

Development Review Committee

Staff Report

October 14, 2020



Case No:	20-WAIVER-0089
Project Name:	3410 Frankfort Ave Waiver
Location:	3410 Frankfort Ave
Owner(s):	514 Properties LLC
Applicant:	514 Properties LLC
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Waiver** of 10.2.4 to not provide the 25-foot property perimeter landscape buffer.

CASE SUMMARY

The applicant has proposed an expansion of an existing commercial site. Most of the site is zoned C-1 in the Traditional Marketplace Corridor form district, with a portion in the rear zoned R-5 in the Traditional Neighborhood form district. The applicant is requesting a waiver of the property perimeter landscape buffer area requirements adjacent to a zoning line internal to the site.

STAFF FINDING

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

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

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

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- a. The waiver will not adversely affect adjacent property owners; and,

STAFF: The will not adversely affect adjacent property owners, as the buffer area is internal to the existing developed site.

- b. The waiver will not violate the Comprehensive Plan; and,

STAFF: The waiver will not violate the comprehensive plan, as it will allow for continued use of an existing commercial site within an established activity center. The waiver will not allow an unreasonable circumvention of the regulations or cause a hazard to the public.

- c. The extent of 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. No other buffer requirements are triggered by this proposal.

- d. Either: 1. 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 2. 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 it would require removal of existing parking areas.

REQUIRED ACTIONS:

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

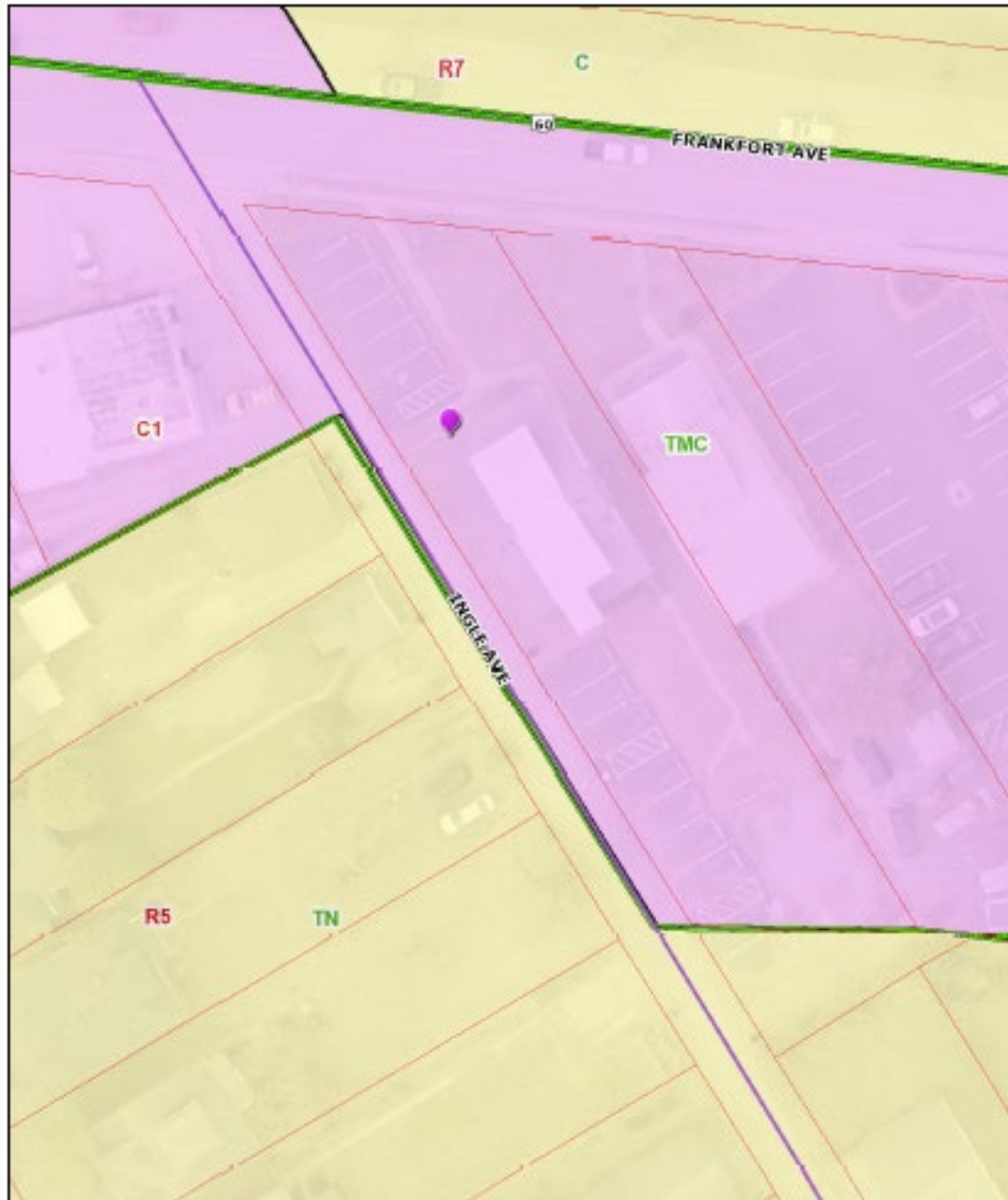
NOTIFICATION

Date	Purpose of Notice	Recipients
10-2-20	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 9

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



20-WAIVER-0089

Tuesday, October 6, 2020 | 10:01:15 AM



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2. Aerial Photograph



20-WAIVER-0089

Tuesday, October 6, 2020 | 9:58:01 AM



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