

**18ZONE1016**  
**4141 Bardstown Road**



**Louisville Metro Planning Commission**

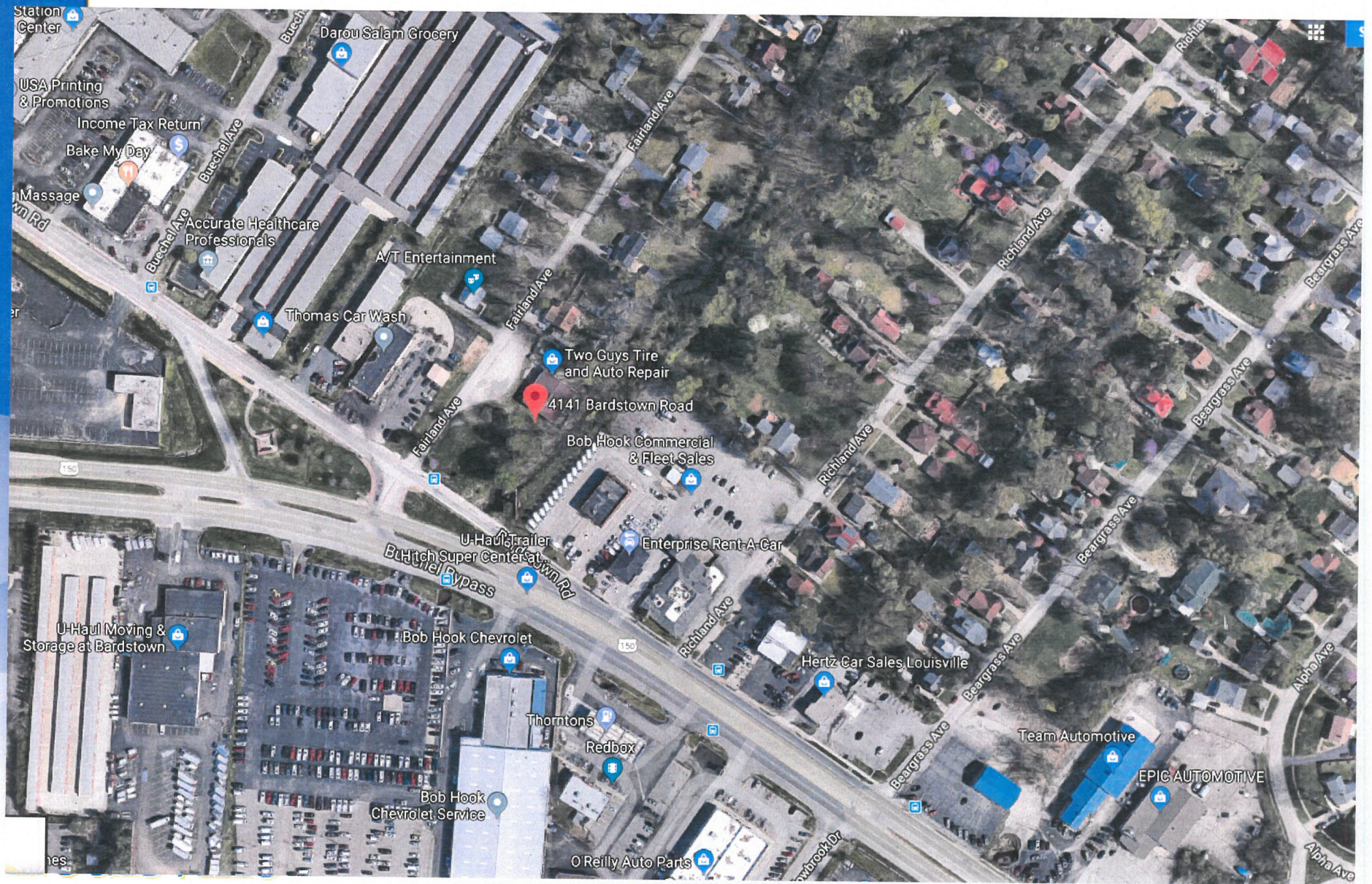
Julia Williams, AICP, Planning Supervisor

May 9, 2019

# Request(s)

- Change in zoning from R-4 to C-2
- Abandonment of Conditional Use Permit 17CUP1085
- Waiver from 10.2.4 to permit the encroachment of parking into the 35' LBA along the east property line.
- Detailed District Development plan

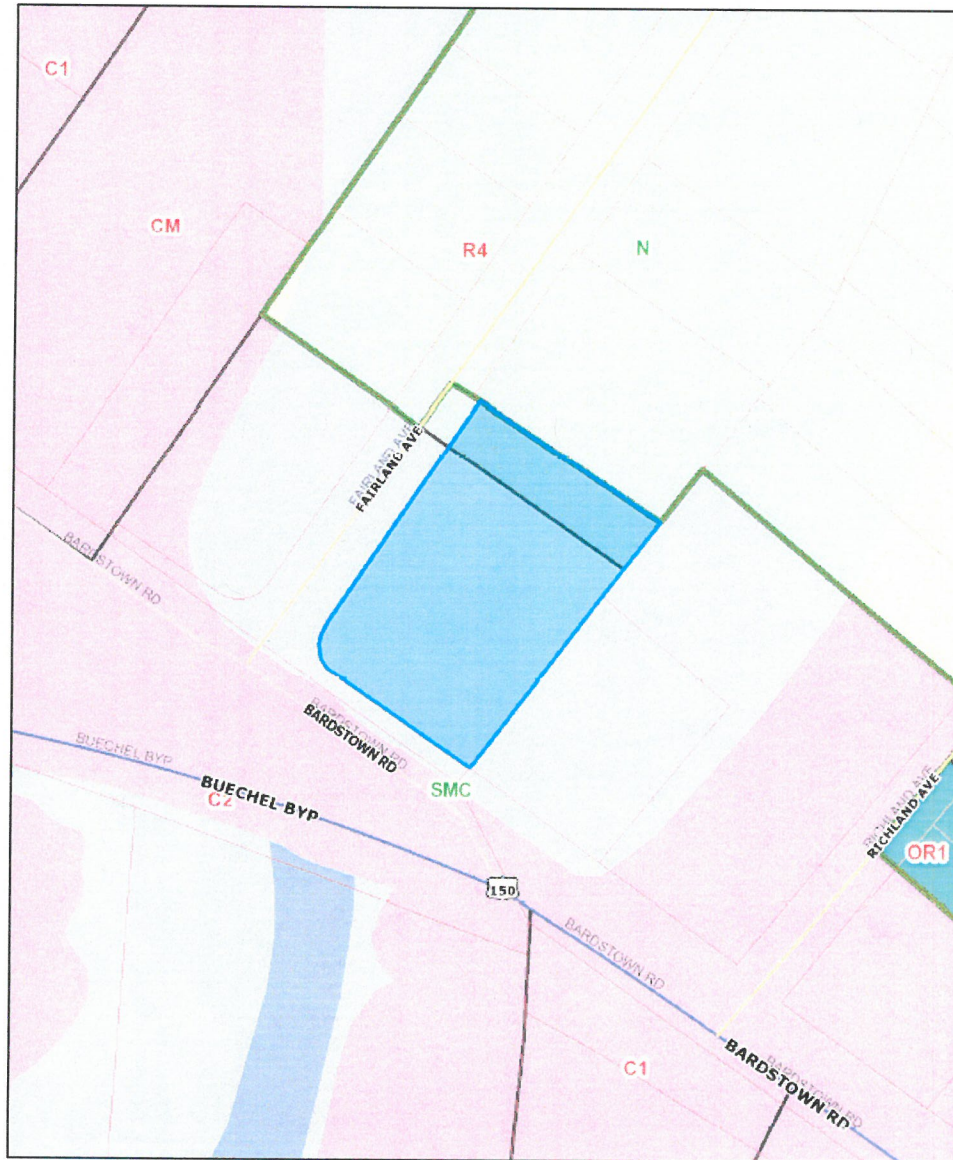
# Site Context



# Case Summary

- Parking and maneuvering expansion
- Auto repair use
- Intermittent stream along south property line
- Access from Fairland Avenue

# Zoning/Form Districts



# Aerial Photo



# Site Photos-Subject Property



# Site Photos-Surrounding Areas





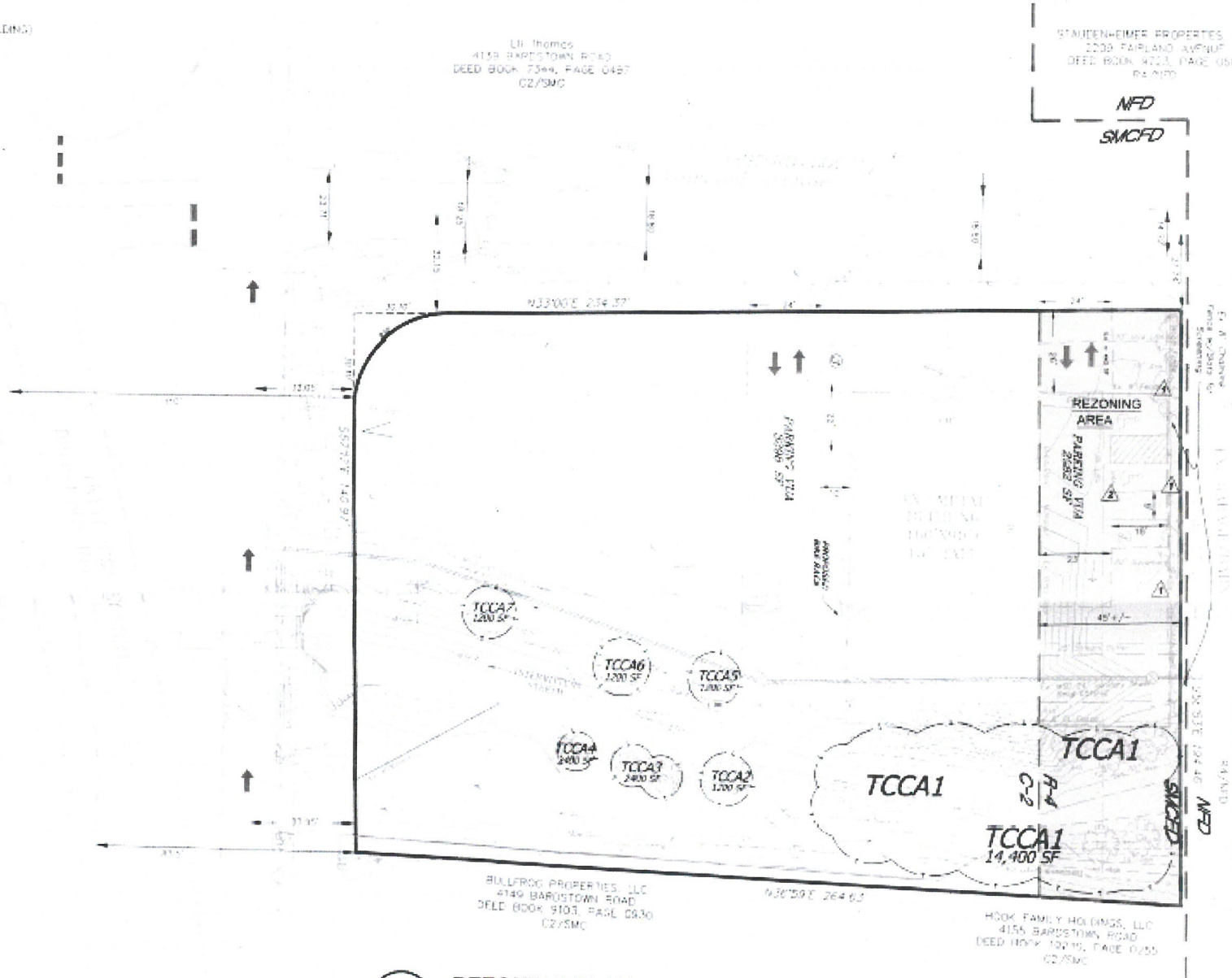
# Applicant's Development Plan

2 SP  
2 SP  
THE BUILDING

LI Thomas  
4159 BARDSTOWN ROAD  
DEED BOOK 7344, PAGE 0487  
C2/SMC

STAUDENHEIMER PROPERTIES, LLC  
2209 FAIRLAND AVENUE  
DEED BOOK 4721, PAGE 0581  
R4/MD

NFD  
SMCFD



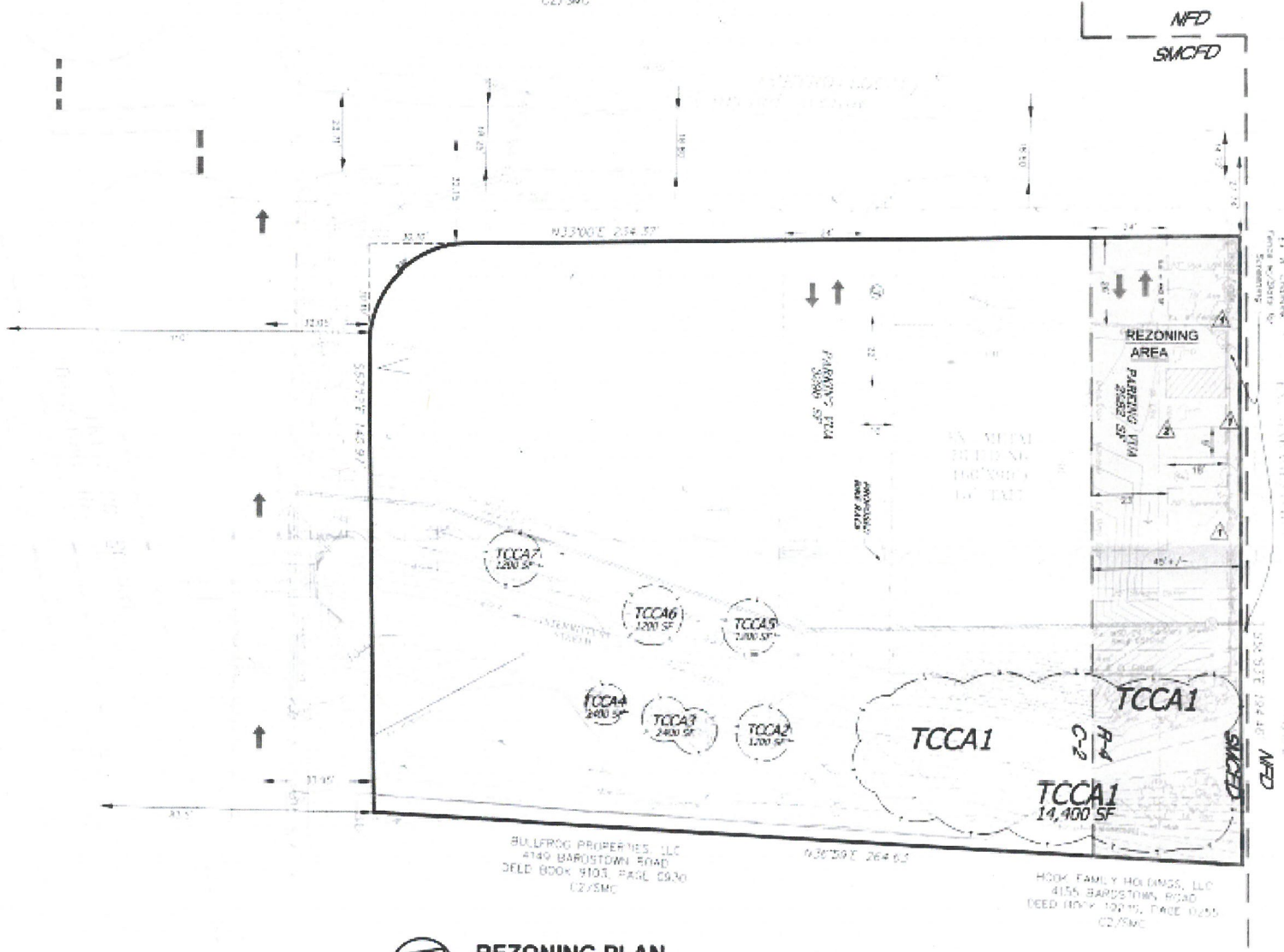
 **REZONING PLAN**

# Waiver Requested

2 SP  
2 SP  
THE BUILDING)

LI Thomas  
4159 BARTSTOWN ROAD  
DEED BOOK 7344, PAGE 0487  
02/29/00

STAUDENHEIMER PROPERTIES, LLC  
2009 FAIRLAND AVENUE  
DEED BOOK 9703, PAGE 0581  
RE-11170



# Staff Finding

- Not an expansion into residential area
- Existing CUP for off-street parking
- Wood fence separates residential
- Expanded high intensity zoning in the SMC
- Transit route
- Existing sidewalk

# Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to C-2
- **ABANDON** Conditional Use Permit 17CUP1085
- **APPROVE** or **DENY** the **Waiver**
- **APPROVED** or **DENY** the **Detailed District Development Plan**