

16ZONE1025

Thompson Brothers Plumbing, Lago's
Logos, & Jesse's Lawn Service



Louisville Metro Planning Commission Public Hearing

Julia Williams, RLA (IN), AICP, Planning Supervisor

December 1, 2016

Request(s)

- Change in zoning from R-4 to C-2
- Variance from 5.1.12. A.2 to permit the proposed buildings to be set back further than the range of the two closest principal structures.
- Waiver from Chapter 10.2.4 to permit an existing building to encroach into a 15' LBA along the south property line and to permit proposed buildings to encroach into the buffers where C-2 is adjacent to R-4 and M-2 zoning as shown on the development plan
- General and Detailed Development plan

Case Summary / Background

- Expansion of existing businesses
- Mixed use area
- Residential zoning nearby, many vacant
- Railroad to the east
- Roberts Avenue and Southside Drive is commercial

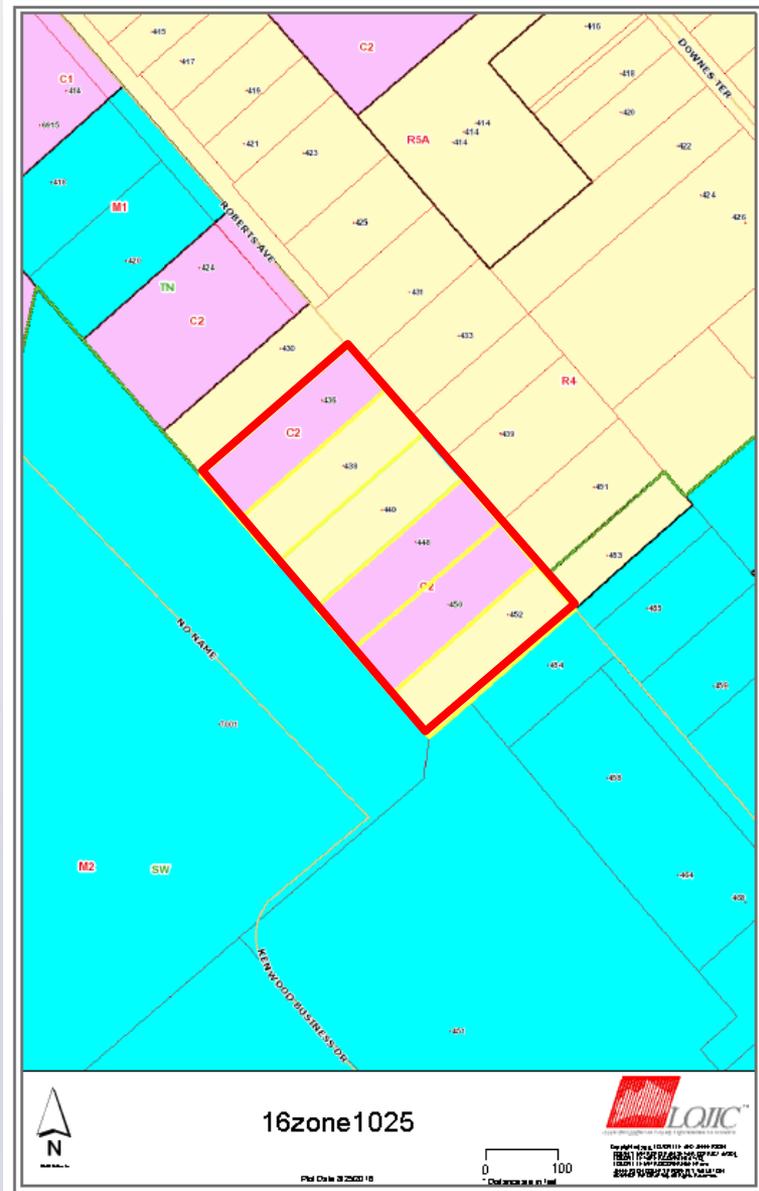
Zoning/Form Districts

Subject Property:

- Existing: R-4/TN
- Proposed: C-2/TN

Adjacent Properties:

- North: R-4/TN
- South: M-2/SW
- East: R-4/TN, SW
- West: M-2/SW



Aerial Photo/Land Use

Subject Property:

- Existing: Commercial/ Residential
- Proposed: Commercial

Adjacent Properties:

- North: Single Family Residential
- South: Industrial
- East: Vacant/ Residential
- West: Industrial



Site Photos-Subject Property

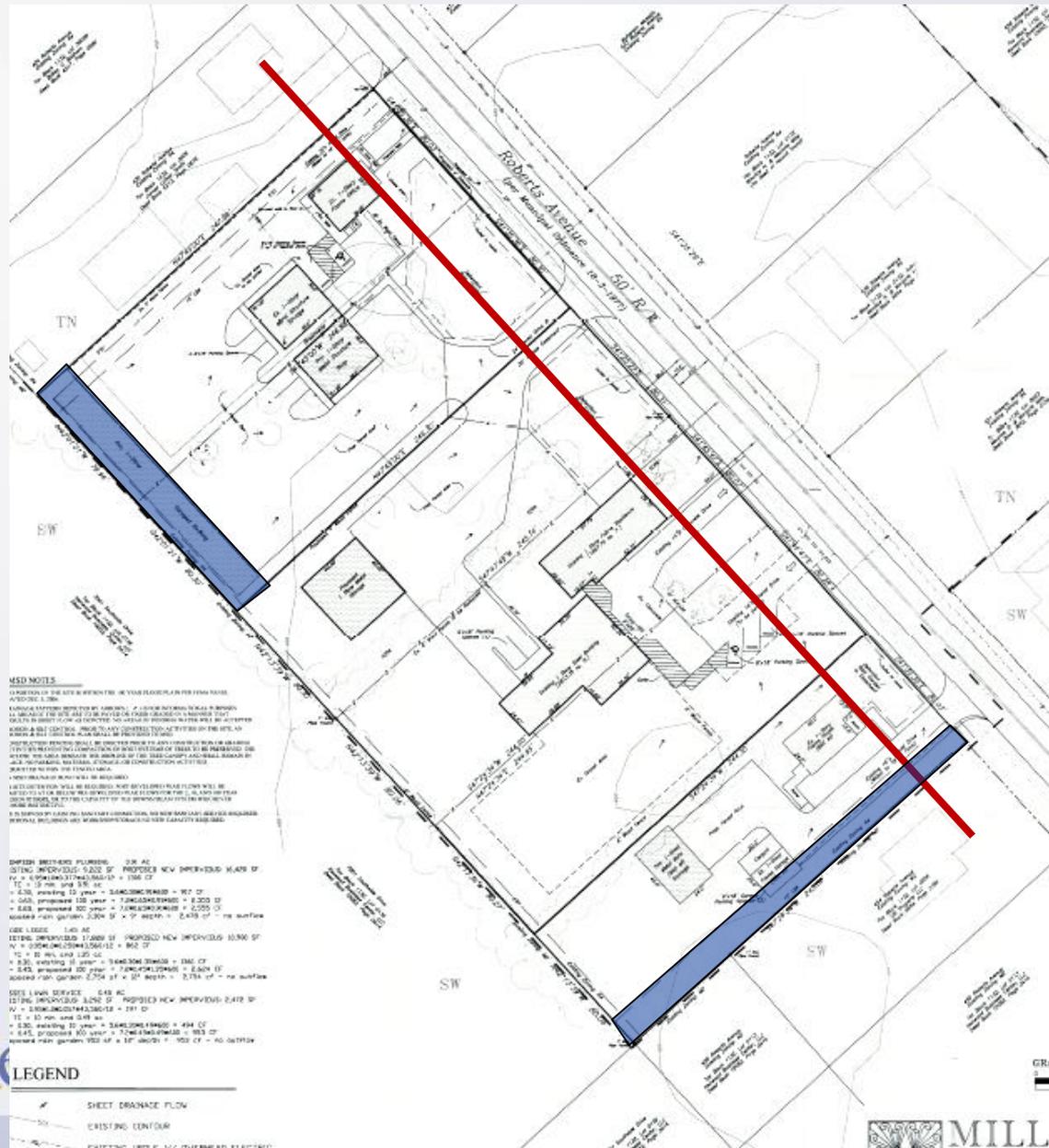


Site Photos-Surrounding Areas



Louisville

Waiver & Variance Exhibit



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Tree canopy requirements need to be shown for 452 Roberts Ave.

Staff Analysis and Conclusions

- Located in an area between moderate industrial and high intensity commercial
- Existing buildings are preserved.
- Part of an existing mixed use corridor
- Due to the location between an industrial center and commercial center the infrastructure is available to support the use
- Area is inappropriately identified as Traditional Neighborhood
- Roberts Avenue has a commercial entrance but dead ends into industrial
- More appropriate for a workplace form.

Required Actions

- Zoning from R-4 to C-2: Recommend to Louisville Metro Council for approval/denial
- Variance: Approve/Deny
- Waiver: Approve/Deny
- General/Detailed District Development Plan with binding elements: Approve/Deny