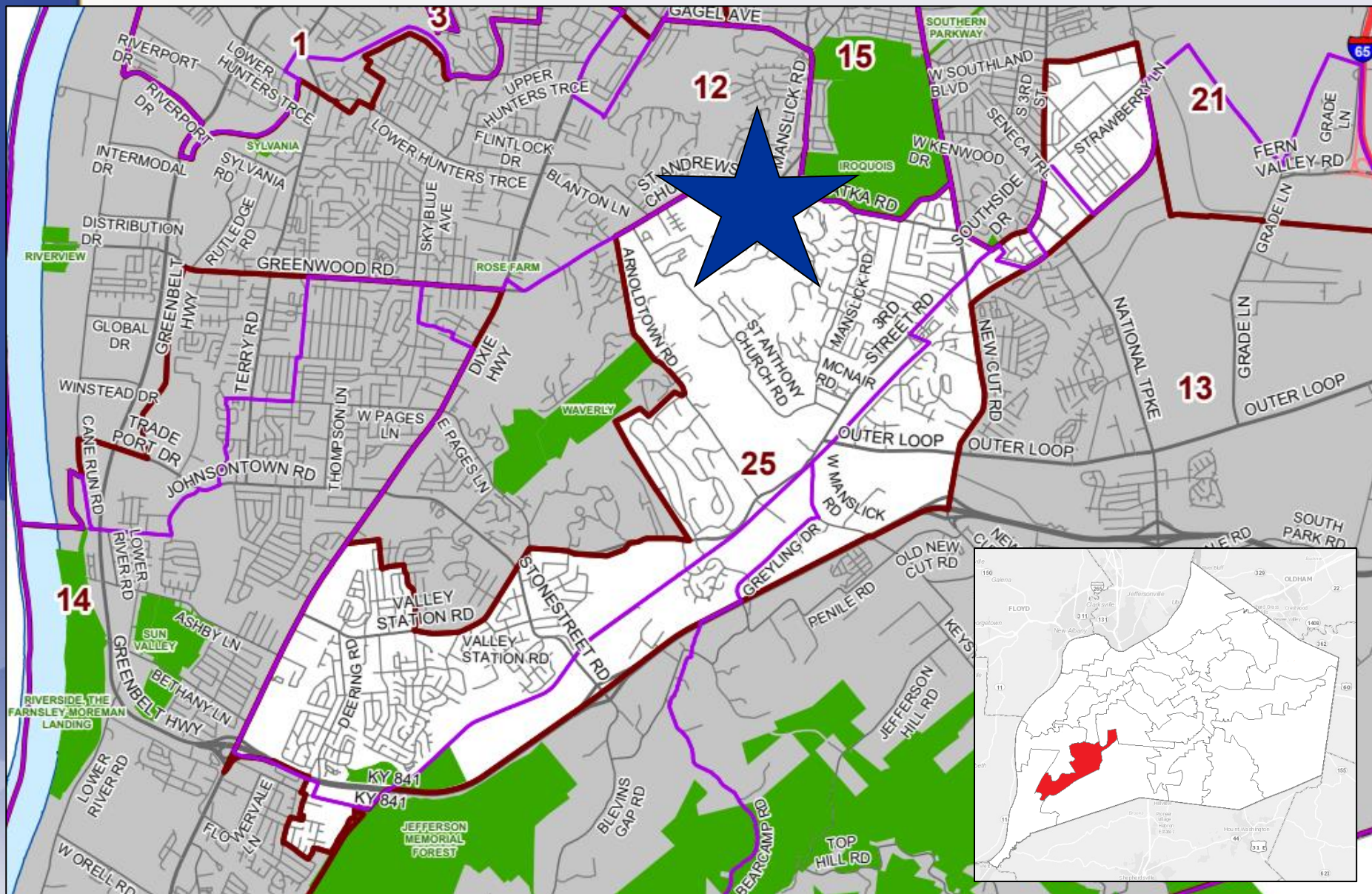


21-ZONE-0105

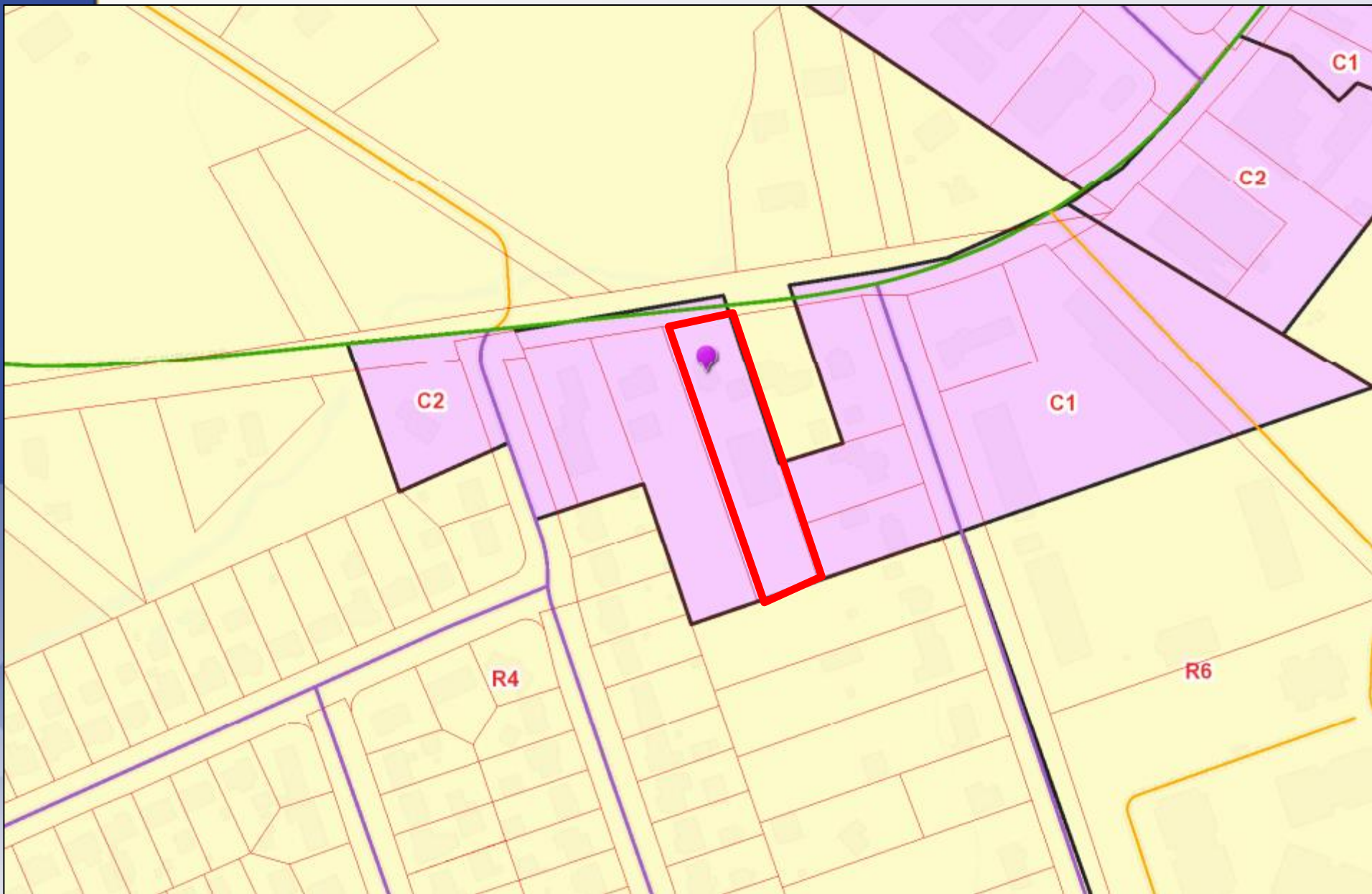
SECOND NATURE LAWN CARE



Planning & Zoning Committee
February 7, 2023







Louisville

Existing: C-1/N
Proposed: C-2/N

21-ZONE-0105

Requests

- **Change in Zoning** from C-1 Commercial to C-2 Commercial
- **Conditional Use Permit** for a contractor's yard with outdoor storage in the C-2 zoning district (4.2.51) (21-CUP-0131)
- **Variance** from Table 5.3.2 to permit structures and VUA to encroach into required side and rear yard setbacks (east: required 30', requested 4.5', variance of 25.5'; south: required 30', requested 0', variance of 30') (21-VARIANCE-0118)
- **Waiver** from 10.2.4.B.1 to permit encroachment into required LBA and to omit required plantings where the encroachment occurs (21-WAIVER-0111)
- **Detailed District Development Plan** with Binding Elements

Case Summary

- Site is currently developed with residential structure and pole barn
- Landscaping business in rear in and around pole barn
- Under zoning enforcement for operation of a contractors shop with outdoor storage in C-1

Previous Case on Site

- 18WAIVER1016 - waiver to allow pole barn footprint to exceed footprint of principal structure. Pole barn was to be used for storage of utility and seasonal vehicles.

Site Photos-Site Context



View into site from St. Andrews Church Rd.





Public Meetings

- Neighborhood Meeting on 7/15/2021
- LD&T meeting on 2/24/2022 and 12/8/2022
- Planning Commission public hearing on 1/5/2023
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from C-1 to C-2 by a vote of 7-1.