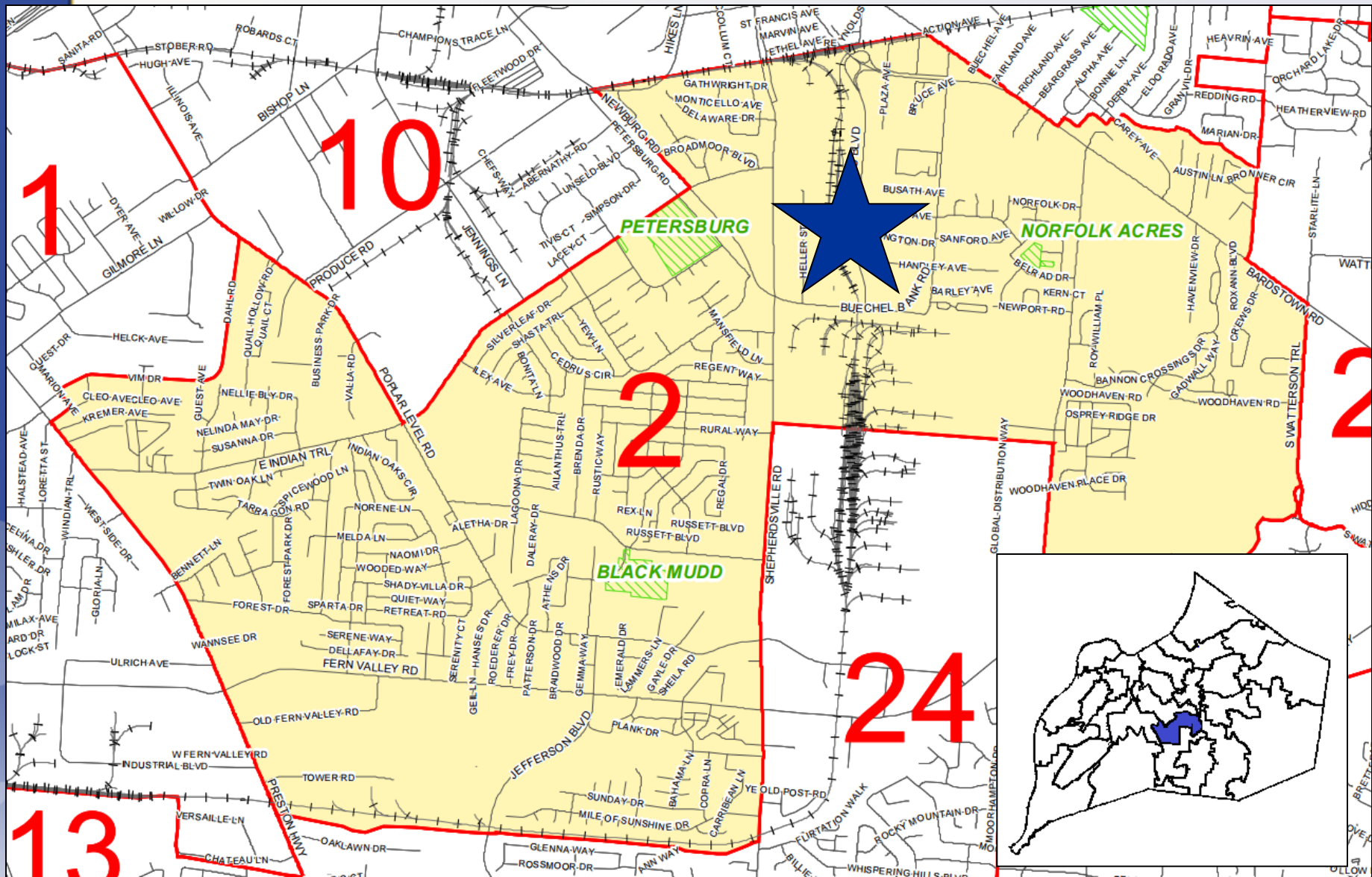


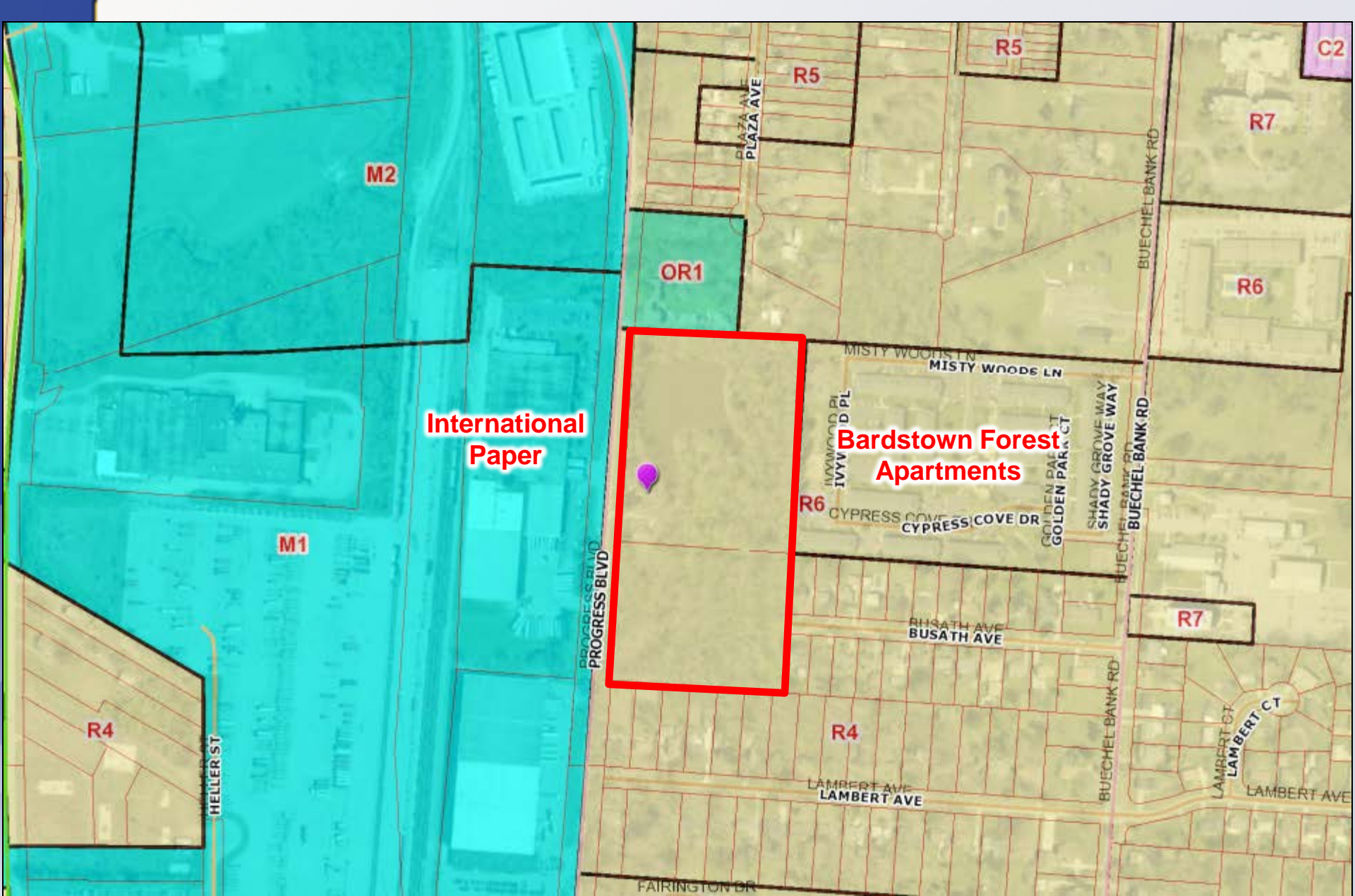
17ZONE1046 PROGRESS PARK

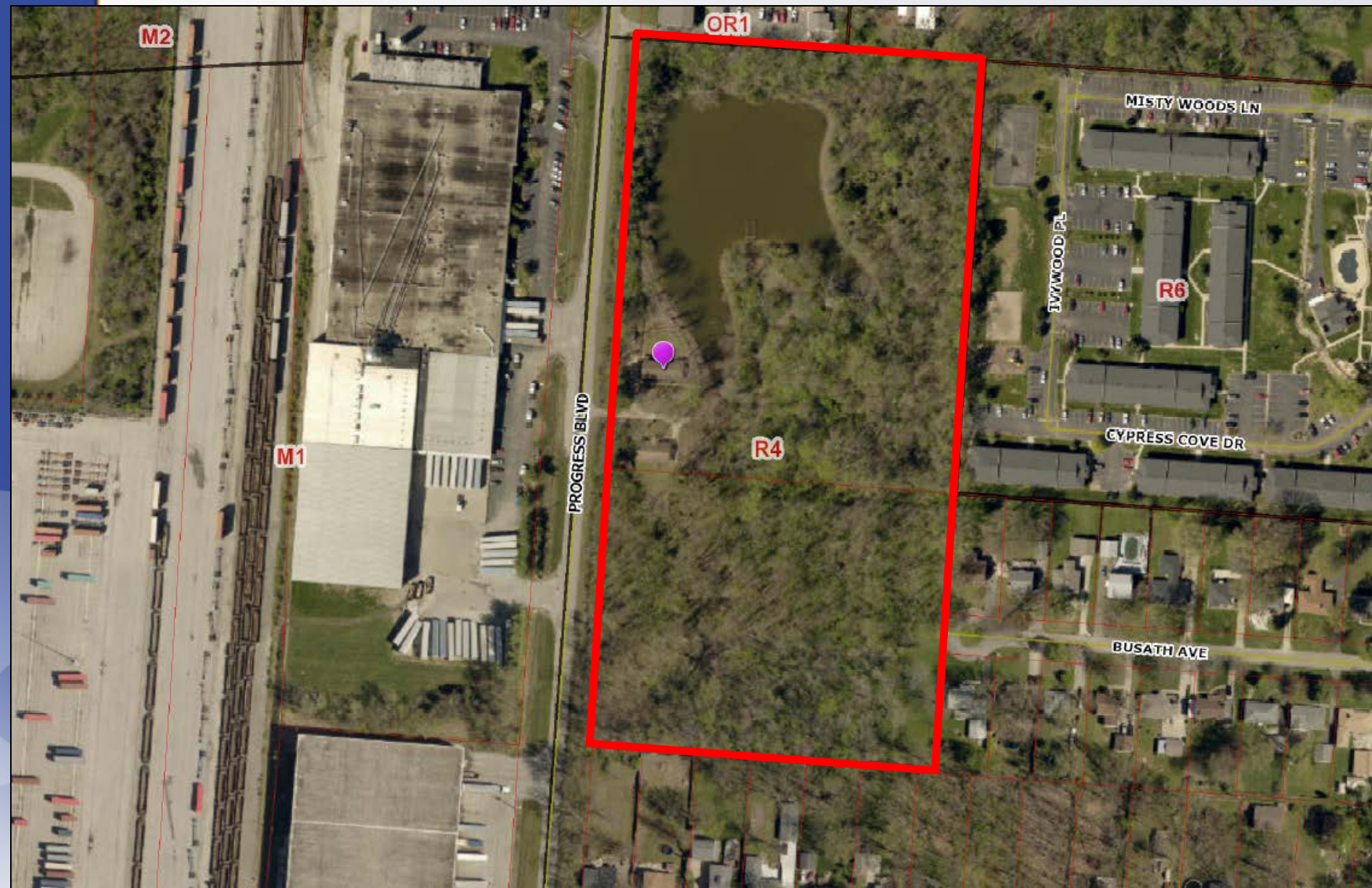


**Planning, Zoning & Annexation Committee
July 31, 2018**

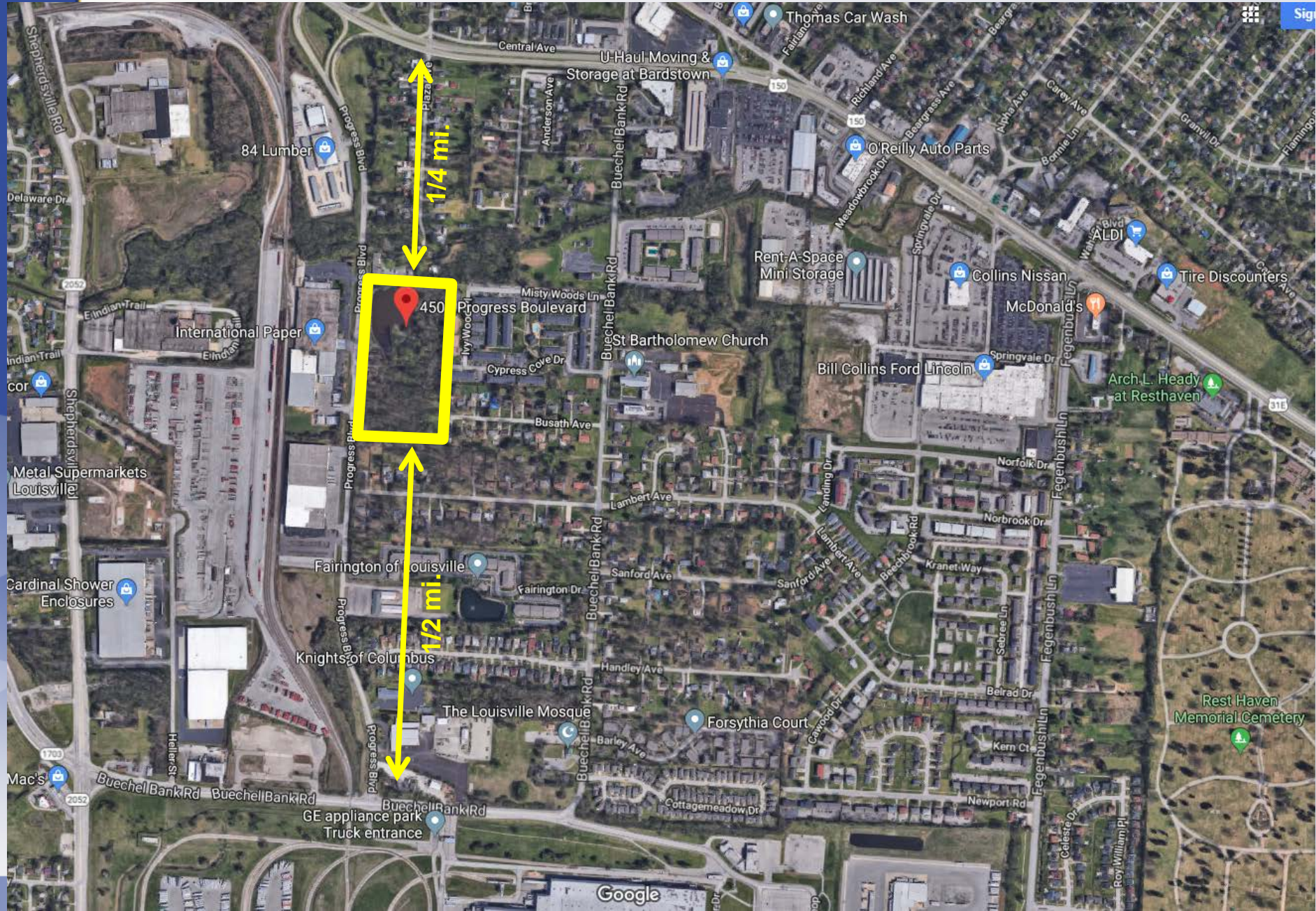


4501 Progress Boulevard
 District 2 - Barbara Shanklin





Site Context



Request

- Change-in-Zoning from R-4 Single-Family Residential to C-2 Commercial
- Conditional Use Permit for Camping Areas and Recreational Vehicle Parks (LDC 4.2.12)
- Variance from Land Development Code (LDC) Section 5.3.1.C.5 for the proposed event center to exceed the maximum setback of 80 feet
- Waiver of LDC Section 5.8.1.B to not provide sidewalk along progress Boulevard
- Detailed District Development Plan

Case Summary

- 12 acres
- Airstream trailers for short-term occupancy in groups of three
- Standard RV parking and tent camping areas
- Indoor and outdoor event spaces with parking facilities (157 spaces)
- Heavily-treed site with open water
 - 100' landscape buffer abutting single-family property; 35' buffer on all other uses
- Two exterior bath facilities
- Office and grounds manager



Source: <https://www.airstream.com/travel-trailers/>

Technical Review

- LDC 4.2.12 states, “Camping Areas and Recreational Vehicles Parks, Public and Private may be allowed in any district upon the granting of a Conditional Use Permit, on a property with a minimum of ten acres.”
 - A *Camping Area* is defined as an establishment primarily engaged in providing overnight or short-term sites for recreational vehicles, trailers, *campers or tents*.
 - A *Recreational Vehicle Park* is defined as a parcel of land under single ownership, where sites are offered for rent for the temporary placement of recreational vehicles being used for travel, recreation or vacation purposes.
 - A Camping Area and Recreational Vehicle Park is NOT a *Mobile Home Park*. A *Mobile Home Park* is defined as a parcel of land under a single ownership or management which has been planned and improved for the placement of mobile homes for non-transient occupancy and consisting of mobile home spaces for rent or sale. A mobile home is a residential dwelling-unit. A mobile home park requires a conditional use permit (LDC 4.2.36).
- The Event Center requires C-2

Subject Site: Looking South

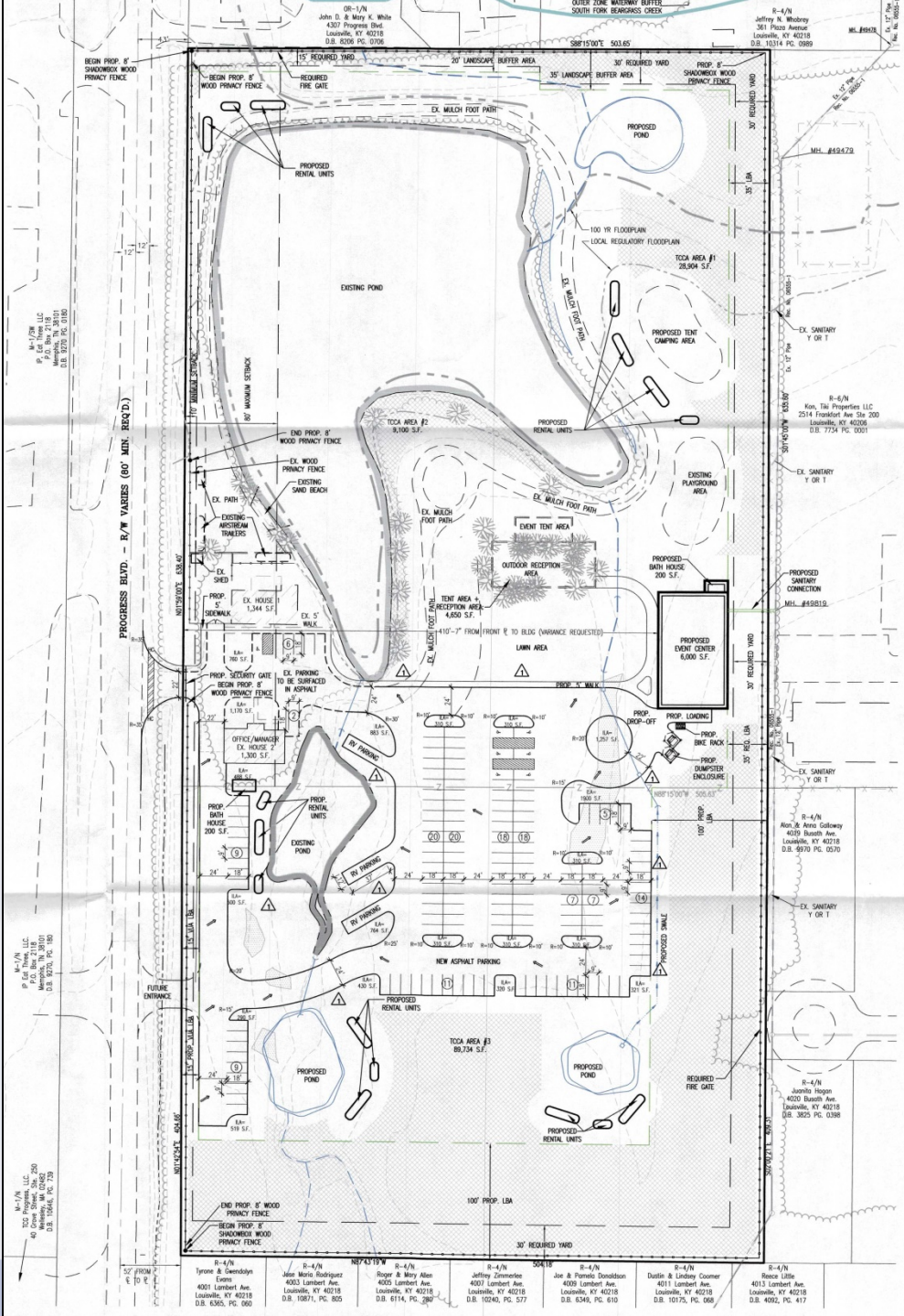


Subject Site: Looking North



Subject Site: Busath Avenue





M-1/2W
P. Ed Hayes, LLC
4307 Progress Blvd.
Louisville, KY 40218
D.B. 6356 PC 1006

M-1/2W
P. Ed Hayes, LLC
4307 Progress Blvd.
Louisville, KY 40218
D.B. 6356 PC 1006

M-1/2W
P. Ed Hayes, LLC
4307 Progress Blvd.
Louisville, KY 40218
D.B. 6356 PC 1006

R-4/N
Irvine & Goodridge
Estes
4002 Lambert Ave.
Louisville, KY 40218
D.B. 6365 PC 060

R-4/N
Jesse Marie Rodriguez
4002 Lambert Ave.
Louisville, KY 40218
D.B. 10074 PC 850

R-4/N
Roger & Mary Allen
4002 Lambert Ave.
Louisville, KY 40218
D.B. 6114 PC 380

R-4/N
Jeffrey Zimmerman
4002 Lambert Ave.
Louisville, KY 40218
D.B. 10240 PC 577

R-4/N
Joe & Pamela Donatoni
4002 Lambert Ave.
Louisville, KY 40218
D.B. 6346 PC 610

R-4/N
Dustin & Lindsey Coomer
4011 Lambert Ave.
Louisville, KY 40218
D.B. 10175 PC 068

R-4/N
Trace Little
4011 Lambert Ave.
Louisville, KY 40218
D.B. 4992 PC 417

R-4/N
Ron & Anne Galloway
4009 South Ave.
Louisville, KY 40218
D.B. 9970 PC 0270

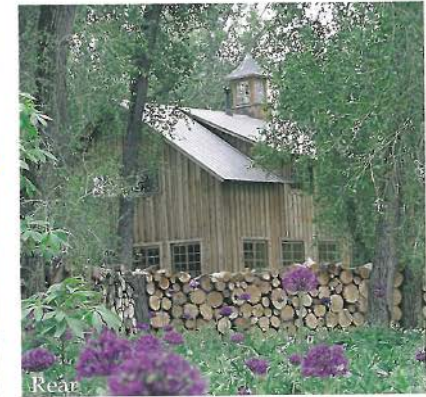
R-4/N
Joan & Helen Hagan
4020 South Ave.
Louisville, KY 40218
D.B. 3825 PC 0388

R-4/N
Koo, The Properties LLC
2514 Frankfort Ave Ste 200
Louisville, KY 40208
D.B. 7754 PC 0001

R-4/N
Koo, The Properties LLC
2514 Frankfort Ave Ste 200
Louisville, KY 40208
D.B. 7754 PC 0001

R-4/N
Jeffrey R. Whobry
301 Pine Avenue
Louisville, KY 40218
D.B. 10174 PC 0989

Event Center Rendering



Proposed Event Center

Public Meetings

- Neighborhood Meeting on 10/30/2017
 - Conducted by the applicant, 38 people attended the meeting
- LD&T meeting on 5/17/2018
- Planning Commission public hearing on 6/5/2018
 - 24 people spoke in support, 9 people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to C-2 with a vote of 6-0 (two members were not present).