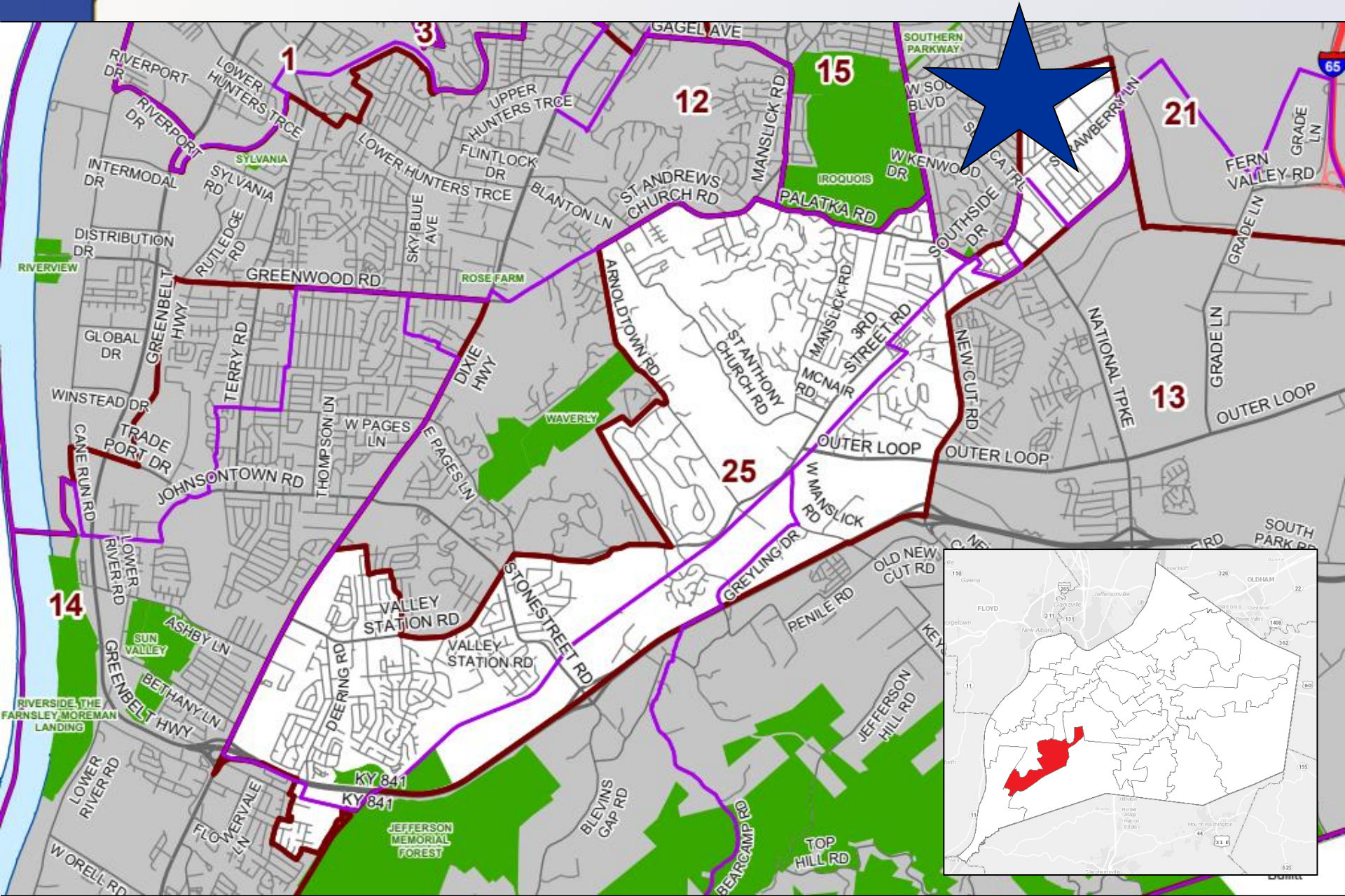


# 21-ZONE-0161 SOUTHSIDE DRIVE



Planning & Zoning Committee  
October 4, 2022





Louisville

6101-6107 Southside Dr., 101-111 Steedly Dr.

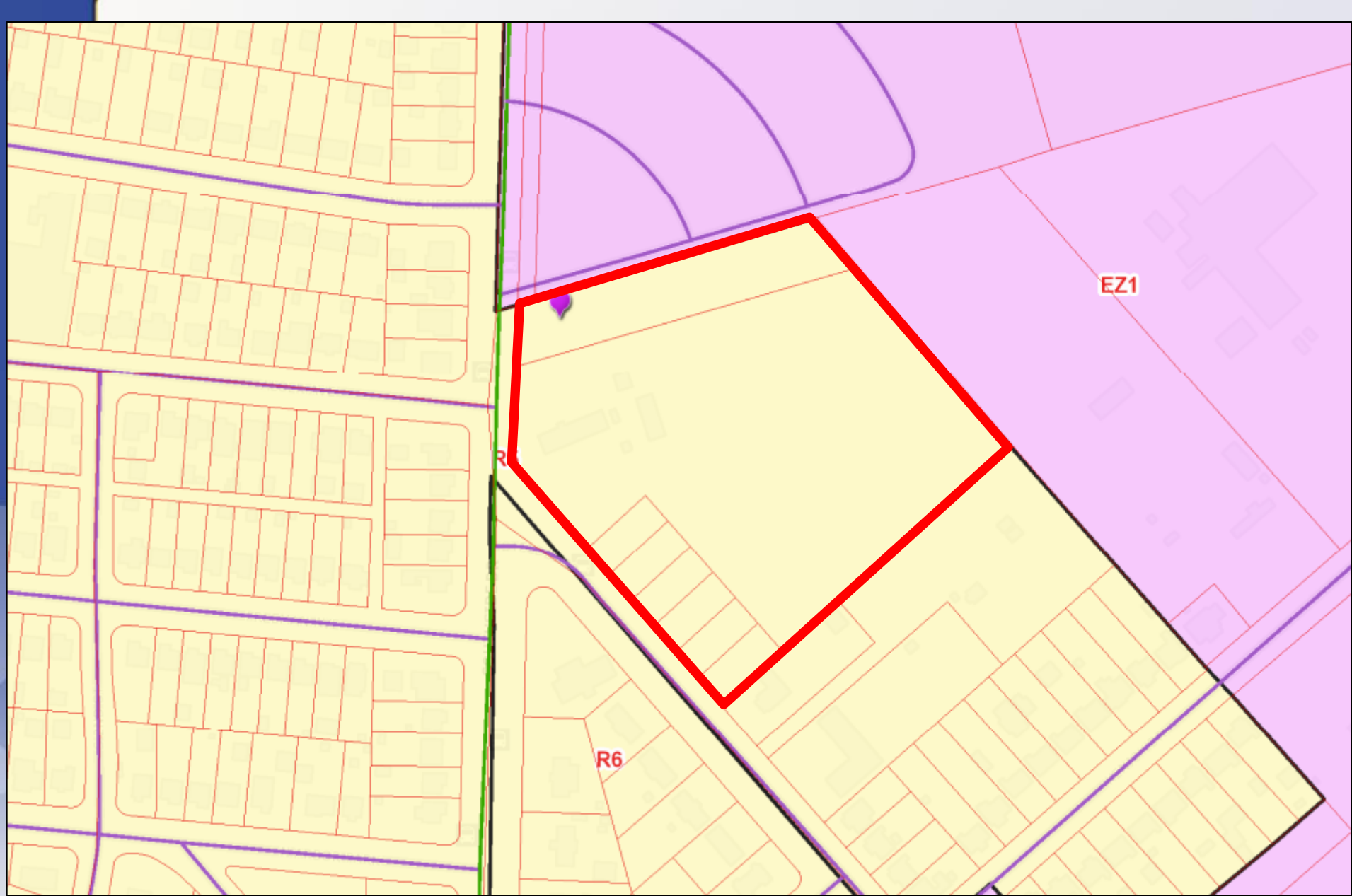
District 25 - Amy Holton Stewart

21-ZONE-0161









# Requests

- **Change in Zoning** from R-5 Single Family Residential to C-2 Commercial
- **Waiver** to not provide vehicular and pedestrian connections to the east and south adjoining properties (22-WAIVER-0012)
- **Detailed District Development Plan** with Binding Elements

# Case Summary

- Site is currently partially developed - residential house, not to be preserved
- Historic Preservation notice sent with Planning Commission notice
- Proposed construction of 45,000 sf of contractor shop space & 22,250 sf of commercial space
- Commercial might be grocery store, restaurant, retail, other goods & services
- Contractor shop space in rear, commercial in front

# Site Photos-Subject Property



View of site from Southside Drive

21-ZONE-0161



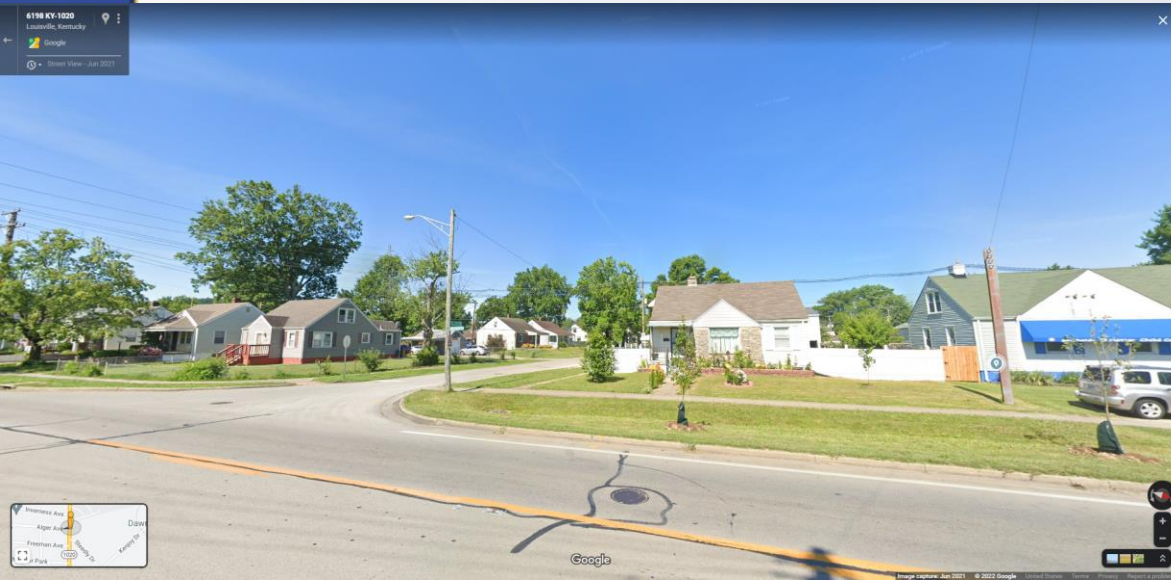
# Site Photos-Subject Property



View of site from Steedly Drive



# Site Photos-Surrounding Area



Residential  
across Southside  
Drive

Residential  
across  
Steadly  
Drive





# Site Photos-Surrounding Area



Former Naval Ordnance site to the north

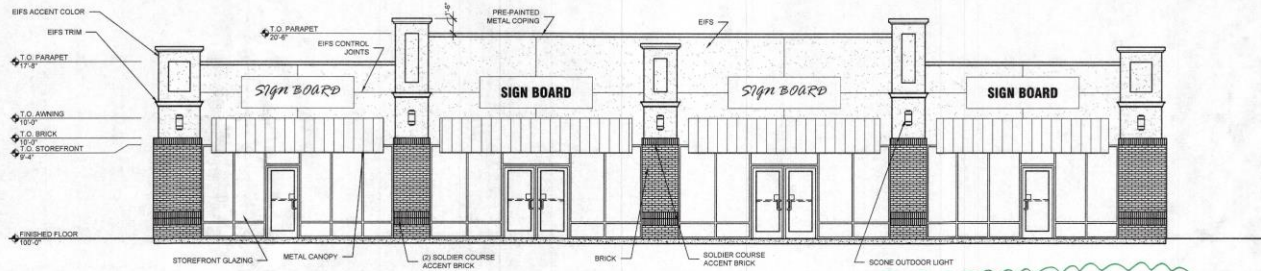
Residential and institutional uses to the south





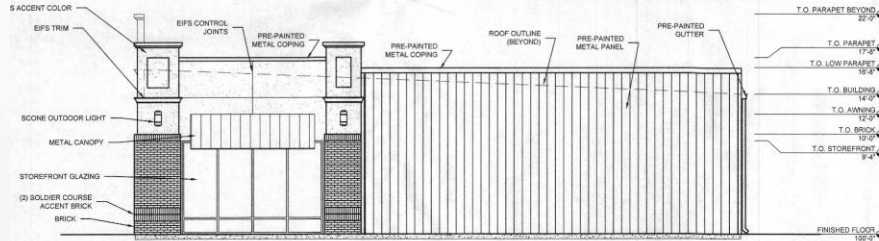


# Elevations



**01 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

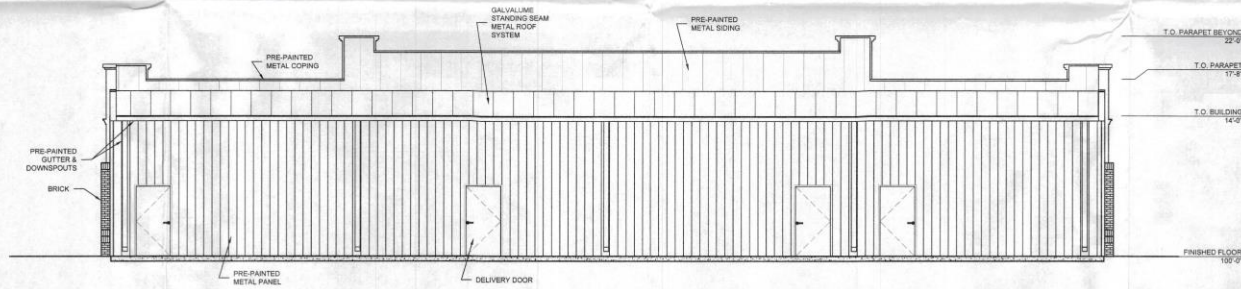
6,000 s.f. Commercial bldg  
facing Southside Drive



**02 RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**03 LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**04 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

RECEIVED  
FEB 25 2022  
PLANNING & DESIGN SERVICES

Kayes Architects and Associates expressly reserves its common law copyright and other property rights in these documents. These documents are considered proprietary information and shall not be upgraded, changed or copied in any form or matter whatsoever nor are they to be assigned to any third party without first.



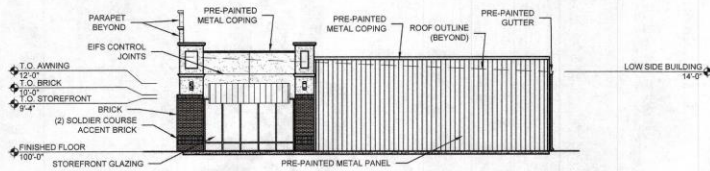


# Elevations

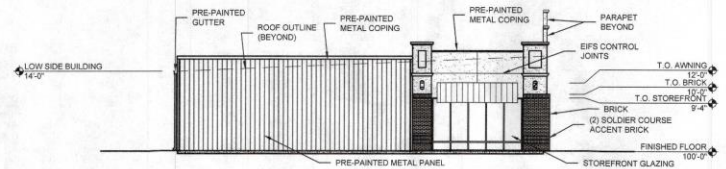


16,250 S.F. Commercial bldg

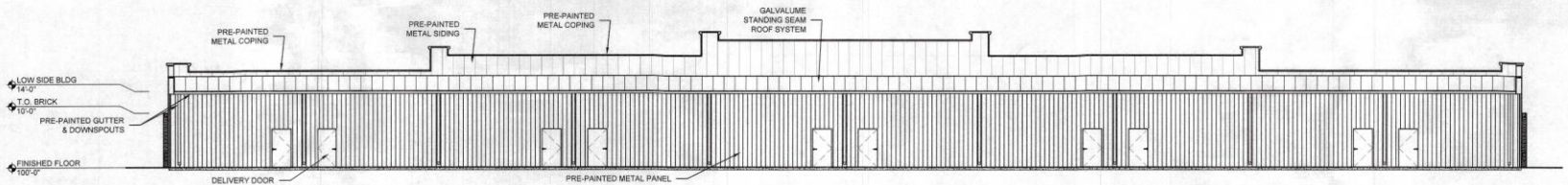
**01 FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"



**02 LEFT ELEVATION**  
SCALE: 3/32" = 1'-0"



**03 RIGHT ELEVATION**  
SCALE: 3/32" = 1'-0"



**04 REAR ELEVATION**  
SCALE: 3/32" = 1'-0"

# Public Meetings

- Neighborhood Meeting on 11/9/2021
- LD&T meeting on 8/11/2022
- Planning Commission public hearing on 9/1/2022
  - Three people spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-5 to C-2 by a vote of 9-0.