

# 20-VARIANCE-150/20- WAIVER-0111

## 1427 Reservoir Ave



### Board of Zoning Adjustment

Jay Lockett, AICP, Planner I

February 1, 2021

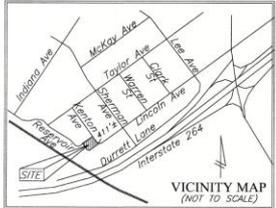
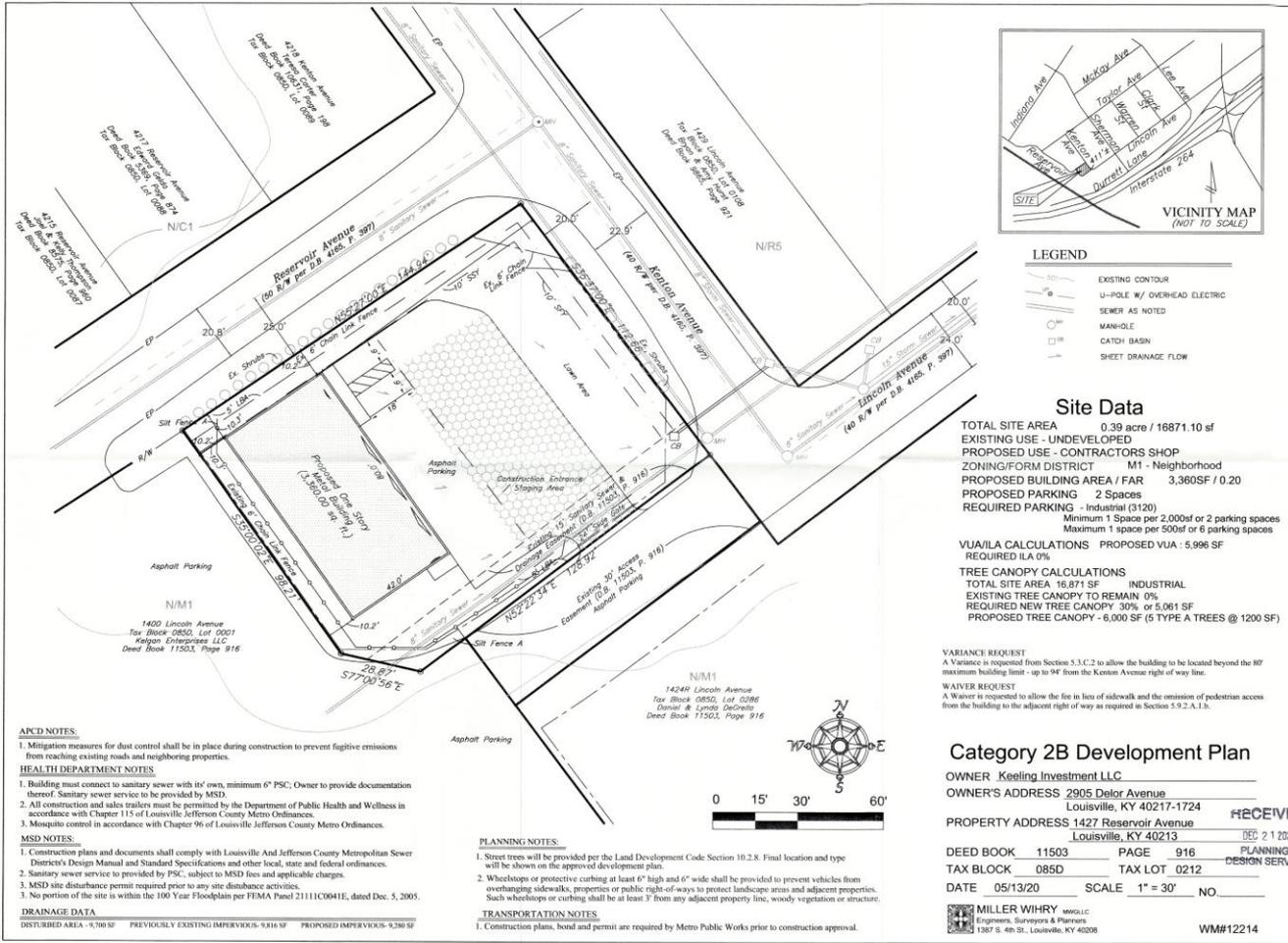
# Requests

- **Variance** of Land Development Code table 5.3.2 to exceed the maximum 80-foot front yard setback by up to 14 feet from Kenton Ave as shown on the development plan.
- **Waiver** of Land Development Code section 5.9.2.A.1.b to not provide direct pedestrian access from adjacent public rights-of-way.

# Project Summary

- Proposed Contractor Shop in M-1 zoning, Neighborhood form
- Site is vacant and undeveloped
- Surrounding area has a mix of commercial, light industrial and residential uses
- The site lies to the west of Poplar Level Rd near I-264 in central Louisville Metro

# Proposed Plan



**LEGEND**

- EXISTING CONTOUR
- U-POLE W/ OVERHEAD ELECTRIC
- SEWER AS NOTED
- MAN-HOLE
- CATCH BASIN
- SHEET DRAINAGE FLOW

**Site Data**

TOTAL SITE AREA 0.39 acre / 16871.10 sf  
 EXISTING USE - UNDEVELOPED  
 PROPOSED USE - CONTRACTORS SHOP  
 ZONING/FORM DISTRICT M1 - Neighborhood  
 PROPOSED BUILDING AREA / FAR 3,360SF / 0.20  
 PROPOSED PARKING 2 Spaces  
 REQUIRED PARKING - Industrial (3120)  
 Minimum 1 Space per 2,000sf or 2 parking spaces  
 Maximum 1 space per 500sf or 6 parking spaces  
 VUA/ILA CALCULATIONS PROPOSED VUA : 5,996 SF  
 REQUIRED ILA 0%  
 TREE CANOPY CALCULATIONS  
 TOTAL SITE AREA 16,871 SF INDUSTRIAL  
 EXISTING TREE CANOPY TO REMAIN 0%  
 REQUIRED NEW TREE CANOPY 30% of 5,061 SF  
 PROPOSED TREE CANOPY - 6,000 SF (5 TYPE A TREES @ 1200 SF)

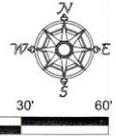
**VARIANCE REQUEST**  
 A Variance is requested from Section 5.3.3.2 to allow the building to be located beyond the 80' maximum building limit - up to 94' from the Keston Avenue right of way line.  
**WAIVER REQUEST**  
 A Waiver is requested to allow the fire in lieu of sidewalk and the omission of pedestrian access from the building to the adjacent right of way as required in Section 5.3.2.A.1.5.

**Category 2B Development Plan**

OWNER Keeling Investment LLC  
 OWNER'S ADDRESS 2905 Delor Avenue  
 Louisville, KY 40217-1724  
 PROPERTY ADDRESS 1427 Reservoir Avenue  
 Louisville, KY 40213  
 DEED BOOK 11503 PAGE 916  
 TAX BLOCK 085D TAX LOT 0212  
 DATE 05/13/20 SCALE 1" = 30' NO.  
 MILLER WHIRY <sup>REGISTERED</sup> ENGINEERS, SURVEYORS & PLANNERS  
 1387 S. 4th St., Louisville, KY 40208  
 WM#12214

- APCD NOTES:**
- Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions from reaching existing roads and neighboring properties.
- HEALTH DEPARTMENT NOTES:**
- Building must connect to sanitary sewer with its own, minimum 6" PSC; Owner to provide documentation thereof. Sanitary sewer service to be provided by MSD.
  - All construction and sales trailers must be permitted by the Department of Public Health and Wellness in accordance with Chapter 115 of Louisville/Jefferson County Metro Ordinances.
  - Mosquito control in accordance with Chapter 96 of Louisville/Jefferson County Metro Ordinances.
- MSD NOTES:**
- Construction plans and documents shall comply with Louisville And Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
  - Sanitary sewer service to be provided by PSC, subject to MSD fees and applicable charges.
  - MSD site disturbance permit required prior to any site disturbance activities.
  - No portion of the site is within the 100 Year Floodplain per FEMA Panel 21111C0041E, dated Dec. 5, 2005.
- DRAINAGE DATA**  
 DISTURBED AREA = 4,700 SF PREVIOUSLY EXISTING IMPERVIOUS = 9,416 SF PROPOSED IMPERVIOUS = 9,790 SF

- PLANNING NOTES:**
- Street trees will be provided per the Land Development Code Section 10.2.8. Final location and type will be shown on the approved development plan.
  - Wheelstops or protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public right-of-ways to protect landscape areas and adjacent properties. Such wheelstops or curbing shall be at least 3' from any adjacent property line, woody vegetation or structures.
- TRANSPORTATION NOTES:**
- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.



# Site Aerial



**20-CAT2-0029**

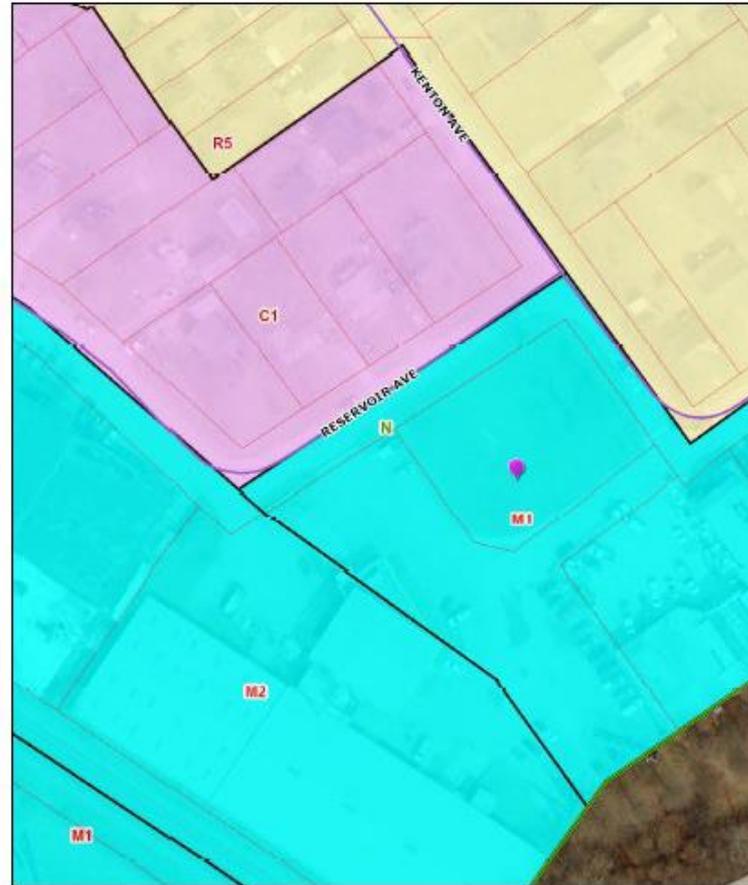
Thursday, January 21, 2021 | 10:20:45 AM



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

# Site Zoning



**20-CAT2-0029**

Thursday, January 21, 2021 | 10:21:58 AM



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# Subject Site

January 19, 2021 at 2:29:11 PM



# Subject Site

January 19, 2021 at 2:29:18 PM



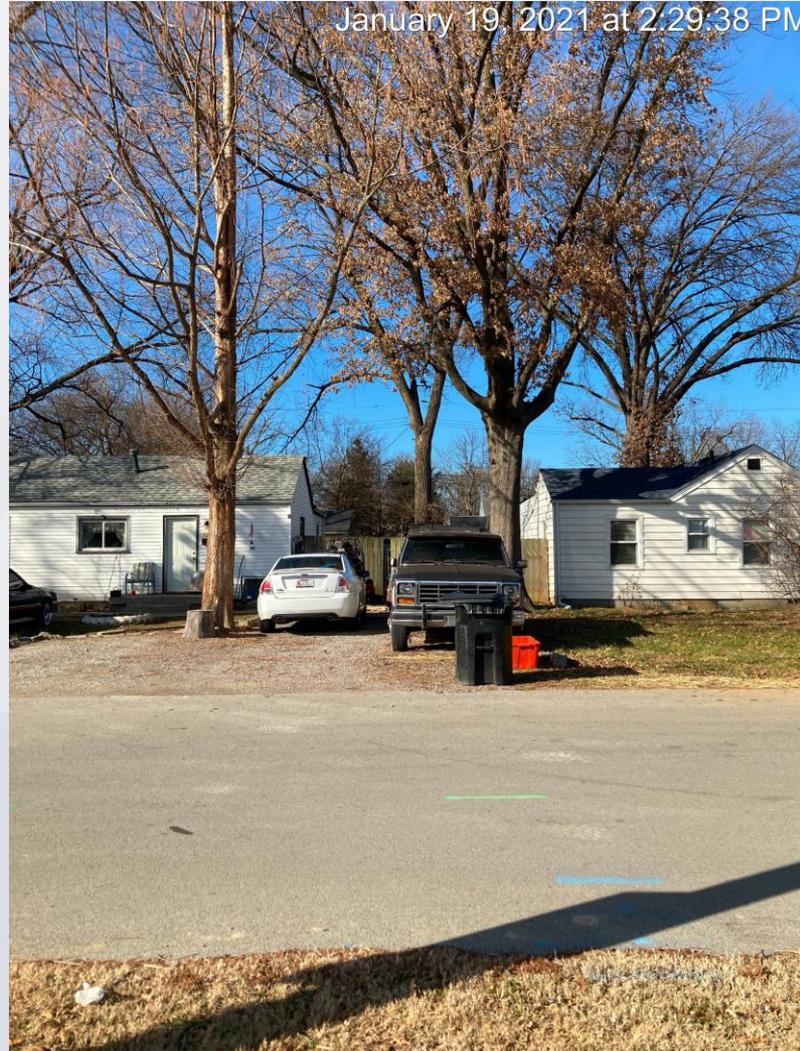
# Subject Site

January 19, 2021 at 2:29:22 PM



# Adjacent Site

January 19, 2021 at 2:29:38 PM



# Staff Findings

- The requests are adequately justified and meet the standards of review.
- The additional setback will allow for adequate vehicle maneuvering area to serve the use, while pushing the structure closer towards the other industrial areas and away from adjacent residential properties.
- The use has security needs that make a pedestrian connection impractical and is unlikely to generate significant pedestrian traffic.

# Required Actions

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