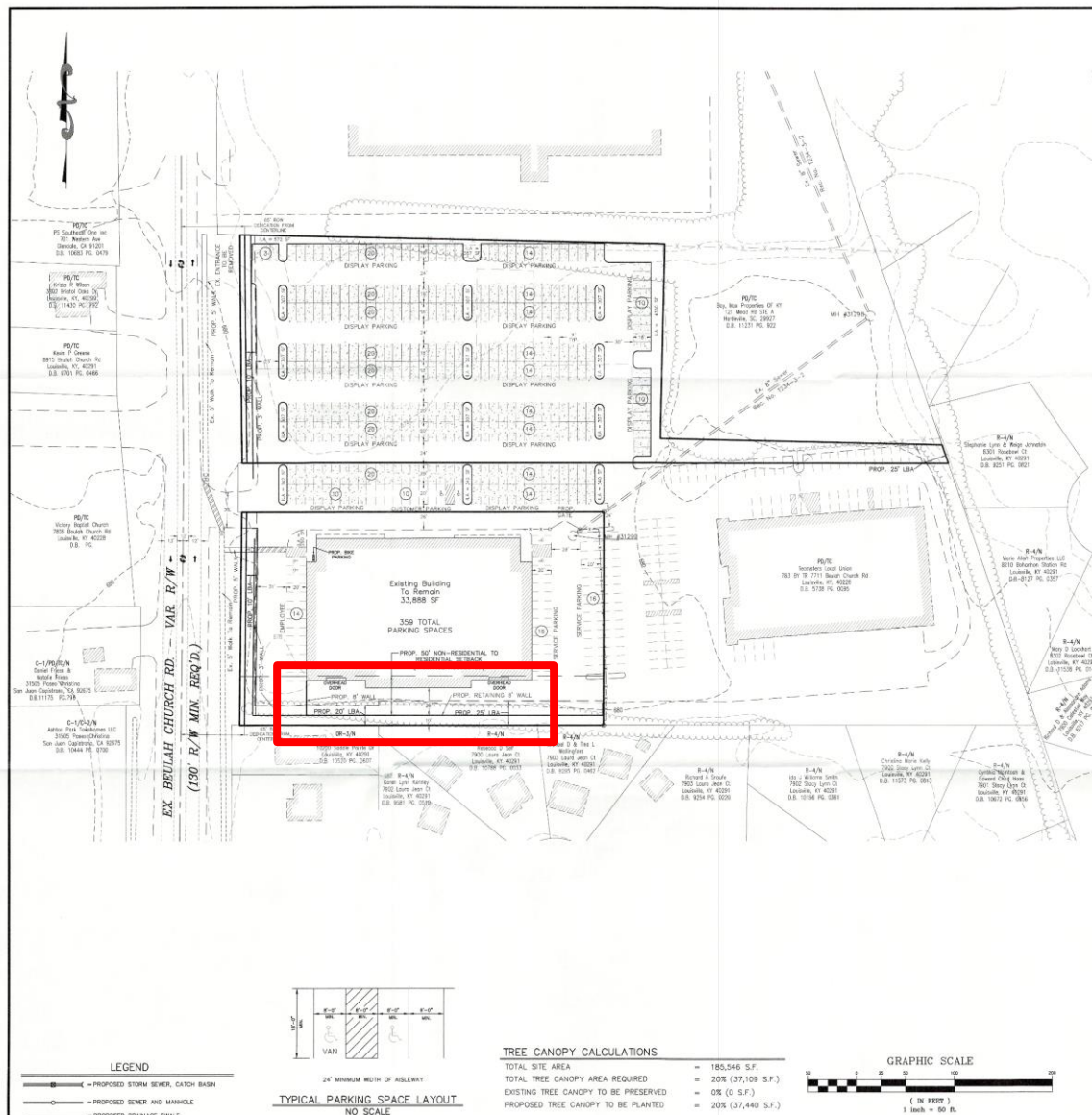
Site Location Within Highview PDD



LOUISVILLE

19-VARIANCE-0079/19-WAIVER-0085

Proposed Site Plan with area of requests



WAIVER REQUESTED:

1. A Waiver is requested from Chapter 10.2.4 of the Louisville Metro Land Development Code to allow an R retaining wall and pavement within the property perimeter Landscape Buffer Area.

VARIANCE REQUESTED:

1. A Variance is requested from Section 5.3.1.1.C.5 of the Louisville Metro Land Development Code to allow a building & pavement to encroach into the required setback.

PROJECT DATA

TOTAL SITE AREA
TRACT 1 AREA = 4.26± Ac. (185,546 SF)
TRACT 2 AREA = 1.85± Ac. (80,580 SF)
EXISTING ZONING = 2.41± Ac. (104,966 SF)
FORM DISTRICT = TOWN CENTER
PROPOSED USE = VACANT
BUILDING HEIGHT = MOTOR VEHICLE SALES
BUILDING AREA = 1 STORY 35' MAX. ALLOWED
= 33,888 SF
F.A.R. = 0.42 (1.0 MAX. ALLOWED)

PARKING REQUIRED

MOTOR VEHICLE SALES
56,210/7,000 S.F. MIN. (OUTDOOR DISPLAY) = 8 SP 12 SP
56,210/5,000 S.F. MAX. (OUTDOOR DISPLAY) =
AUTO SERVICE (20 EMPLOYEES + 2 BAYS) = 24 SP
1SP/EMPLOYEE + 2 PER SERVICE BAY = 42 SP
1SP/EMPLOYEE + 3 PER SERVICE BAY = 50 SP
TOTAL PARKING REQUIRED = 42 SP
TOTAL PARKING PROVIDED = 50 SP
(4 HC SP INCLUDED)
= 2 SHORT TERM/2 LONG TERM

BIKE PARKING REQUIRED/PROVIDED

TOTAL VEHICULAR USE AREA = 123,893 SF
INTERIOR LANDSCAPE AREA REQUIRED = 9,291 SF
INTERIOR LANDSCAPE AREA PROVIDED = 9,366 SF

EXISTING IMPERVIOUS

PROPOSED IMPERVIOUS = 145,000 SF (SEE MSD NOTE 7)
= 157,798 SF (9% INCREASE)

AREA OF DISTURBANCE

= 53,350 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of roof systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from existing roads and neighboring properties.
- A cross access agreement shall be recorded between the subject property and the Teamsters Local Union property prior to final plan transmission.
- Construction plans, bond, & KIC permit required prior to construction plan approval by Metro Public Works.
- Existing sidewalks reconstruction and repairs shall be required, as necessary, to meet current KIC standards and shall be inspected prior to final bond release.
- Right-of-way dedication by deed or minor plat must be recorded prior to construction approved by Public Works.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downtown Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0096 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- Site will be subject to MSD Regional Facilities Fee.
- All drainage, EPC and water quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD and MSD Design Manual requirements.
- Existing impervious area was calculated using historical imagery.

REVISIONS		DATE	DESCRIPTION
NO	1	12/22/19	REVISED PER AGENCY COMMENTS
NO	2	2/16/20	REVISED PER AGENCY COMMENTS

PROJECT DATA

FILE NAME: 19-0079-00P

DATE: 1/27/20

SCALE: AS SHOWN

CREATED BY: JT

CHECKED BY: ST

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 19-0079-00P

DATE: 1/27/20

SCALE: AS SHOWN

CREATED BY: JT

CHECKED BY: ST

LD&D
LAND DESIGN & DEVELOPMENT, INC.
NOT A PROFESSIONAL ENGINEER
10000 WILSON AVENUE, SUITE 200
LOUISVILLE, KY 40228
PHONE: 502.261.1111
FAX: 502.261.1112

VA QUALITY MOTORS
BRIAN VAUGHAN
VILLEN VALLEY RD
5500 TERN VALLEY RD
LOUISVILLE, KY 40228

RECEIVED
MAR 16 2020
PLANNING & DESIGN SERVICES

CASE #19-00P-0076
WM #12081

SHEET
1
OF 1

19-VARANCE-0079/19-WAIVER-0085

Subject Site Front

Jun 3, 2020 at 10:47:19 AM
7808 Beulah Church Rd
Louisville KY 40228
United States



Subject Site Area of Requests



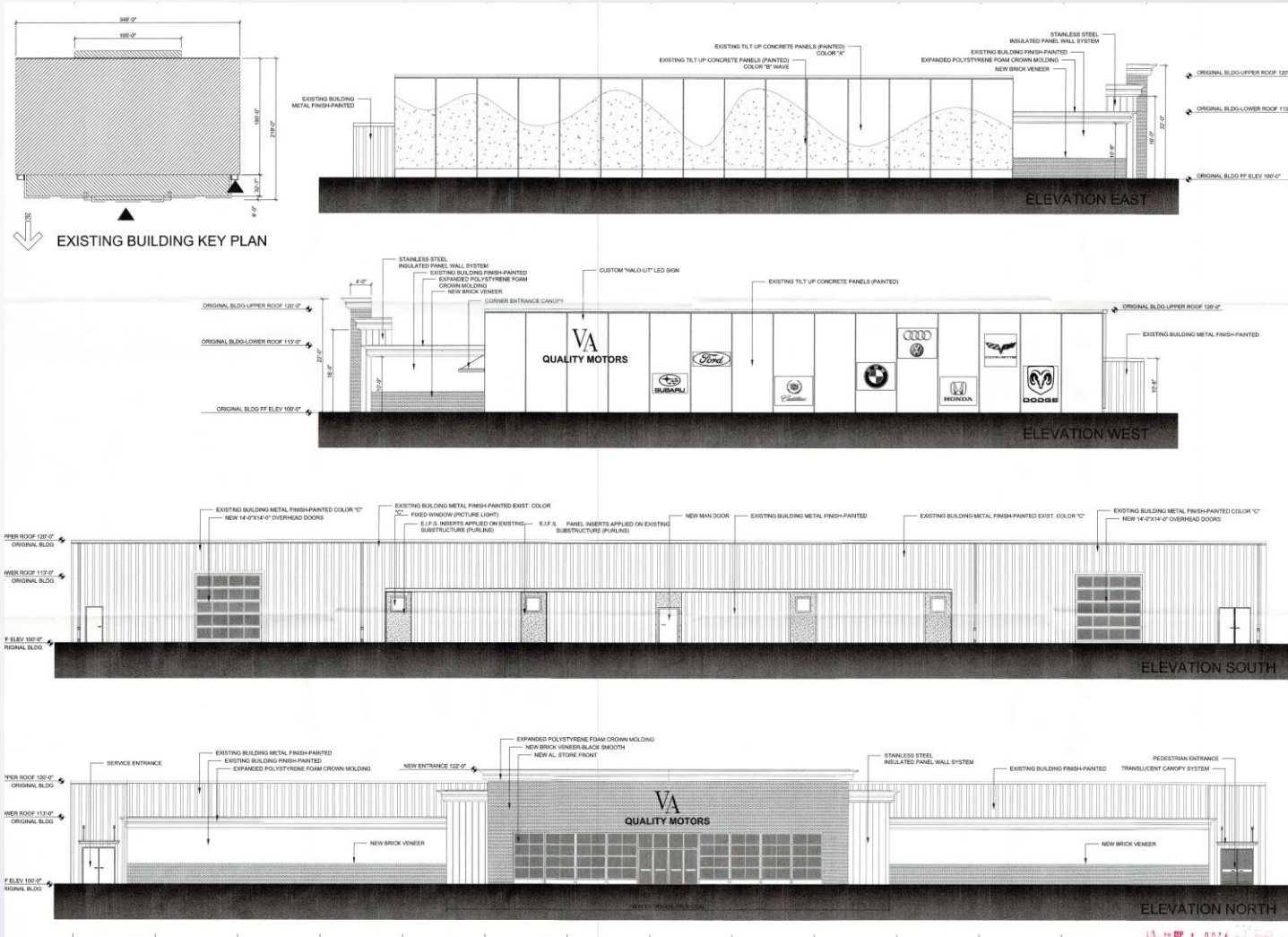
Subject Site from across street



Subject Site street frontage



Proposed Elevations



RECEIVED
JAN 27 2017
PLANNING & DESIGN SERVICES

ELEVATION & KEY PLAN

VA QUALITY MOTORS DEALERSHIP
7709 BELLAIR CHURCH RD
LOUISVILLE, KY 40241
PROJECT NO. 0079

REVISIONS
2020-01-25
SHEET No

A0.0

Staff Analysis and Conclusions

- The request is adequately justified and meets the standard of review.
- The requests will allow for the adaptive re-use of a vacant commercial site.

Required Actions

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