



Change in Zoning / Form District Application

Louisville Metro Planning & Design Services

Case No.: 15ZONR1025 Intake Staff: B

Date: 2/29/16 Fee: \$625.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Change in Zoning / Form District from R-7/TN to C-N/TN

Project Description (e.g., retail center and office development, etc.): Professional Office & Retail Development (Boutique)

Project Name: Best Choice

Primary Project Address: 3151 West Broadway, Louisville, KY 40211

Additional Address(es): _____

Primary Parcel ID: 006J00010000

Additional Parcel ID(s): _____

of Residential Units: 1 Commercial Square Footage: 1296

Proposed Use: Professional Office/Retail Existing Use: Dwelling/Vacant

Existing Zoning District: R-7 Existing Form District: Traditional Neighborhood

Deed Book(s) / Page Numbers²: DB 10399 / PG 812

The subject property contains 0.11470 acres. The area to be rezoned contains 0.11470 acres.

Number of Adjoining Property Owners (APOs): 24 (refer to tax map from PDS)

To the best of your knowledge and belief, does the applicant or any of its related interests have a personal or financial relationship with any Louisville Metro Officer, Metro Council Member, Planning Commission Member or any of their related interests? If yes, please explain the nature of the relationship (including name of official)

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹

Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Katrena Scott

Name: Katrena Scott

Company: Best Choice LLC

Company: Best Choice LLC

Address: 1839 Cypress Street

Address: 1839 Cypress Street

City: Louisville State: KY Zip: 40210

City: Louisville State: KY Zip: 40210

Primary Phone: (502) 876-0776


Primary Phone: (502) 876-0776

Alternate Phone: (502) 614-6944

Alternate Phone: (502) 614-6944

Email: katrenascott@gmail.com

Email: katrenascott@gmail.com

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Katrena Scott

Company: _____

Company: Best Choice LLC

Address: _____

Address: 1839 Cypress Street

City: _____ State: KY Zip: 40210

City: Louisville State: KY Zip: 40210

Primary Phone: _____

Primary Phone: (502) 876-0776

Alternate Phone: _____

Alternate Phone: (502) 614-6944

Email: _____

Email: katrenascott@gmail.com



Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby

certify that _____ representative/authorized agent/other is (are) the owner(s) of the property which

_____ name of LLC / corporation / partnership / association / e is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Katrena Scott
Best Choice LLC
1839 Cypress Street
Louisville KY 40210
February 25, 2016

Planning & Design Services
Land Development

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RE: Cornerstone Development

I am a long-time resident of our city, and I am writing to discuss a pending request to change the property located at 3151 West Broadway, Louisville, KY 40211 to zoning, Neighborhood Commercial District (C-N). The Neighborhood Commercial District is intended as a specialized district for the location of convenience services near the neighborhoods they are intended to serve. Allowing this zoning would promote flexibility and strengthen this properties land use. This should also assist in continued occupancy of one of our cities vacant properties. The properties corner location and proximity to other businesses creates a great opportunity for new and upcoming entrepreneurs, without causing any additional stressors on the neighborhood.

If this zoning is permitted, it could open up other opportunities along the west end of Broadway. Cornerstone 2020 envisions a community that is recognized for its high quality of life, sense of tradition and competitive spirit. Re-zoning several of the properties along the west end of Broadway could create a miniature marketplace like we have in so many other areas of the city. The Russell neighborhood has been an area subjected to multiple criminal elements. Allowing small businesses to move in the area, may assist the community to take more pride in their area and enhance the livability of the community.

I believe that the request for the property located at 3151 West Broadway to be re-zoned to a Neighborhood Commercial district coincides with the transformations the city is currently undergoing and aligns very closely to the vision of the Cornerstone 2020 plan.

Requesting this zoning type, also falls within the Traditional Neighborhood Form Districts (TNFD) intent and applicability. TNFD design standards are intended to promote the establishment of a mixture of uses that effectively integrate retail, office, institutional, and other non-residential uses within traditional neighborhoods in a manner that provides high quality and convenient service to residents while protecting the character of the neighborhood.

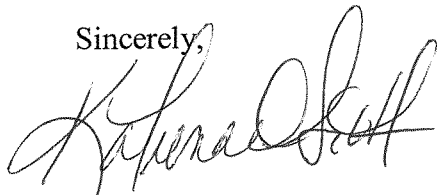
15 ZONE 1025

In addition, this property is currently on the National Register of Historic Places. The historical significance is the architecture and engineering. This current registration would limit the building from any further development, other than refurbishing its current architecture. This further upholds my claim that the re-zoning of this property would not cause any additional stressors on community or change the character of the neighborhood.

Marlow Place Bungalows District
(added 1983 - Jefferson County - #83002699)
3139 to 3209 W. Broadway, Louisville
(9 acres, 8 buildings)

Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Heatt Bros.
Architectural Style: Bungalow/Craftsman
Area of Significance: Architecture
Period of Significance: 1900-1924
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

Sincerely,



Katrena Scott
Best Choice LLC

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General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 1520W1025 Intake Staff: A

Date: 2/29/16 Fee: \$237.00

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section _____

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: Requesting a waiver for the buffering requirements between adjoining properties at 679 Eastlawn Avenue which is north of property and 3149 W Broadway which lies on the east.

Primary Project Address: 3151 West Broadway

Additional Address(es): _____

Primary Parcel ID: 006J00010000

Additional Parcel ID(s): _____

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Proposed Use: Office/Retail Existing Use: Dwelling/Vacant

Existing Zoning District: R-7 Existing Form District: TN

Deed Book(s) / Page Numbers²: DB 10399 / PG 812

The subject property contains 0.11470 acres. Number of Adjoining Property Owners: 0.11470

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

No. This is an existing structure. There currently is less than two feet of space between the adjoining property to the north and east of my structure. This structure has been in place since the early 1900's and is currently on the National Register of Historic Places, along with 7 other properties facing Broadway. We have no intentions of making any exterior changes to the property that would change the characteristic of the home or neighborhood.

2. Will the waiver violate the Comprehensive Plan?

No. There will not be any renovations to the exterior of the property that would change the current characteristics of the structure. Waiving this buffer requirement would not be in violation of the Cornerstone 2020 Comprehensive Land Use Plan.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, The required set backs are for the adjoining properties is 15 feet. There is not sufficient space to create the required buffer, without demolition of the current structure.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?



Land Development Report

February 25, 2016 12:22 PM

[About](#) [LDC](#)

Location

Parcel ID: 006J00010000
Parcel LRSN: 58386
 Address: 3151 W BROADWAY

Zoning

Zoning: R7
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
Current Subdivision Name: MORLOWE PLACE
 Plat Book - Page: 02-296
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
 National Register District: MARLOW PLACE BUNGALOW
Urban Renewal: NO
Enterprise Zone: YES
 System Development District: NO
 Historic Site: YES

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0024E, 21111C0040E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: CSO105 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
 Council District: 5
 Fire Protection District: LOUISVILLE #1
 Urban Service District: YES

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