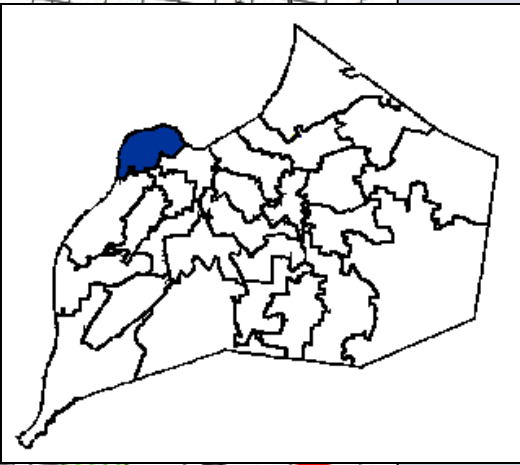
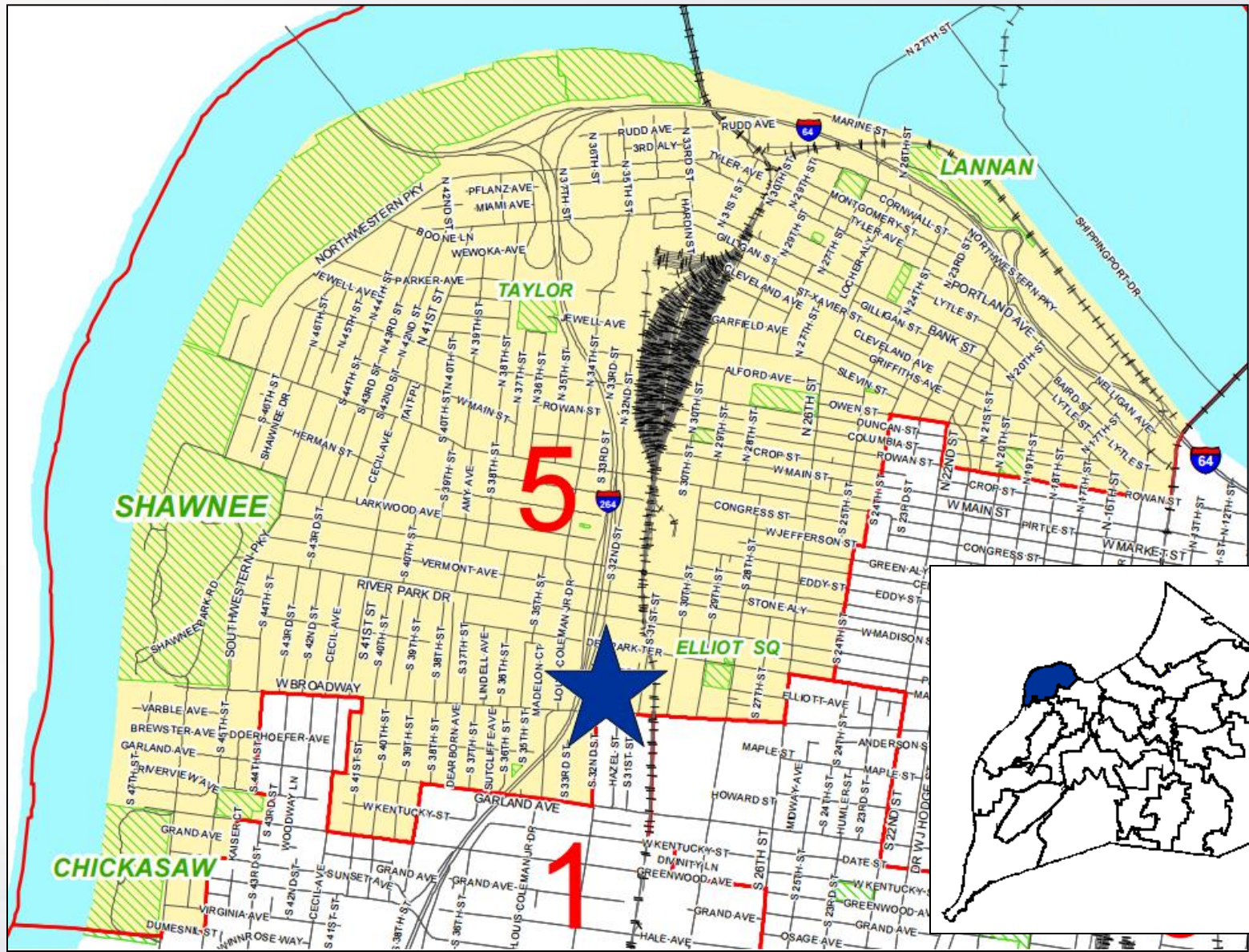


15ZONE1025

Best Choice



Planning/Zoning, Land Design & Development
July 19, 2016



3151 W. Broadway
 District 5 - Cheri Bryant Hamilton

Requests

- Change in Zoning from R-7 to C-N on approximately 0.11 acre
- Waiver of Section 10.2.4 for Property Perimeter Landscape Buffer Area
- Detailed District Development Plan

Case Summary / Background

- Rezone 0.11 acre from R-7 to C-N
- No changes to the structure or site
- Located in the Marlowe Place Bungalow Historic District
- Requesting Landscape Buffer Area waiver because it is impossible to meet the requirements given the existing conditions

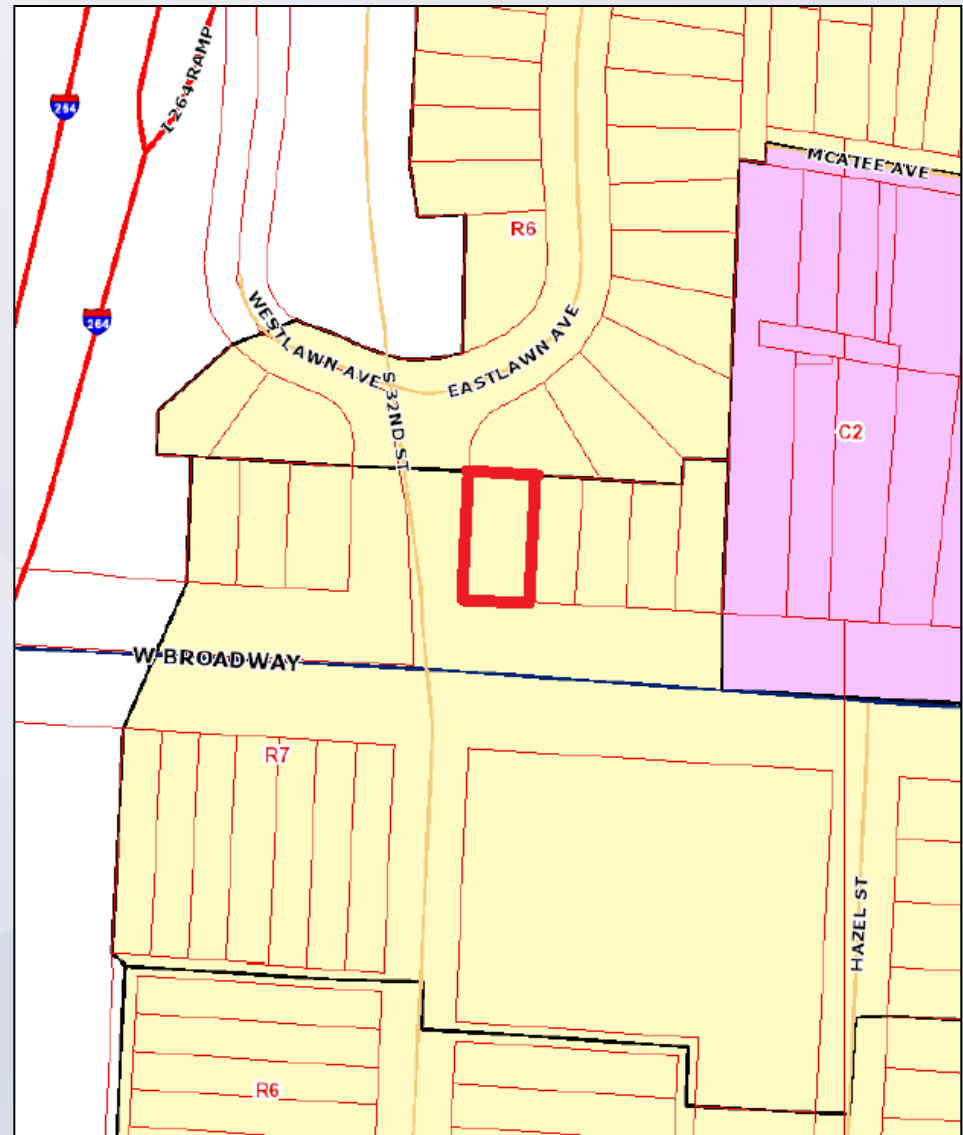
Zoning/Form Districts

Subject Property:

- Existing: R-7/TN
- Proposed: C-N/TN

Adjacent Properties:

- North: R-6/TN
- South: R-7/TN
- East: R-7/TN
- West: R-7/TN



Aerial Photo/Land Use

Subject Property:

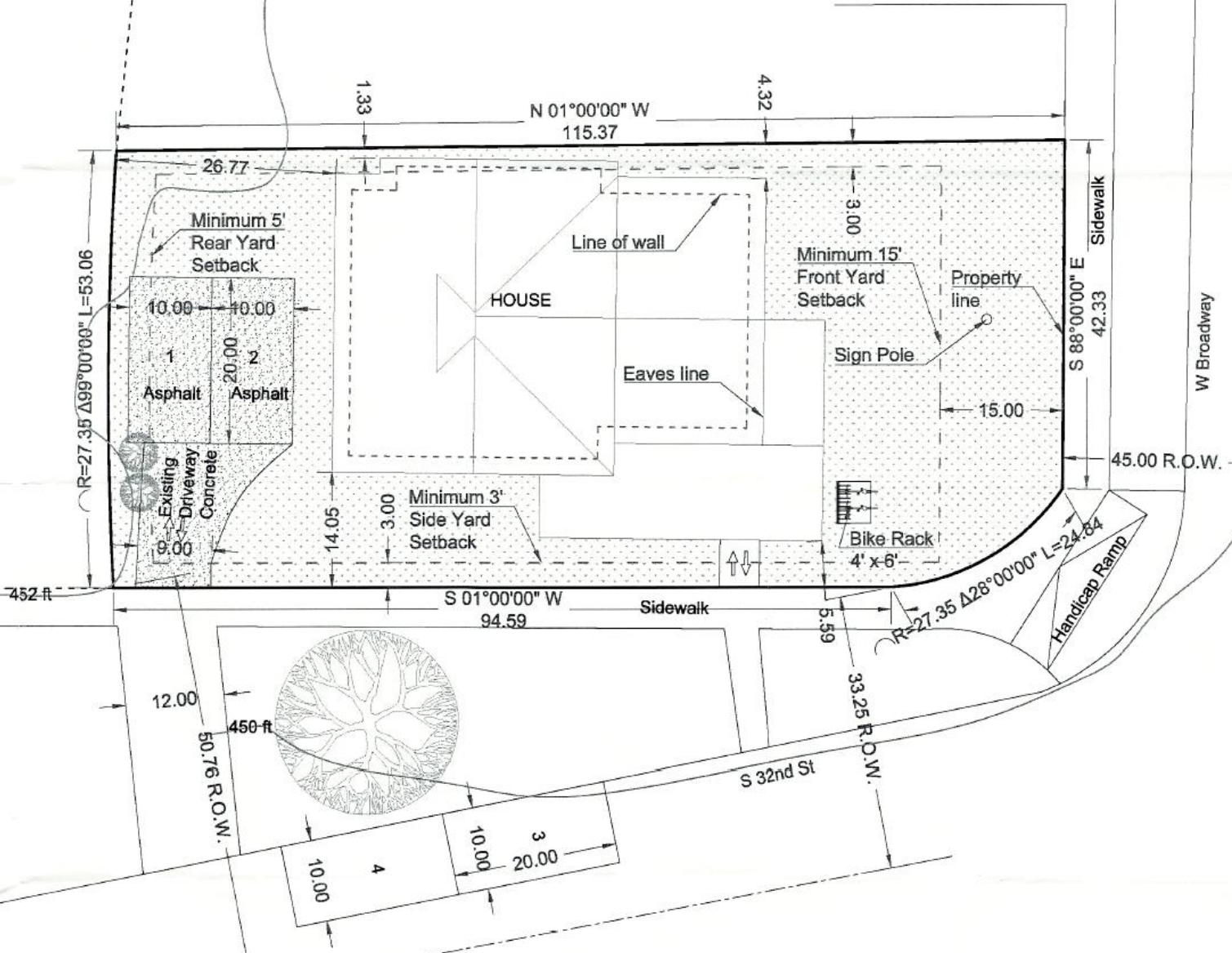
- Existing: Single Family
- Proposed: Commercial

Adjacent Properties:

- North: Single Family
- South: Church
- East: Single Family
- West: Daycare



Property Address: 3149 W Broadway
Owner: Dave Deal
Book/Page: D 48926 0935
Zoning: R-7 TN







The logo for METRO Louisville, featuring a stylized fleur-de-lis symbol in gold and blue, with the word "METRO" in a smaller font above "Louisville".



PC Recommendation

- Public Hearing was held on 6/16/2016
 - 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 R-7 to C-N by a vote of 6-0 (6 members voted)