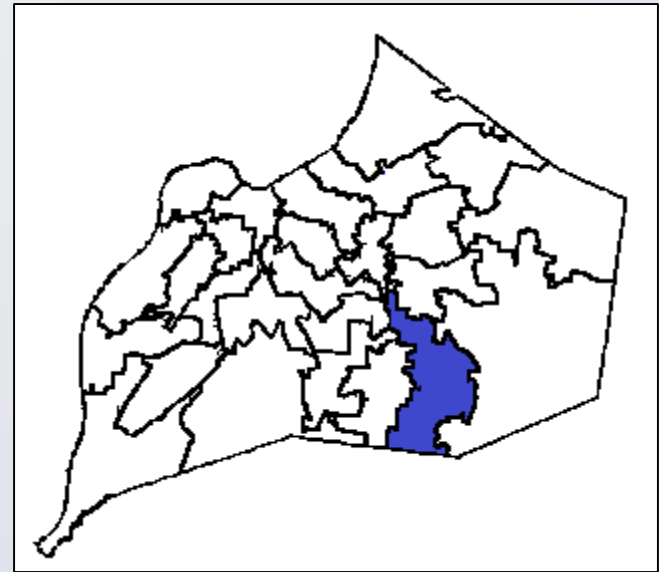
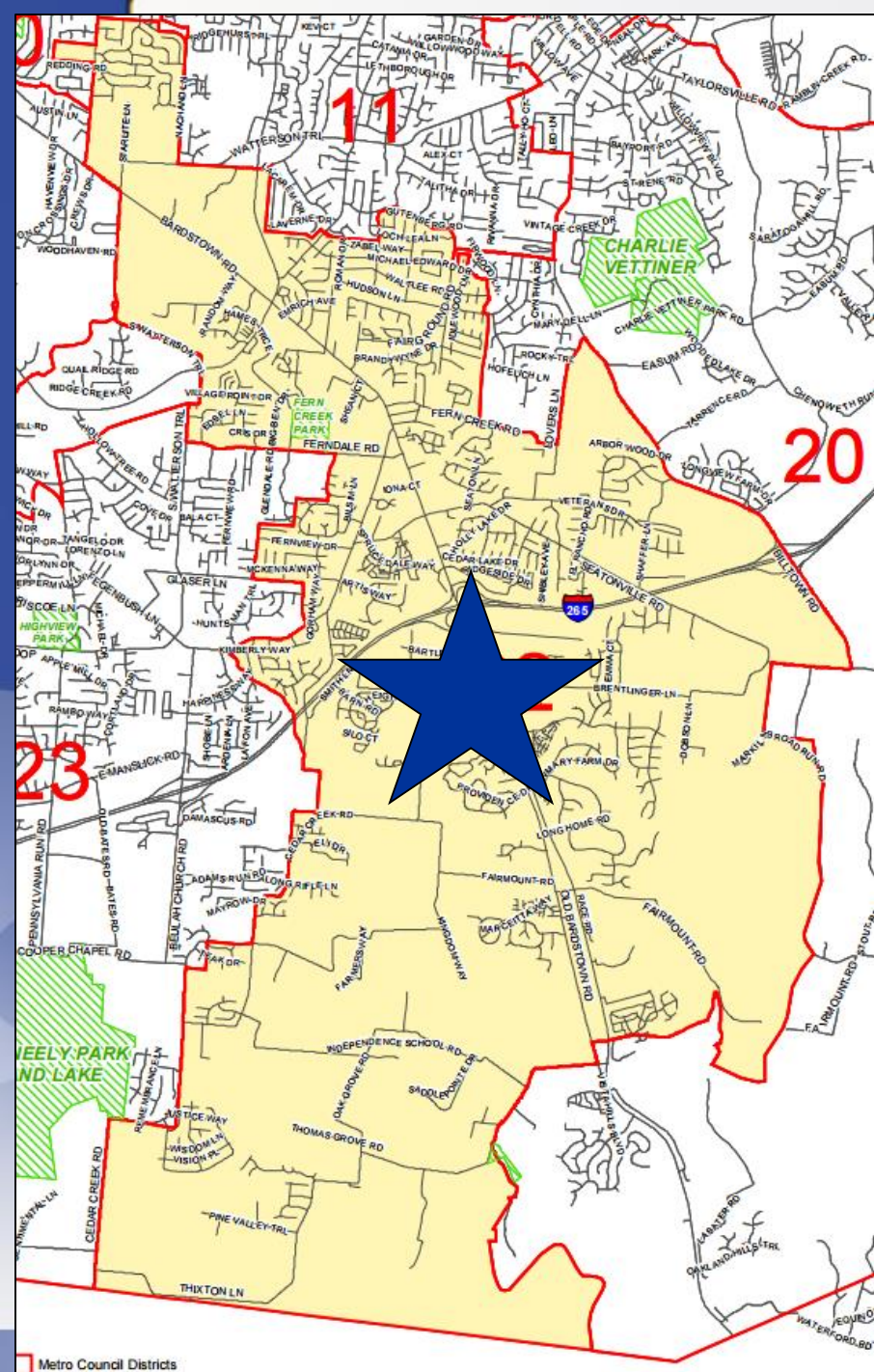


20-ZONE-0041

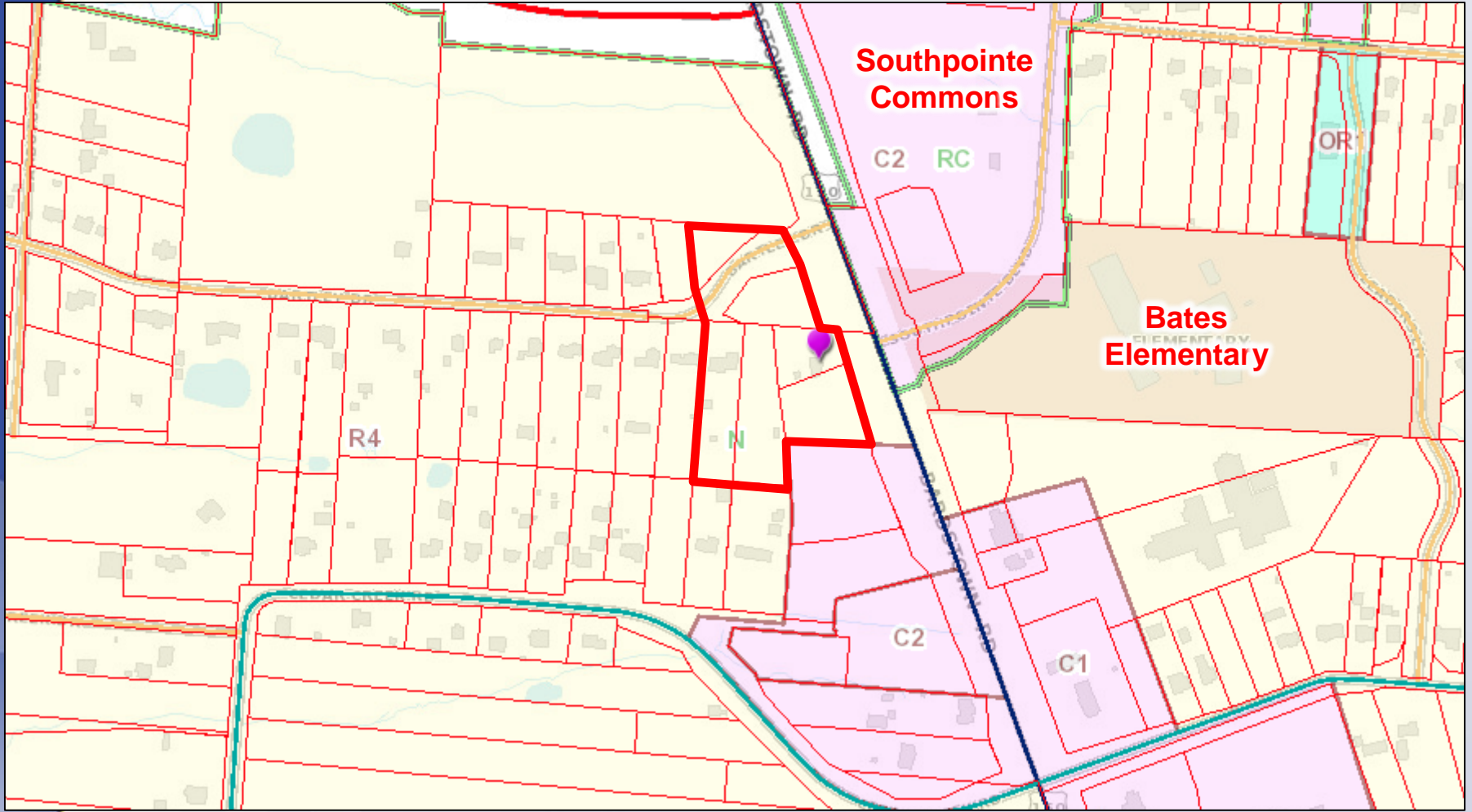
LIBERTY FINANCIAL



Planning & Zoning Committee
September 22, 2020



**7600 & 7602 Bardstown Road
 9608, 9610, 9700 & 9703
 Bartley Drive
 District 22 - Robin Engel**



Existing: R-4/N
Proposed: C-1/N



Existing: Residential/Vacant
Proposed: Commercial

Requests

- Change-in-Zoning from R-4 to C-1 on 4.7 acres
- Waiver from 10.2.10 to allow encroachment into the 15' vehicle use area landscape buffer area along the realigned Bartley Drive
- Variance from 5.3.1.C.5 to allow structures to exceed maximum setback from Bardstown Road and Bartley Drive
- General District Development Plan
- Detailed District Development Plan (Tract 1)

Case Summary

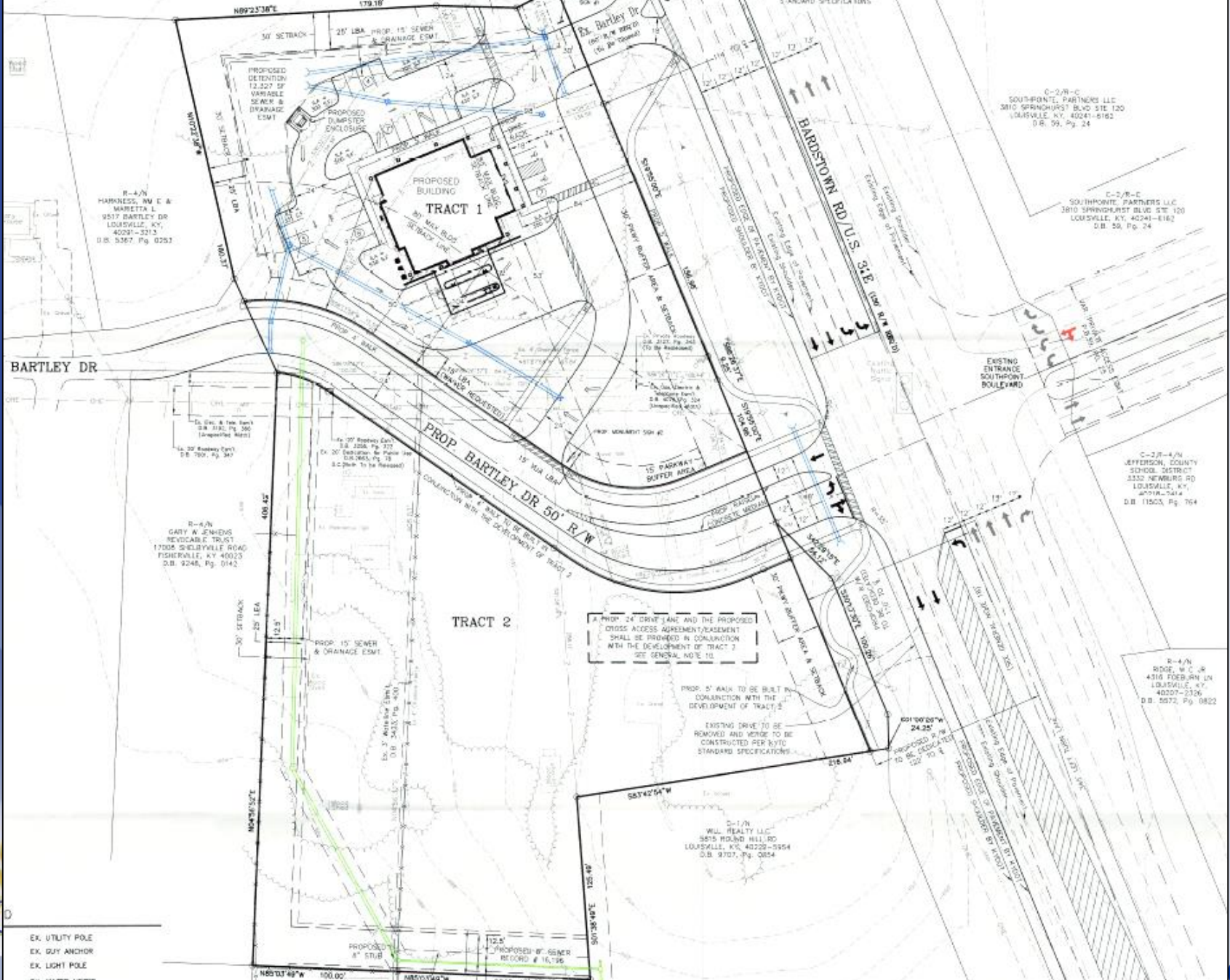
- Realign Bartley Drive with signaled intersection
- Proposed Credit Union on Tract 1
- No proposed development on Tract 2 at this time
- Tract 1 will have right in/right out from Bardstown Road
- Pending Street Closure (10-STREETS-0010)

NO. RAVERSCHT 1 IN A
CONCORD, MD. 28627-3839
D.B. 6514, Pg. 0213

CROSS ACCESS AGREEMENT (7)
SHALL BE PROVIDED IN CONJUNCTION
WITH THE DEVELOPMENT OF TRACT 1.
SEE GENERAL NOTE 10.

EXISTING BARTLEY DRIVE TO BE
CLOSED & PAVEMENT TO BE
REMOVED & CONSTRUCTED AS A
COMMERCIAL CURB CUT TO KYTC
STANDARD SPECIFICATIONS.

VARIANCE REQUESTED: (TRACT 1)
1. A Variance is requested from Section 3.3.1(C) 3 of
Development Code to vary the Bardstown Road 50
Development Code to vary the Bardstown Road 50
Drive 80 ft maximum building setback.



R-4/N
HARNESSE, WM E &
BARRETTA, L
9517 BARTLEY DR
LOUISVILLE, KY
40297-2113
D.B. 5367, Pg. 0257

R-4/N
GARY A JENNENS
REVOCABLE TRUST
17005 SHELLEYVILLE ROAD
FISHERVILLE, KY 40023
D.B. 9248, Pg. 0142

D-1/N
WILL REALTY LLC
3675 HOUND HILL RD
LOUISVILLE, KY 40220-5554
D.B. 9707, Pg. 0854

C-2/R-C
SOUTHPOINT PARTNERS LLC
3810 SPRINGHURST BLVD STE 100
LOUISVILLE, KY 40241-6162
D.B. 99, Pg. 24

C-2/R-C
SOUTHPOINT PARTNERS LLC
3810 SPRINGHURST BLVD STE 100
LOUISVILLE, KY 40241-6162
D.B. 59, Pg. 24

C-2/R-4/N
JEFFERSON COUNTY
SCHOOL DISTRICT
3332 WARBURG RD
LOUISVILLE, KY
40218-7414
D.B. 11503, Pg. 764

R-4/N
RIDE, W C JR
4310 FOREMAN LN
LOUISVILLE, KY
40207-2326
D.B. 5572, Pg. 0822

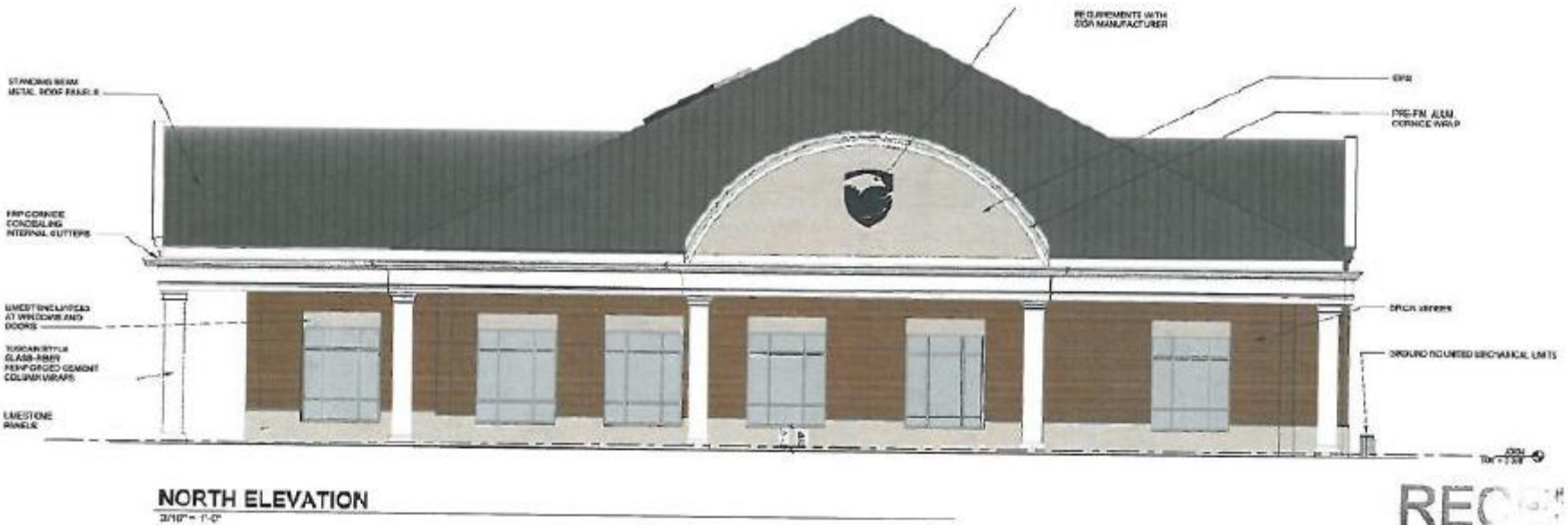
A PROP. 24 DRIVE LANE AND THE PROPOSED
CROSS ACCESS AGREEMENT/PLACEMENT
SHALL BE PROVIDED IN CONJUNCTION
WITH THE DEVELOPMENT OF TRACT 2
SEE GENERAL NOTE 10.

PROP. 21' SIDE TO BE BUILT IN
CONJUNCTION WITH THE
DEVELOPMENT OF TRACT 2

EXISTING DRIVE TO BE
REMOVED AND PAVEMENT TO BE
CONSTRUCTED PER KYTC
STANDARD SPECIFICATIONS

- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. LIGHT POLE
- EX. WATER METER
- EX. WATER VALVE

Elevations



RECOGN

Public Meetings

- Neighborhood Meeting held on 3/2/2020
 - 20 people attended the meeting.
- LD&T meeting on 6/25/2020 and 7/9/2020
- Planning Commission public hearing on 8/20/2020
 - Two people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to C-1 passed by a vote of 9-0.