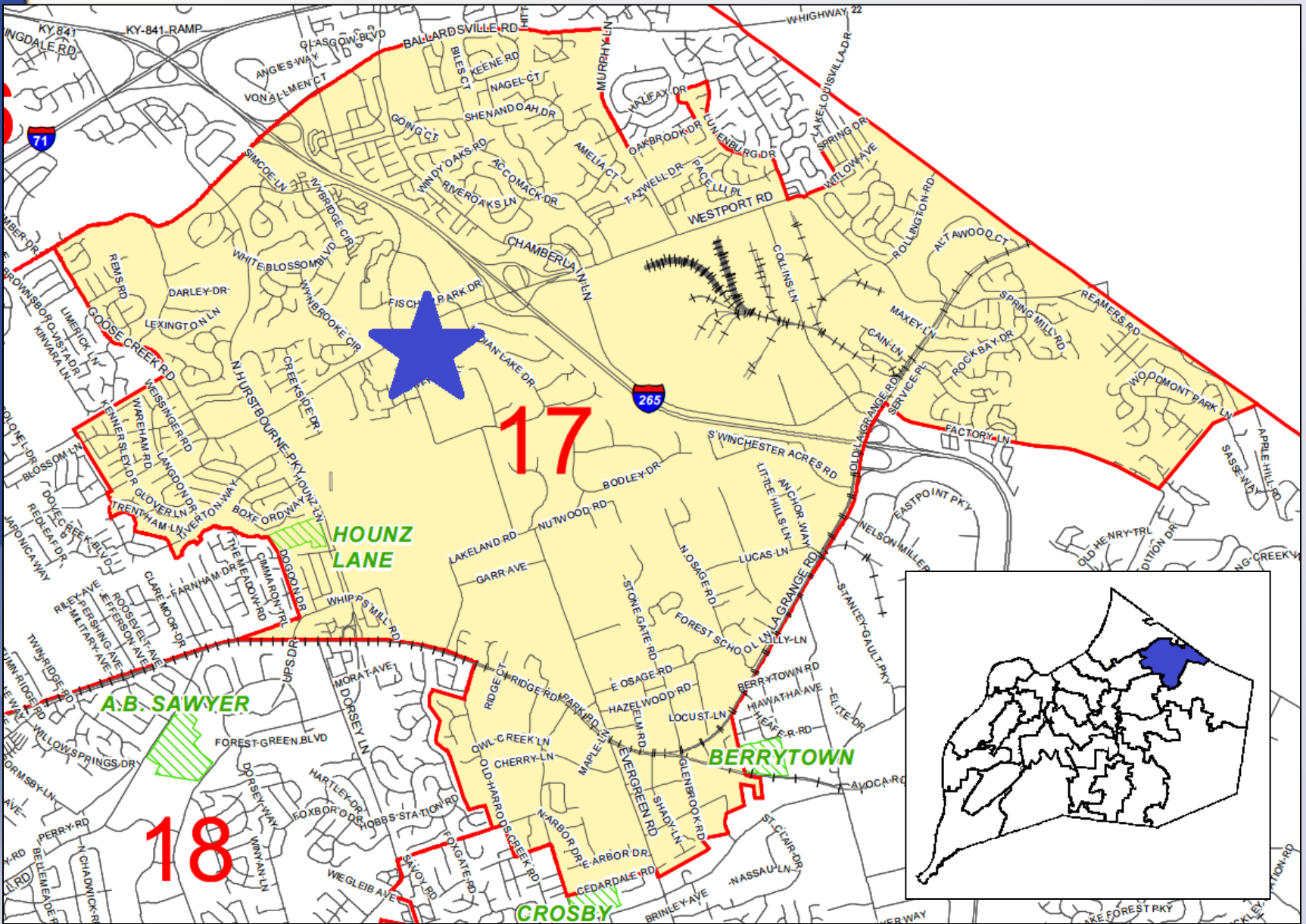


**16ZONE1068**

**River City Mini-Warehouse**



**Planning/Zoning, Land Design & Development**  
**March 14, 2017**



# Requests

- Zone change from C-1 to C-2 on 1.26 acres
- Conditional Use Permit for mini-warehouse with relief from:
  - requirement for LBA adjoining residential properties (LDC 4.2.35.B)
  - building height limit (LDC 4.2.35.G)
- Detailed Development Plan
- Waivers from:
  - requirement for LBA adjoining residential properties (LDC 10.2.4/Table 10.2.2)
  - requirement for LBA along Freys Hill Road (LDC 10.2.10)



# Case Summary / Background

- Re-use of existing 24,000 sq ft indoor athletic facility as mini-warehouse
- No structural alterations of existing building exterior
- No change in size of existing parking area
- Relief from CUP requirements necessary due to existing site conditions
  - Existing structure too close to property lines to accommodate LBA
  - Neither adjoining R-4 property developable for residential use
  - Existing structure exceeds 15 ft in height
- Waivers also necessary due to existing site conditions
  - Existing structure too close to property lines to accommodate LBA
  - Existing parking area closer than 10 ft from Freys Hill Road; a variance was received at time of original construction

# Zoning/Form District

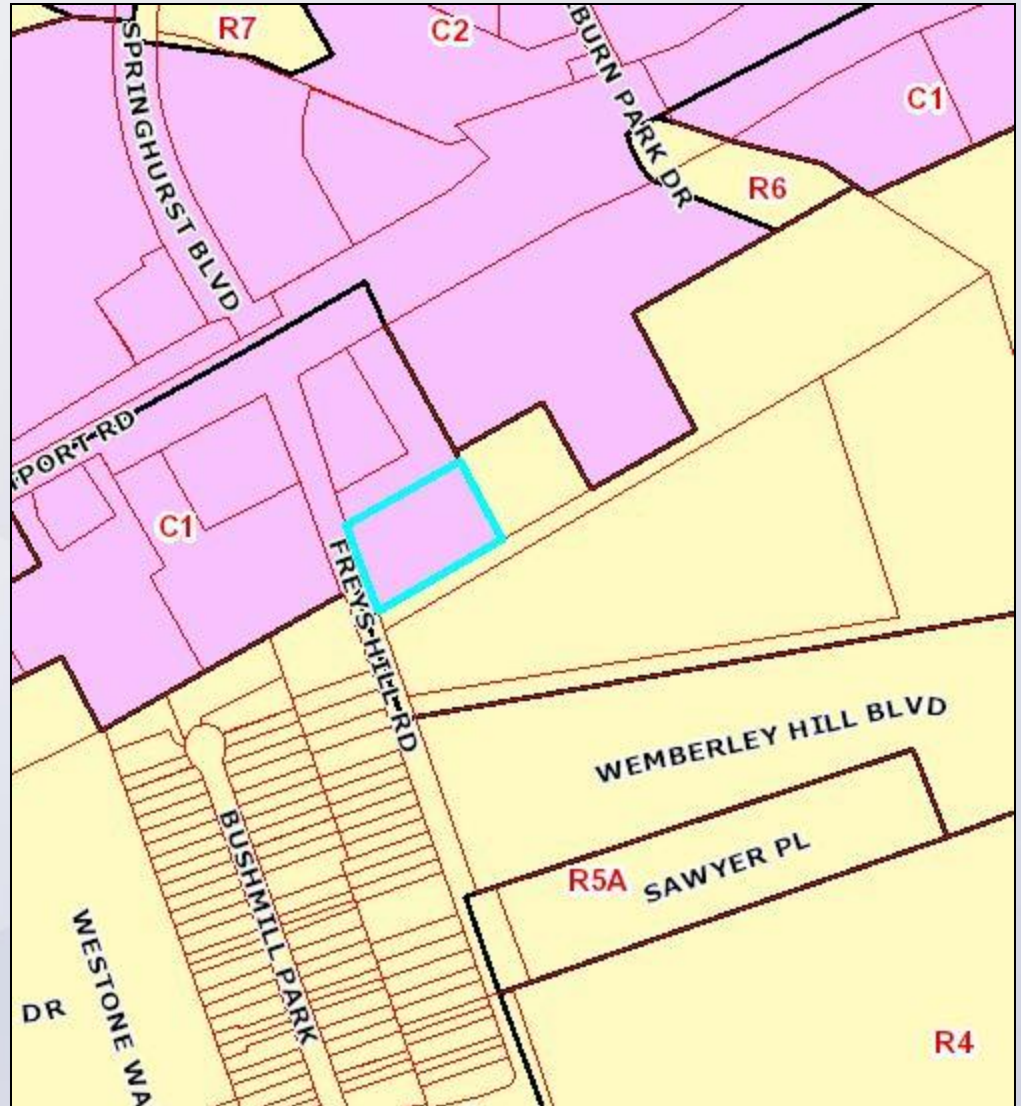
## Subject Property:

Regional Center Form District

- Existing: C-1
- Proposed: C-2 w/CUP

## Adjacent Properties:

- North: C-1/Regional Center
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: C-1 Retail;  
R-6 Neighborhood



# Aerial Photo/Land Use

## Subject Property:

- Existing: Indoor athletic facility
- Proposed: Mini-warehouses

## Adjacent Properties:

- North: Restaurant, retail
- South: Vacant
- East: Louisville Water Co. facility
- West: Neighborhood open space, retail





# Site Photos









1 Option One 3D View 1  
SD201



2 Option One 3D View 2  
SD201

# PC Recommendation

- The Planning Commission conducted public hearings on 2/16/2017
- No one spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from C-1 to C-2 by a vote of 9-0 (9 members voted)