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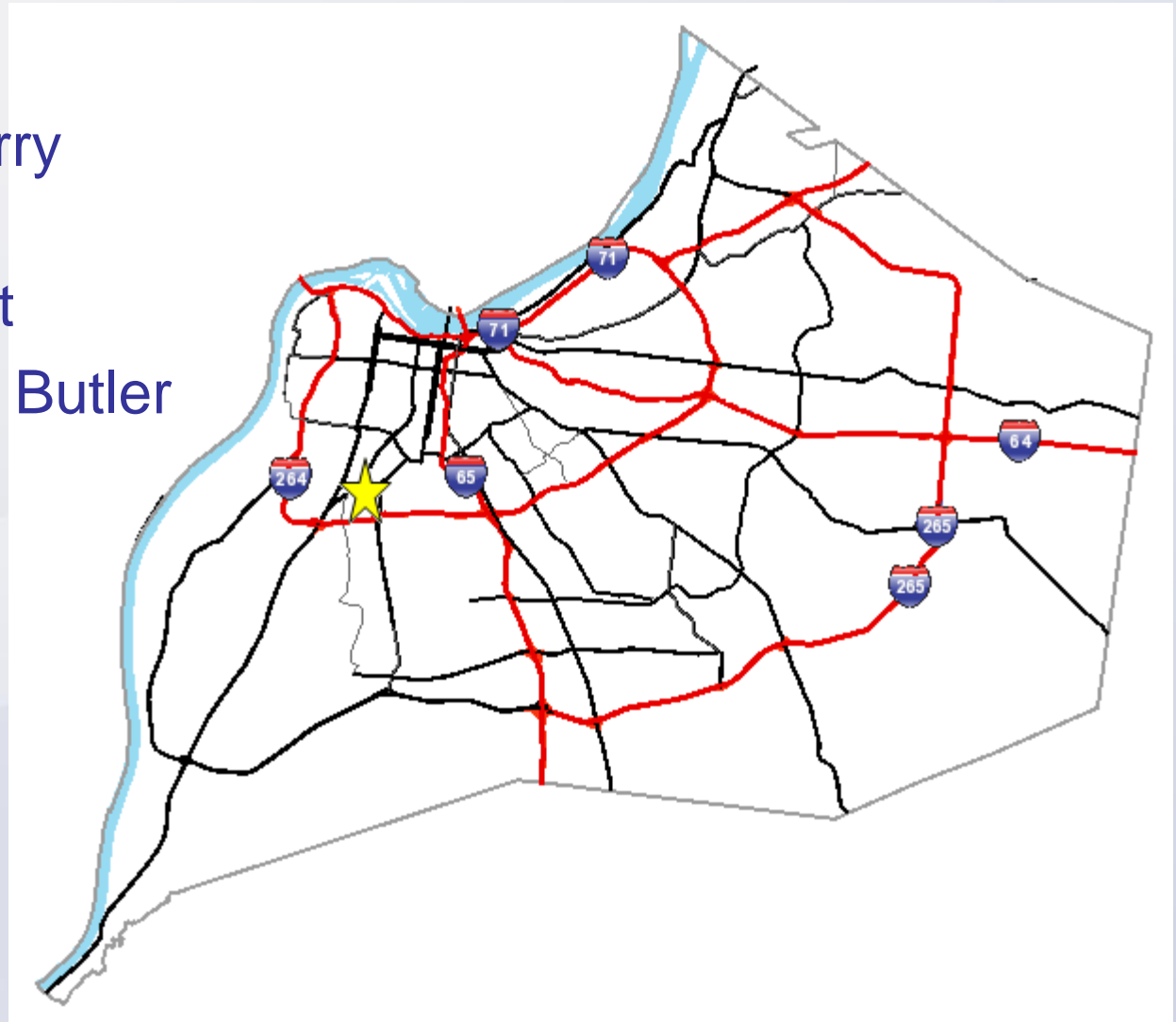
Berry Auto Sales



Planning/Zoning, Land Design & Development
April 28, 2015

Location

- 1504-1506 Berry Boulevard
- Council District 15 – Marianne Butler



Requests

- Change in zoning from C-1 to C-2
- Detailed District Development Plan
- Binding Elements
- Waiver #1 from LDC 10.2 to encroach into the 15' LBA along the west lot line.
- Waiver #2 from LDC 10.2 to encroach into the 5' VUA LBA along Berry Blvd.

Case Summary / Background

- Existing 2,560 SF structure on site to be used for auto sales
- Southwest corner of Berry Blvd. & Wheeler Ave.
- Access from Berry Blvd. & Conn St. maintained while Wheeler Ave. to be closed
- Conn St. functions more like a rear alley
- Landscaping & screening mostly provided along east, west, & south property lines
- Striping for sales display & required parking spaces provided

Zoning/Form Districts

- Subject Property:
 - Existing: C-1, TN
 - Proposed: C-2, TN
- Adjacent Properties:
 - North: R-5/C-1, TN
 - South: R-5, TN
 - East: OR-1, TN
 - West: R-5, TN



Aerial Photo/Land Use

- Subject Property:
 - Existing: Restaurant, Retail
 - Proposed: Auto Sales
- Adjacent Properties:
 - North: Daycare, SF Residential
 - South: SF Residential
 - East: SF Residential
 - West: SF Residential



South from Berry Blvd.



West from Wheeler Ave.



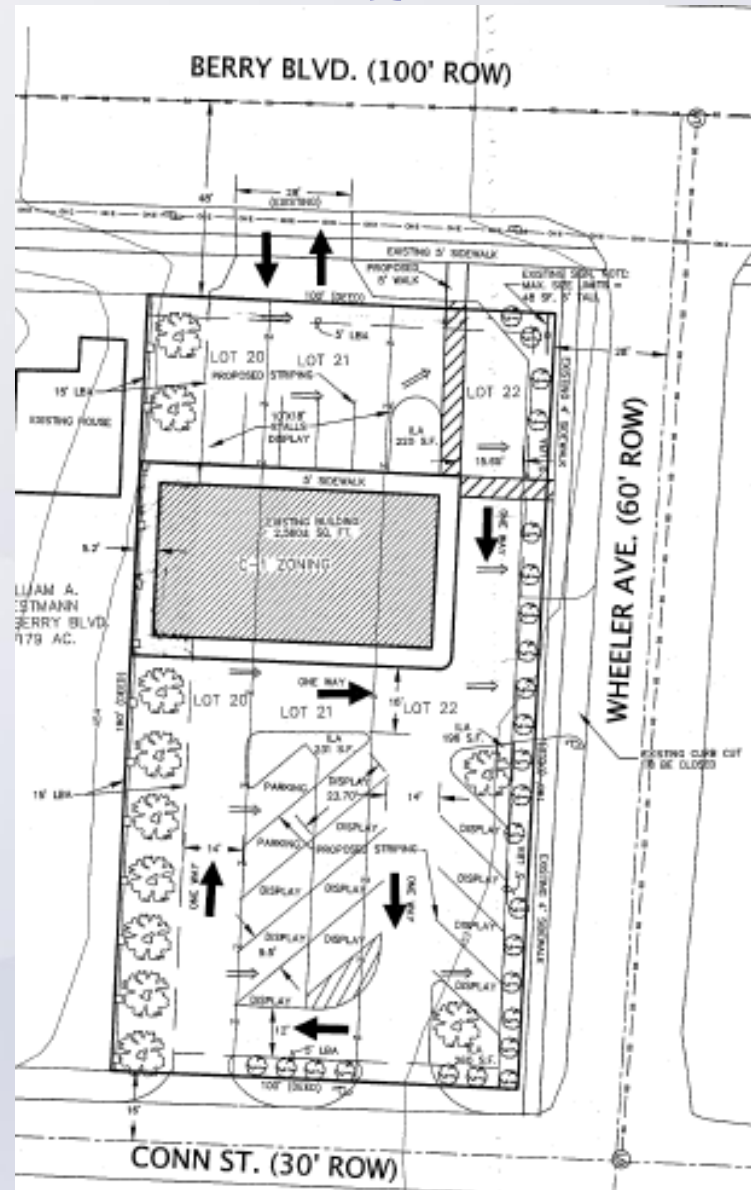
SW from Wheeler Ave.



Applicant's Development Plan

Highlights:

- Lot Size: 0.436 Acres
- Floor Area: 2,560 SF
- FAR: 0.135
- Parking Required: 1 to 2 Spaces
- Parking Provided: 2
- Waiver #1 to encroach into 15' LBA along west lot line
- Waiver #2 to encroach into 5' VUA LBA along Berry Blvd.



PC Recommendation

- Public Hearing was held on 4/2/2015
 - Two people spoke in opposition to the proposal but the applicant was able to take care of some of their concerns with the addition of binding elements.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from C-1 to C-2 to Louisville Metro Council (6 members voted)