

# 16CUP1071

## 100 English Station Way



**Louisville Board of Zoning Adjustment Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**

**January 23, 2016**

# Request

- Conditional Use Permit to allow an earth excavation/fill, minor operation in a C-1 and C-2 zoning district.

# Case Summary/Background

- The site is currently vacant and has a veterinary clinic on site. The applicant is proposing to develop the site with a mixed-use commercial, office and multi-family condo development. In addition, a road is proposed to be extended to connect with English Station Way and to extend out to Shelbyville Road and line up with Beckley Woods Drive. This road connection has been reviewed and approved by the Transportation section. The applicant is proposing to add fill that will bring up this portion of the property to a grade comparable with Shelbyville Road so that the approved development plan can be constructed. No other changes to the approved development plan will be made. The existing binding elements and approved landscape plan are still in effect.
- The operation will bring in approximately 18,500 cubic yards of fill in order to bring the existing topography closer to the Shelbyville Road grade. The applicant does not know where the fill will come from at this time, but will be sourced from a construction project. 15 - 25 loads of fill per day will be delivered to the site.

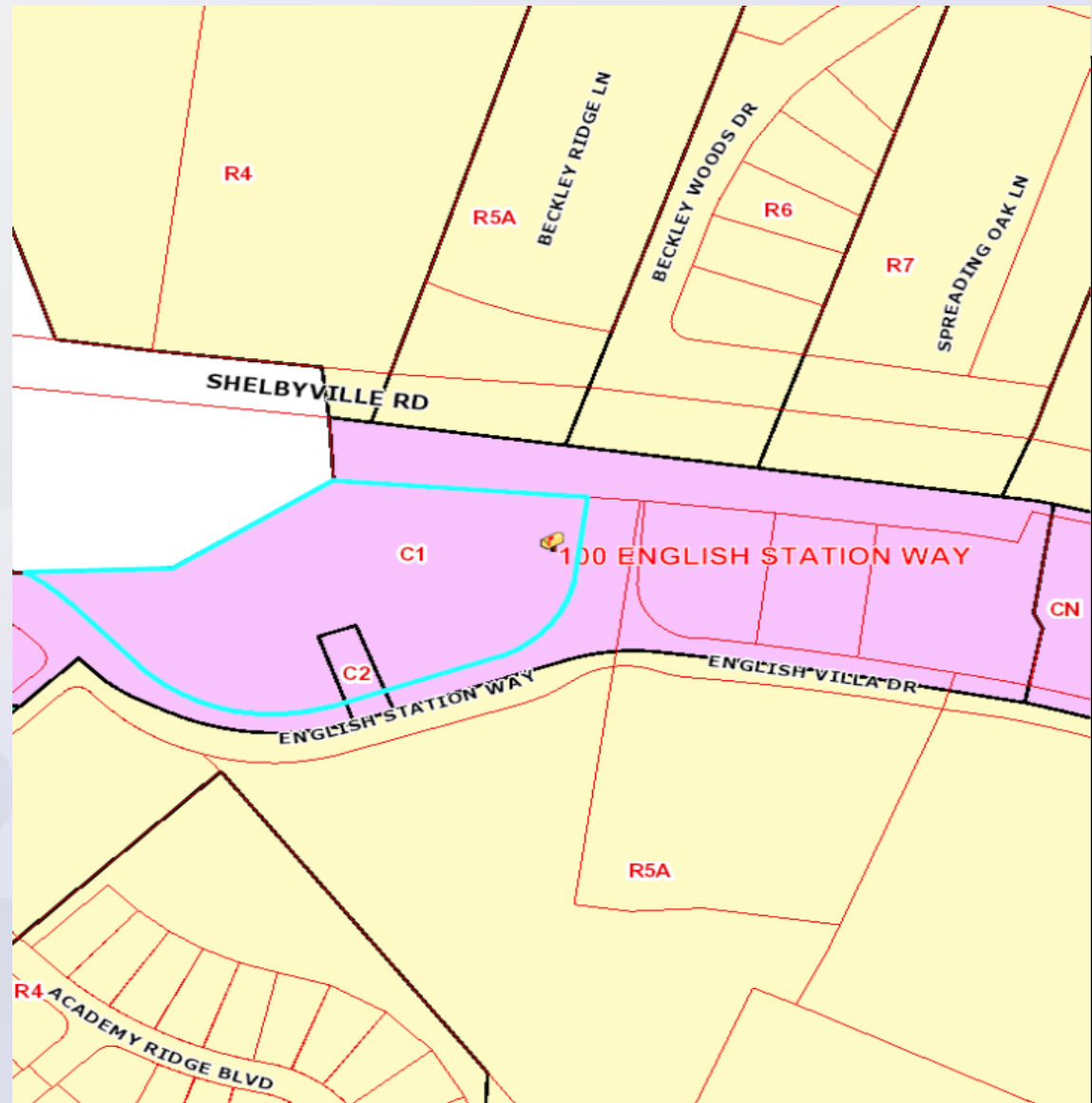
# Zoning/Form Districts

## Subject:

- Existing: C-1, C-2/N
- Proposed: C-1, C-2/N

## Surrounding:

- North: R-4, R-5A/N
- South: R-4, R-5A/N
- East: C-1, R-5A/N
- West: I-265



# Aerial Photo/Land Use

## Subject:

- Existing: Vacant
- Proposed: Commercial

## Surrounding:

- North: Residential
- South: Residential
- East: Commercial
- West: I-265



# Site Photos



# Site Photos



# Site Photos





# Site Photos

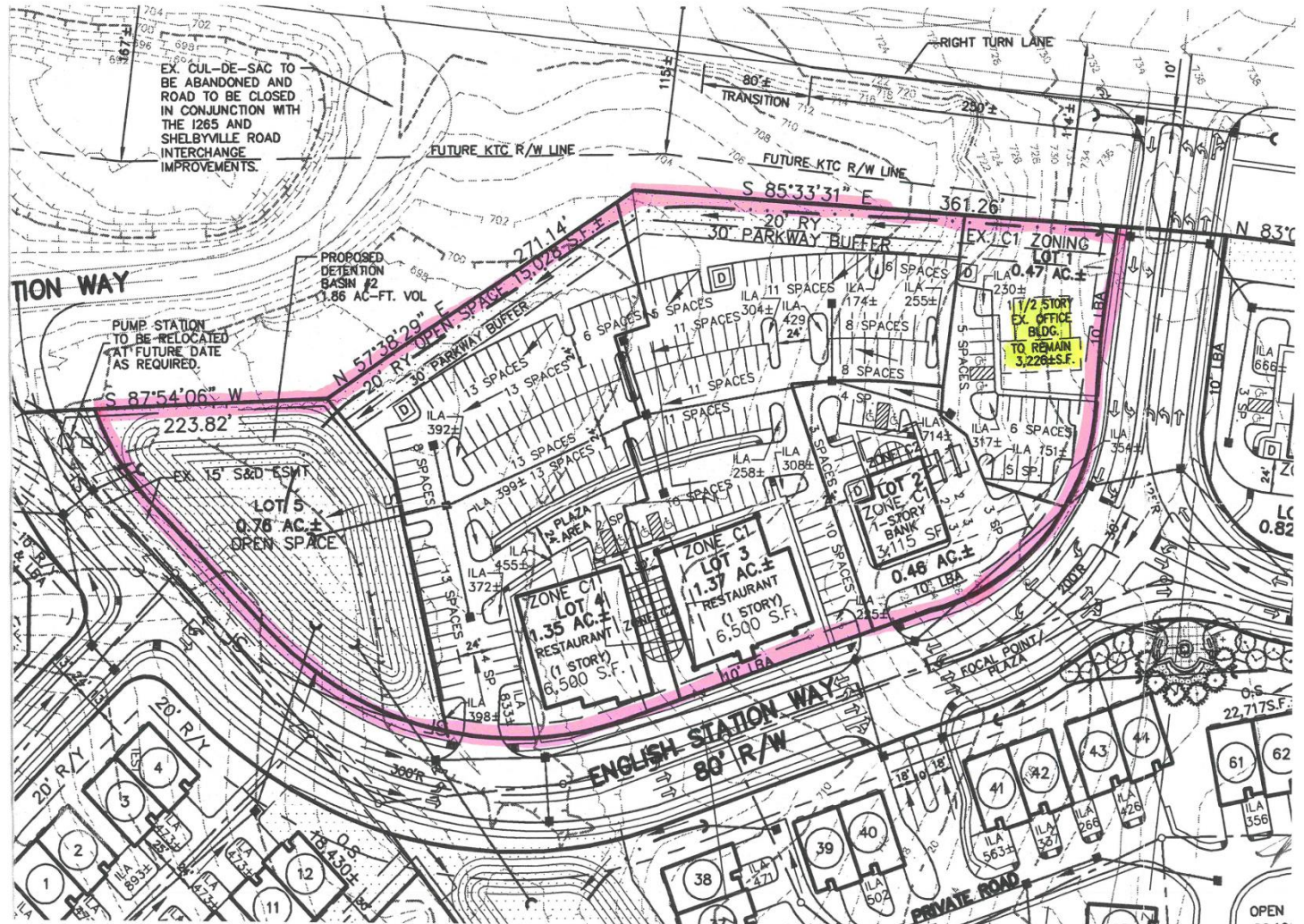


# Site Photos





# Approved Site Plan



# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow an earth excavation/fill, minor operation in a C-1 and C-2 zoning district.