

21-VARIANCE-0013/21- WAIVER-0009/21-WAIVER-0011 2801 W Broadway



Board of Zoning Adjustment

Jay Lockett, AICP, Planner I

March 29, 2021

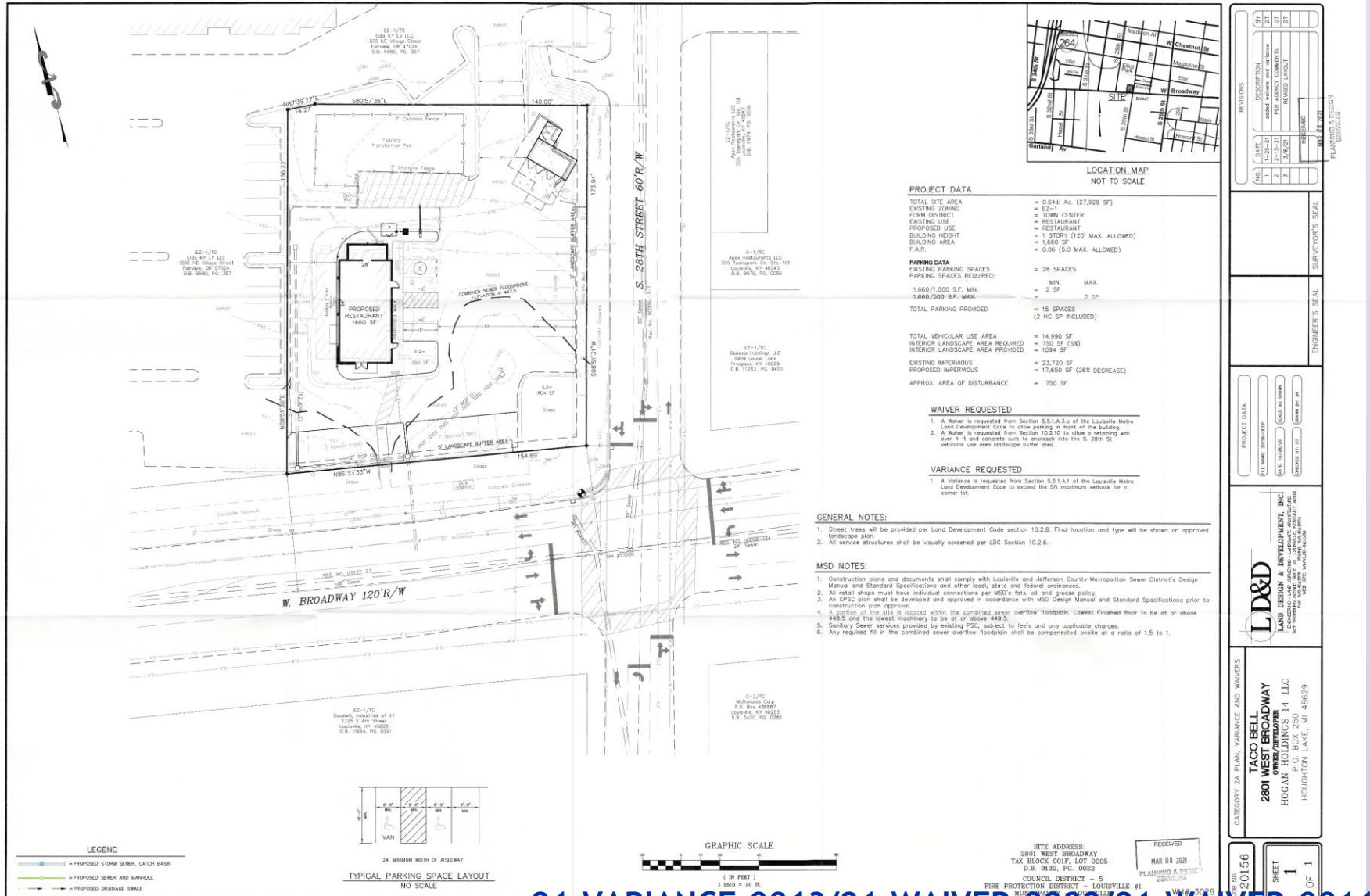
Requests

- **Variance** of Land Development Code section 5.5.1.A.2 to exceed the maximum 5-foot corner lot setback by up to 48 feet along W Broadway and up to 95 feet along S 28th St as shown on the development plan.
- **Waivers**
 1. **Waiver** (20-WAIVER-0009) of Land Development Code section 5.5.1.A.3.a to allow vehicular circulation in front of the structure.
 2. **Waiver** (20-WAIVER-0011) of Land Development Code section 10.2.10 to allow an existing retaining wall and curb to encroach into the required 5-foot Vehicle Use Area Landscape Buffer Area.

Project Summary

- Proposing to demolish existing Taco Bell restaurant and replace with updated restaurant.
- Site is located at corner of S 28th St and W Broadway in the Russell neighborhood of West Louisville
- The site is in an area of mixed commercial development along the Broadway corridor.

Proposed Plan



21-VARIANCE-0013/21-WAIVER-0009/21-WAIVER-0011

Site Aerial



21-VARIANCE-0013

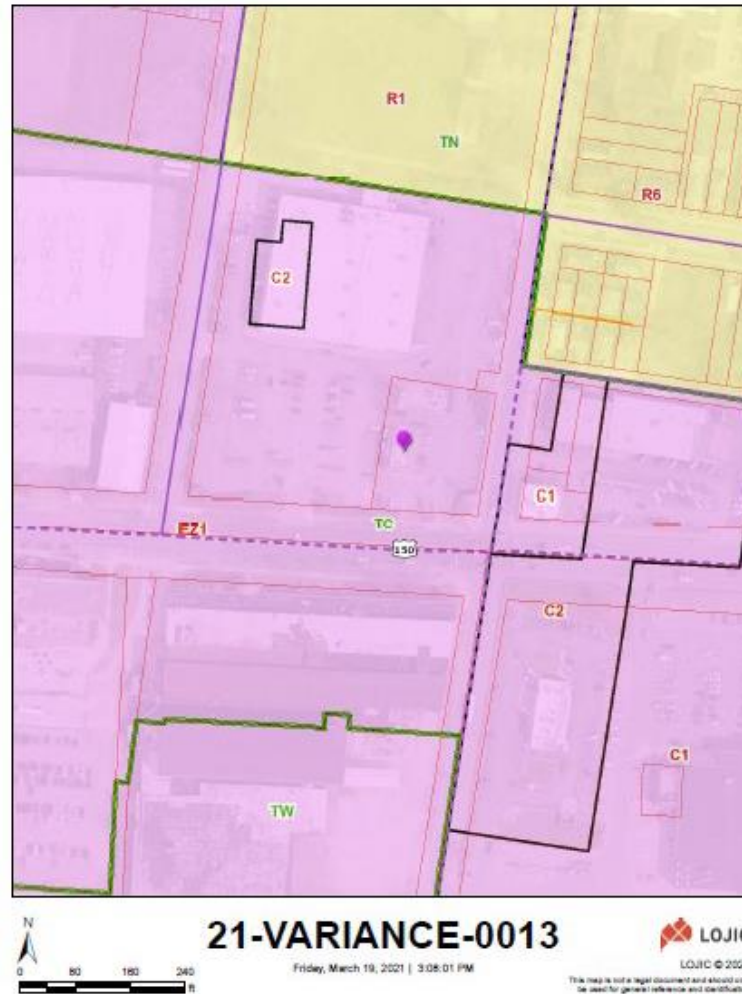
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Site Zoning



Subject Site from W Broadway

March 16, 2021 at 2:19:20 PM



Looking north along subject site

March 16, 2021 at 2:20:28 PM



Area of parking to be removed

March 16, 2021 at 2:20:22 PM



Staff Findings

- The requests are adequately justified and meet the standards of review.
- The increased setbacks allow the building to be setback out of the combined sewer floodprone area of the site which is closest to the corner.
- The waivers would allow the applicant to utilize most of the existing parking areas on the site. The applicant has agreed to remove some parking in front of the site to accommodate required landscaping and screening along W Broadway.

Required Actions

- **APPROVE or DENY the Variance**
- **APPROVE or DENY the Waivers.**