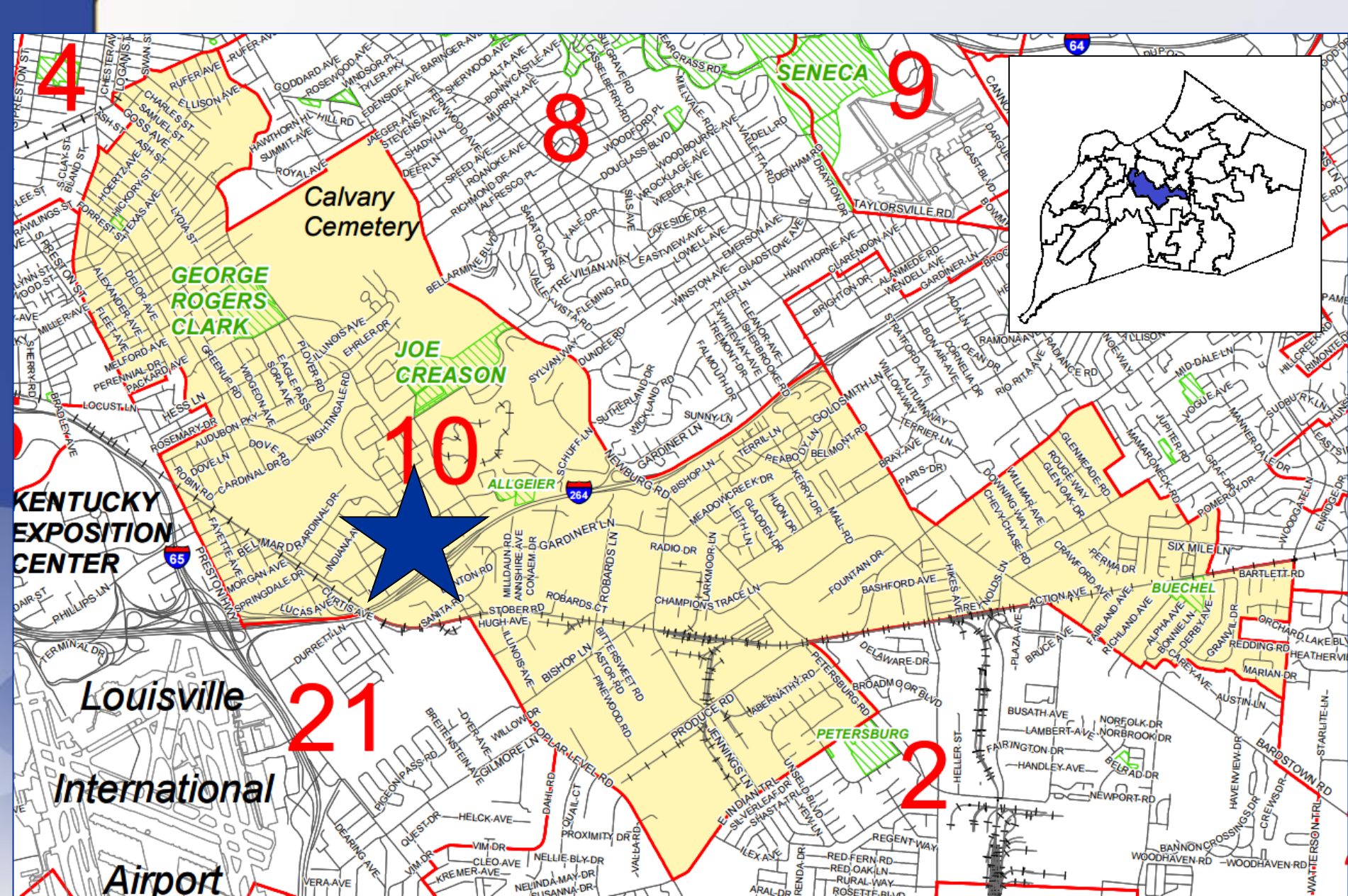


19-ZONE-0013 VISIONFIRST



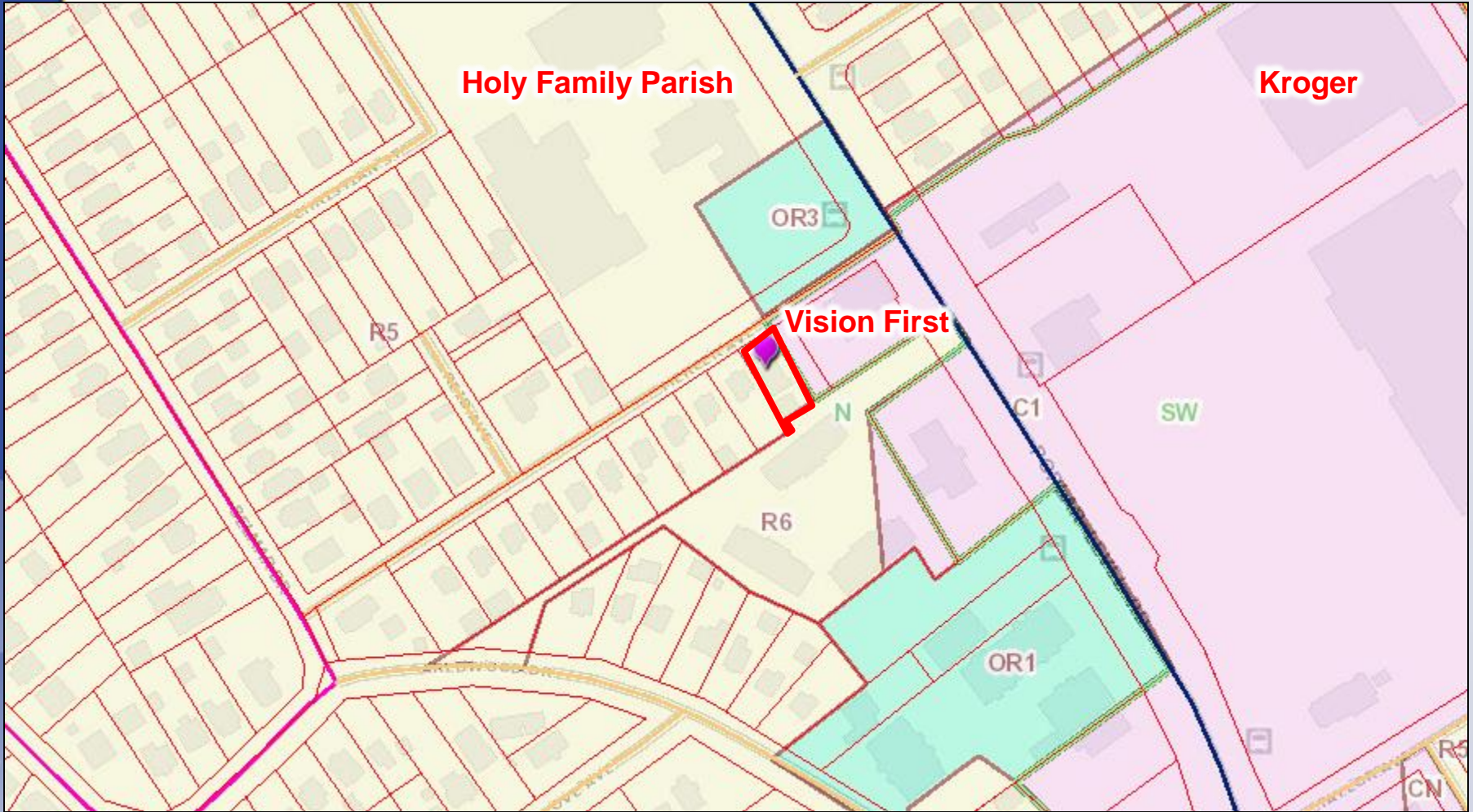
Planning & Zoning Committee
October 15, 2019



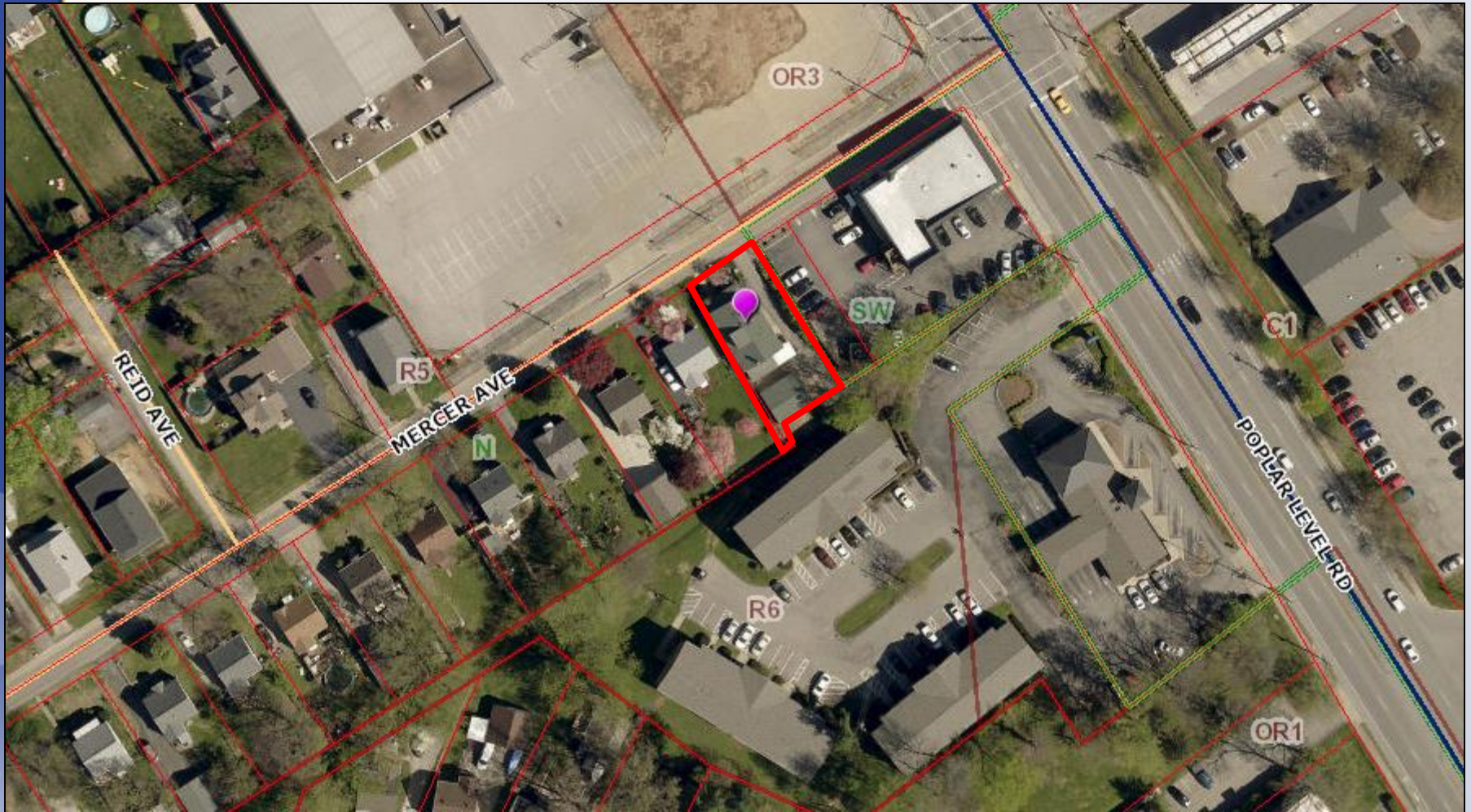
Louisville
METRO

1692 Mercer Avenue
District 10 - Pat Mulvihill

19-ZONE-0013



Existing: R-5/N
Proposed: OR/N



Existing: Single Family
Proposed: Office

Requests

- Zoning change from R-5 Single Family Residential to OR Office Residential
- Waivers
 - #1 - From 10.2.4.A to allow existing structures to encroach into the required property perimeter LBA (19-WAIVER-0004)
 - #2 - From Table 10.2.4 to allow LBA planting requirements to be met by existing vegetation (19-WAIVER-0004)
- Detailed District Development Plan with Binding Elements

Case Summary

- The lot is currently developed as a single family residence.
- Proposed to be used for administrative office.
- The existing VisionFirst Eyecare office is located immediately to the east.

Case Summary

- No patients are proposed to be seen in the new office.
- No exterior changes to the structure are proposed.
- Parking is shared between the new office, the existing office, and a new lot under construction along Poplar Level.

Site Photos-Site Context



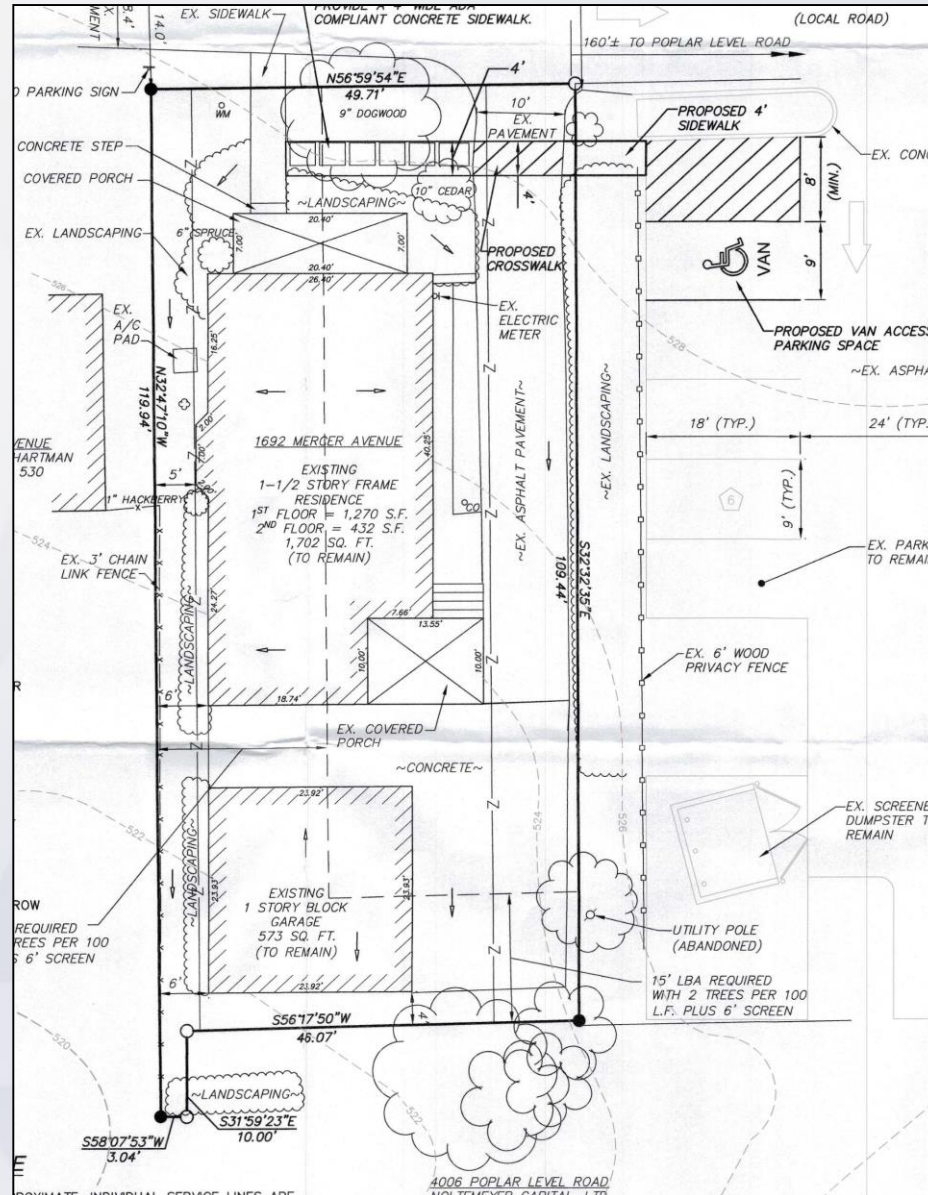
View of subject property from Mercer Avenue

Site Photos-Surrounding Areas

Existing VisionFirst facility with subject property behind



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 4/24/2019
 - Conducted by the applicant (6 people attended).
- LD&T meeting on 8/22/2019
- Planning Commission public hearing on 9/19/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-5 to OR by a vote of 6-0 (three members were not present).