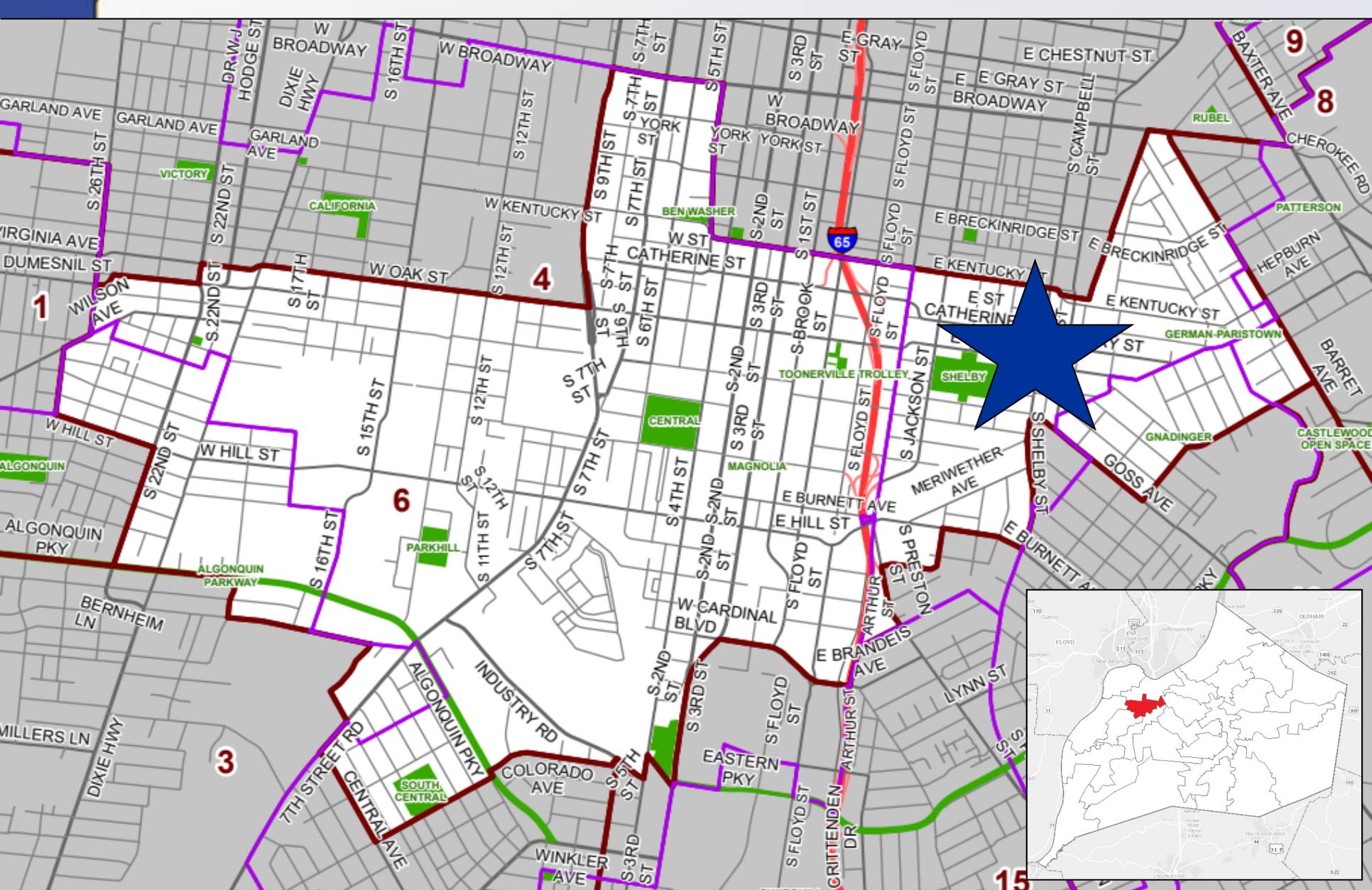


22-ZONE-0027

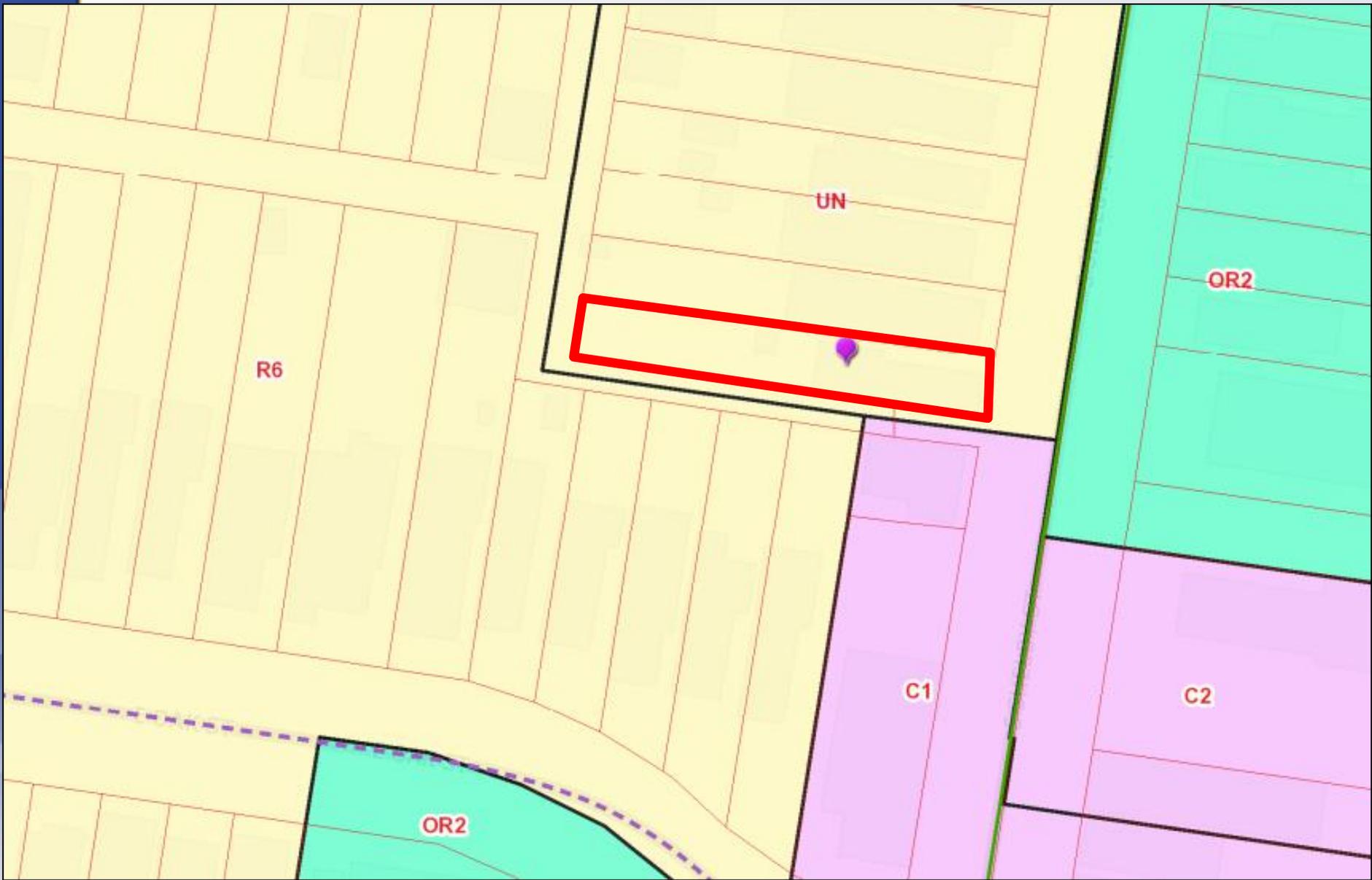
OPPORTUNITY SHELBY



Planning & Zoning Committee
August 2, 2022







Requests

- **Change in Zoning** from U-N Industrial to C-1 Commercial
- **Waiver** from 10.2.4.B.1 to allow existing structures to encroach into required LBA and waive required plantings in encroachment area (22-WAIVER-0063)
- **Detailed District Development Plan with Binding Elements**

Case Summary

- Site is currently developed with commercial structure
- Structure to be preserved
- Proposed to be utilized for retail
- No parking required (building more than 50 years old)

Site Photos-Site Context



 Front of structure and brick alley

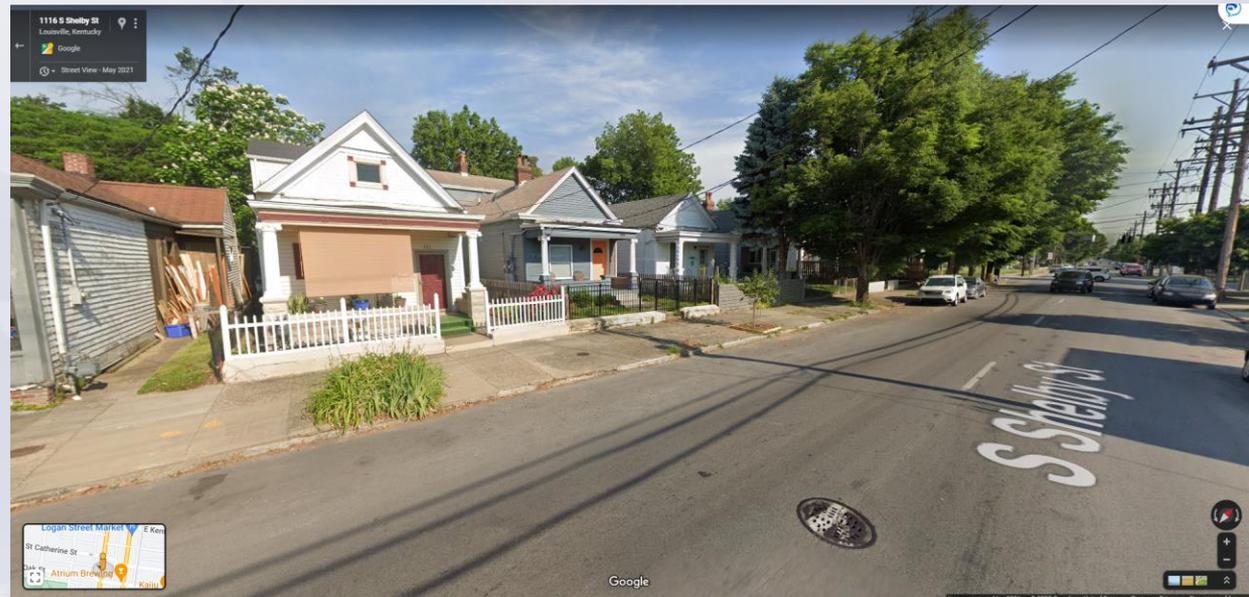
22-ZONE-0027

Site Photos-Surrounding Area

Commercial adjacent to south



Single Family adjacent to north



Site Photos-Surrounding Area

Commercial
across S Shelby
Street

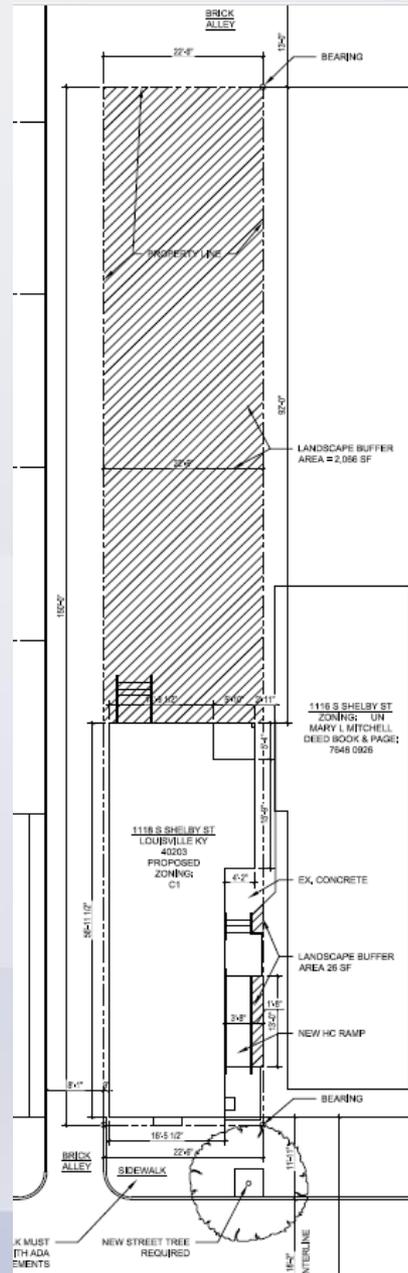


Commercial
& single
family across
S Shelby
Street

LOUISVILLE
METRO



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 2/15/2022
- LD&T meeting on 5/19/2022
- Planning Commission public hearing on 7/7/2022
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from UN to C-1 by a vote of 8-0.