## CATEGORY 2B PLAN w/ VARIANCE & WAIVERS 1209 & 1211 W. BROADWAY

Louisville Metro Board of Zoning Adjustments Meeting August 3<sup>rd</sup>, 2020



#### REQUESTS

- THE PROPOSED PLAN EVEN WITH THE REQUESTED VARIANCE AND WAIVERS WILL BRING THIS PROPERTY SIGNIFICANTLY MORE INTO COMPLIANCE WITH THE INTENT OF THE TRADITIONAL MARKETPLACE CORRIDOR FORM DISTRICT
- VARIANCE To allow one proposed building to exceed 5' maximum setback.
- WAIVER To allow drive lane in front of proposed building.
- WAIVER To allow pavement within the VUA LBA adjacent to Broadway.
- WAIVER To allow the existing pavement and a proposed dumpster to encroach into the VUA LBA along 13<sup>th</sup> Street.
- CATEGORY 2B DEVELOPMENT PLAN (19-CAT2-0008) The requests are associated with this development plan currently under review by PDS staff.

#### **Aerial View**



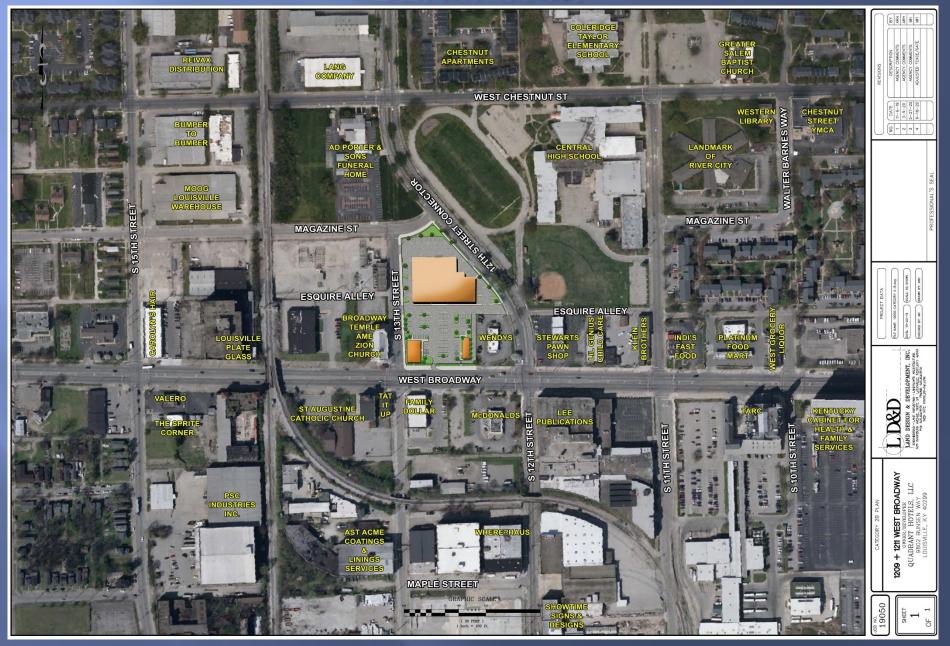
#### **Aerial View**



### Zoning Map



#### Aerial Map



#### **Proposed Development Plan**



VARIANCE REQUESTED:	LOCATION MAP NOT TO SCALE	REVSIONS	With Link         BESCHTCK <sup>1</sup> SP           1
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#### Variance/Waiver Exhibit

#### LOCATION OF VARIANCE & WAIVERS HIGHLIGHTED IN YELLOW



# West Broadway Corridor Development Pattern PROPERTIES NOT COMPLIANT WITH MAXIMUM SETBACK PROPERTIES COMPLIANT WITH MAXIMUM SETBACK



- 2/3 OF PROPERTIES BETWEEN 9<sup>TH</sup> & 16<sup>TH</sup> STREETS NOT COMPLIANT
- 14 PROPERTIES HAVE PARKING OR DRIVE LANES IN FRONT OF BUILDING

### **Building Renderings**





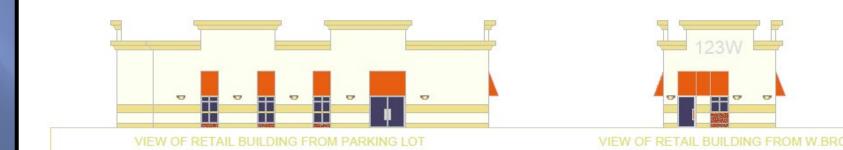


VIEW OF RETAIL BUILDING FROM PARKING LOT

IEW OF RETAIL BUILDING FROM W.BROADWAY

VIEW OF RETAIL BUILDING FROM S 13TH STREET

#### SKETCH ELEVATIONS FOR PROPOSED RETAIL BUILDING AT 1209 WEST BROADWAY



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