

16ZONE1051

Hertz Corporation



Louisville Metro Planning Commission Public Hearing

Laura Mattingly, Planner I

February 16, 2017

Request(s)

- Change in zoning from C-1 to C-2
- Detailed District Development Plan

Case Summary / Background

- Auto Rental and Sales facility located on Bardstown Road just southeast of Buechel Bypass
- Re-use of existing auto repair facility
- 3,287 square foot building
- No additions or increased impervious surface
- No previous cases on site
- Access and streetscape improvements
- Additional tree plantings and screening on north side adjacent to residential

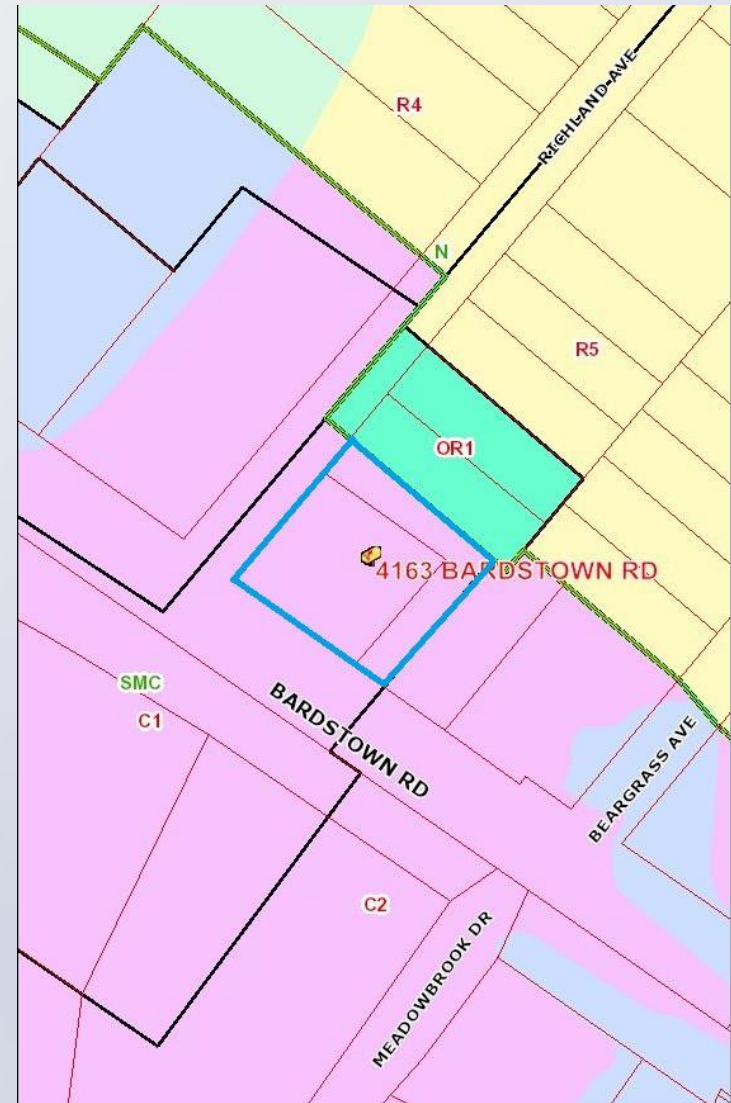
Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

- North: OR-1/N
- South: C-1, C-1/SMC
- East: C-2/SMC
- West: C-2/SMC



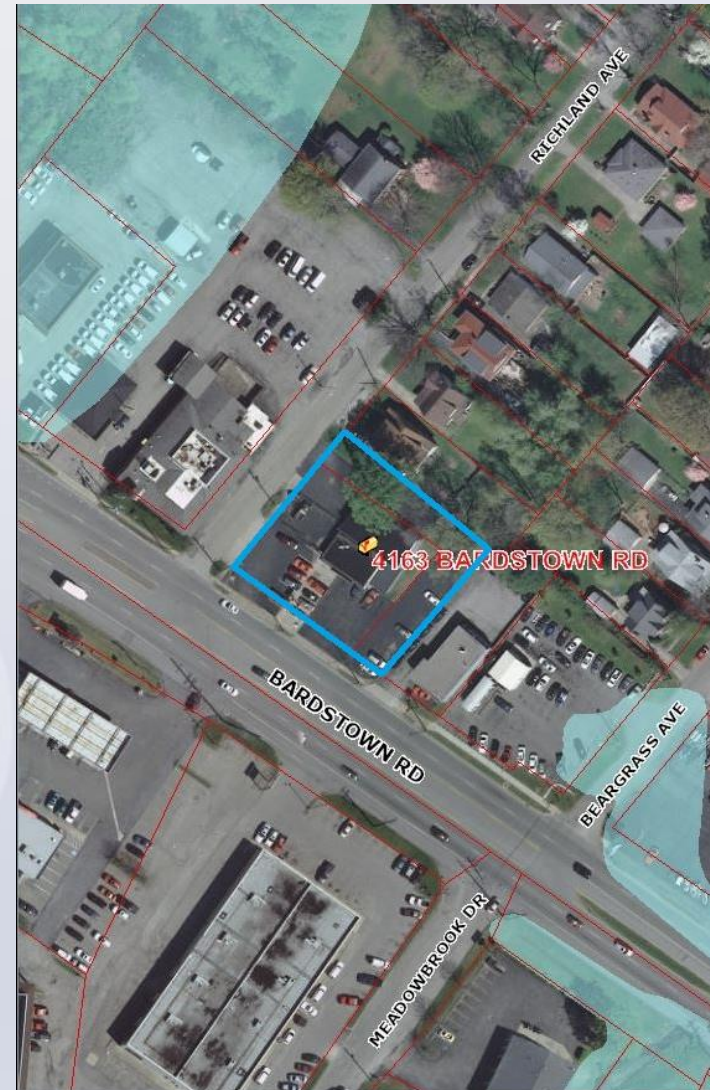
Aerial Photo/Land Use

Subject Property:

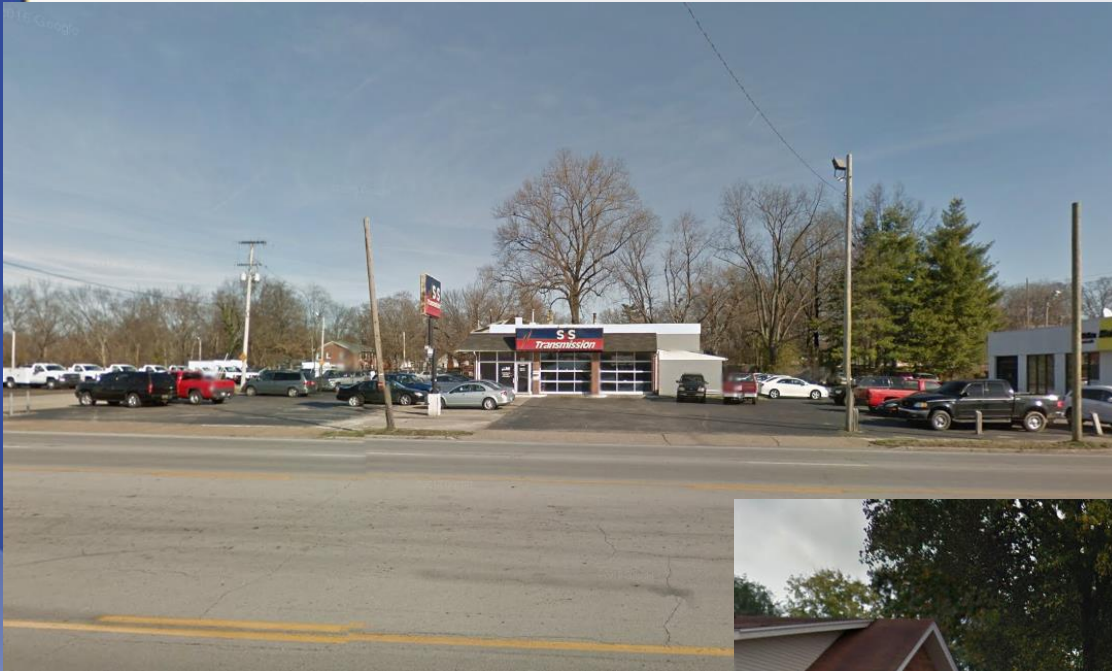
- Existing: Auto Service
- Proposed: Auto Rental & Sales

Adjacent Properties:

- North: Single Family Residential
- South: Auto Parts/Convenient Store
- East: Auto Services
- West: Auto Services



Site Photos-Subject Property



Site Photos-Subject Property



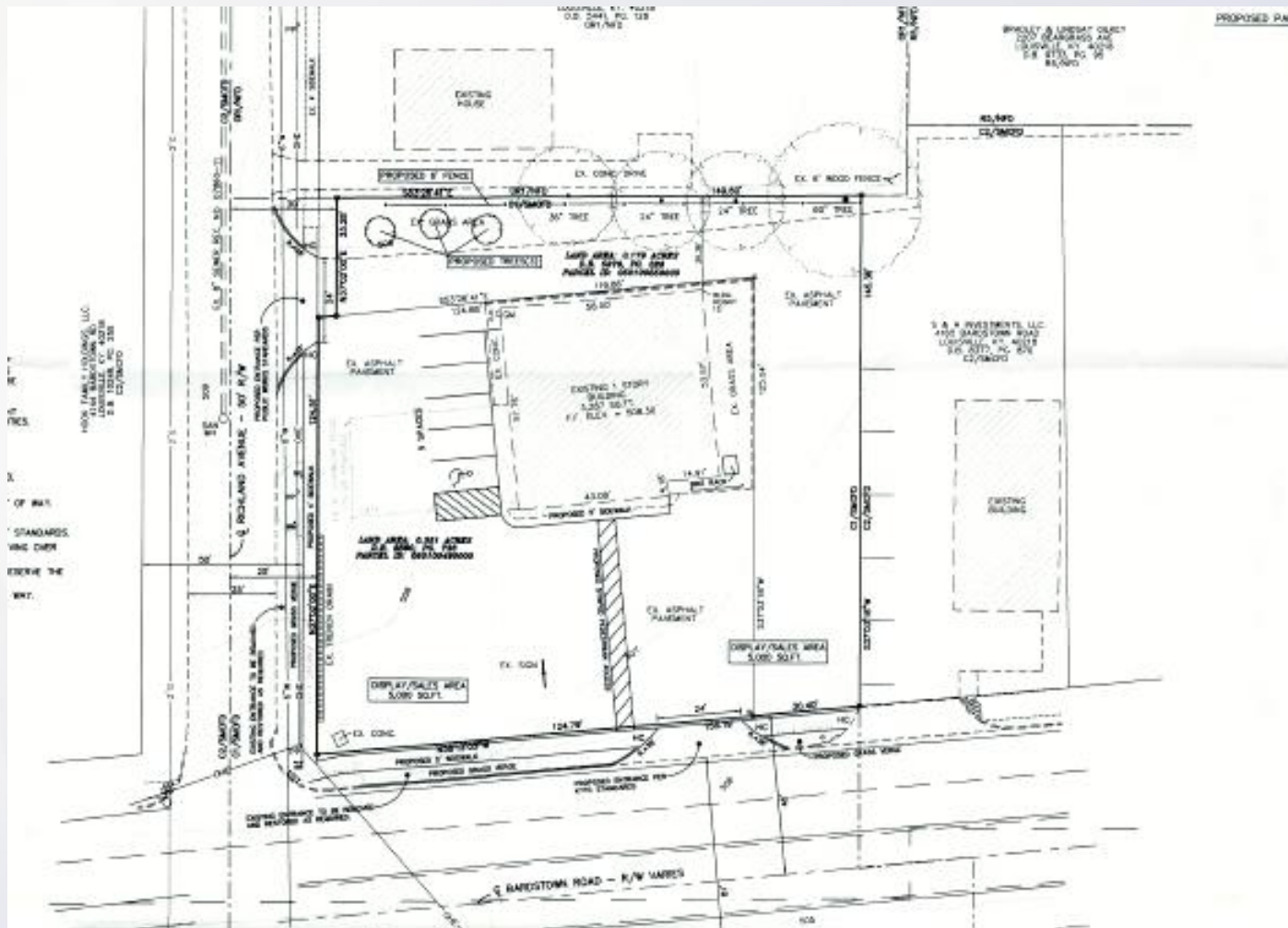
Site Photos-Surrounding Areas



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Applicant's Development Plan



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Agency review comments have been addressed.

Staff Analysis and Conclusions

- Existing commercial corridor and compatible use
- Re-use of an existing facility
- Transit is available (Three transit stops within 100 feet)
- Access by vehicles, bicycles, and pedestrians
- Sidewalks and curb are being improved
- High intensity/density zoning on an arterial
- Landscaping not required, but additional plantings and screening provided adjacent to incompatible use
- Zoning is similar to existing zoning in area
- Proposal conforms to Comprehensive Plan and Land Development Code

Required Actions

- Zoning from C-1 to C-2: Recommend to Louisville Metro Council for approval/denial
- Detailed District Development Plan with binding elements: Approve/Deny