

16ZONE1039

Dorsey Office



Louisville Metro Planning Commission Public Hearing

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Request(s)

- Change in zoning from R-4 to OR-3
- Variances:
 1. Variance from 5.3.1.C.5 to reduce the 30' setback to 20' (10' variance).
 2. Variance from 5.3.1.C.5 to increase the maximum building height from 30' to 47' (17' variance)
- Waiver from 10.3.5.A.1 to reduce the 15' parkway buffer to 10' for the first 100' of Dorsey Lane
- District Development Plan

Case Summary / Background

- Heavily treed property
- 3 story office building proposed
- Some parking underneath structure

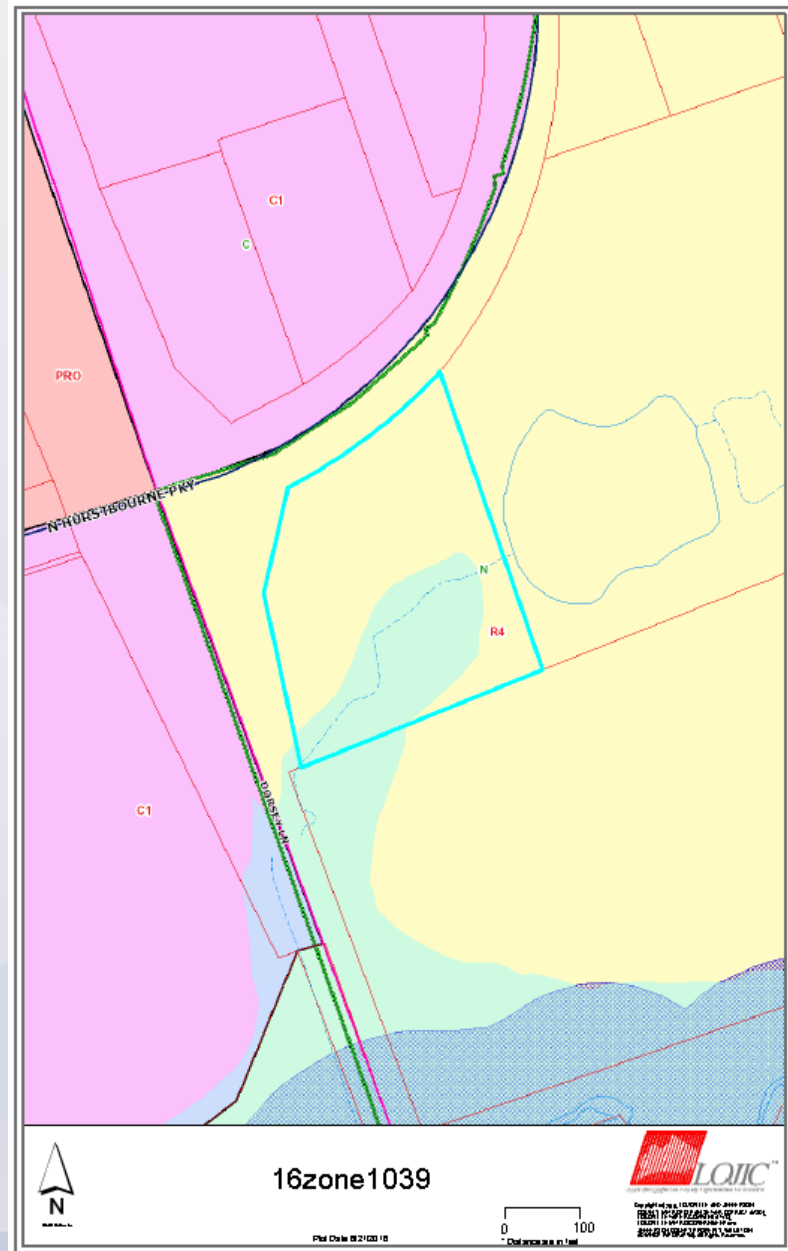
Zoning/Form Districts

Subject Property:

- Existing: R-4/N
- Proposed: OR-3/N

Adjacent Properties:

- North: C-1/C
- South: R-4/N
- East: R-4/N
- West: C-1/C



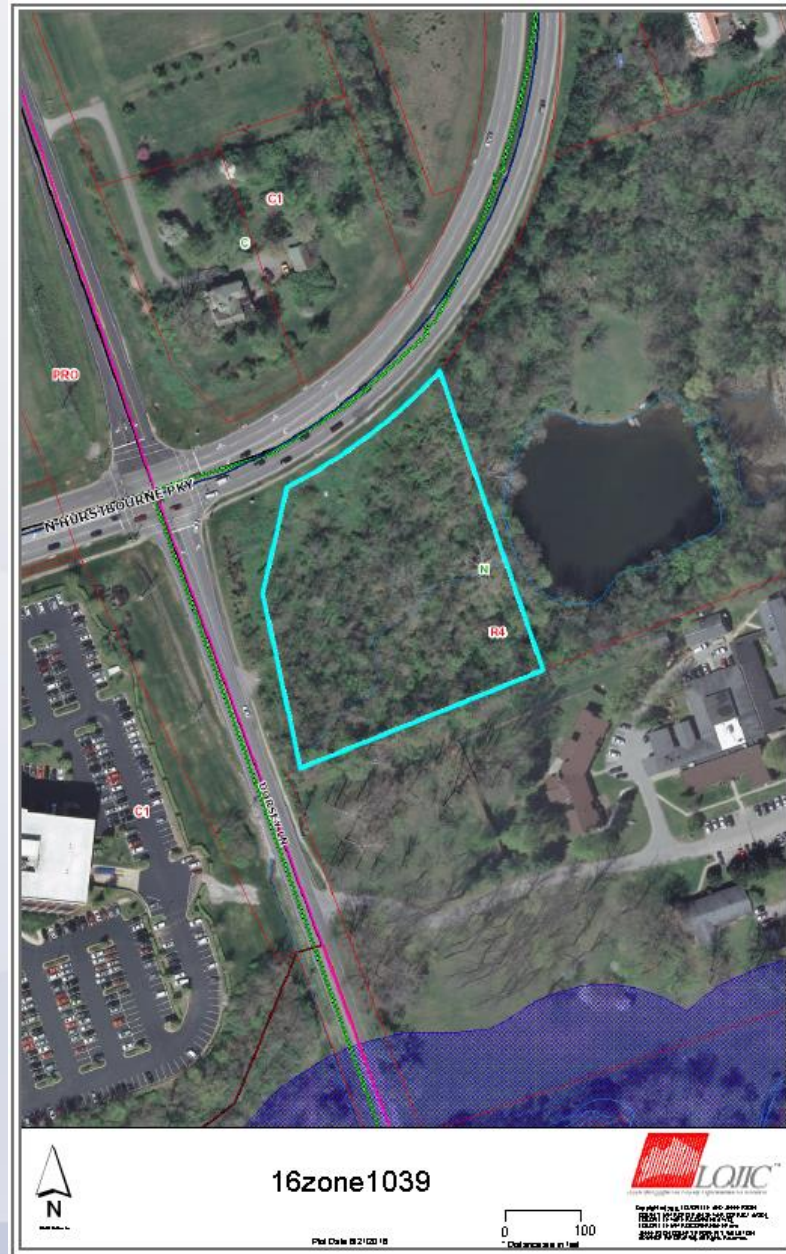
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Office

Adjacent Properties:

- North: Vacant
- South: School
- East: Vacant
- West: Office



Site Photos-Subject Property



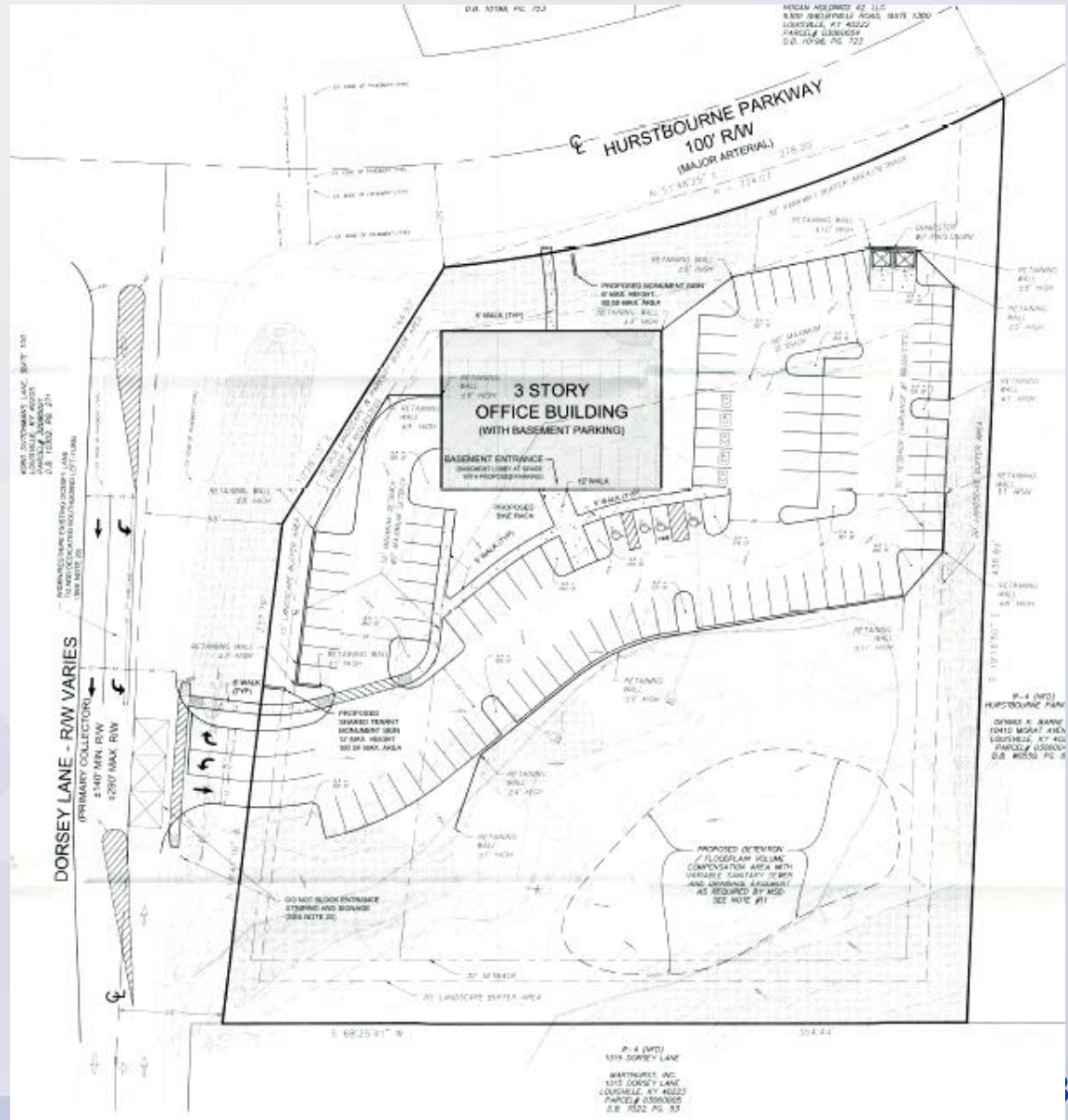
Site Photos-Surrounding Areas



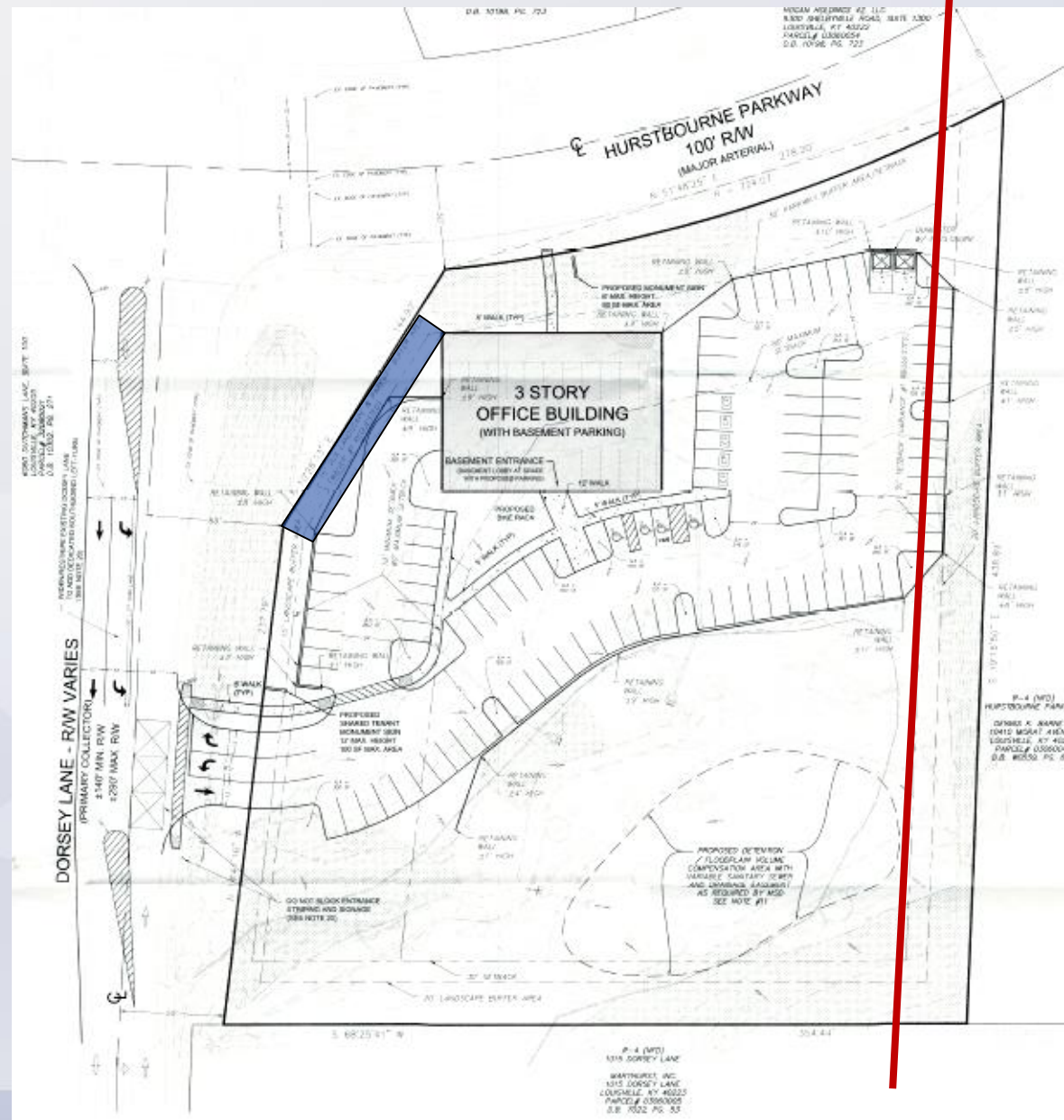
Applicant's Development Plan

Highlights:

- Office
- 8,000 Square Feet
- 118 Parking spaces



Waivers & Variances Exhibit



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Agency review comments have been addressed

Staff Analysis and Conclusions

- Mixed use corridor
- High intensity office zoning along a major arterial and primary collector
- Low impact on residential
- High density residential and office uses permitted
- In vicinity of similar and more intense uses
- Encourages a sense of place.

Required Actions

- Zoning from R-4 to OR-3: Recommend to City of Lyndon for approval/denial
- Variance
 1. Variance from 5.3.1.C.5 to reduce the 30' setback to 20' (10' variance) : Approve/Deny
 2. Variance from 5.3.1.C.5 to increase the maximum building height from 30' to 47' (17' variance) : Approve/Deny
- Waiver from 10.3.5.A.1 to reduce the 15' parkway buffer to 10' for the first 100' of Dorsey Lane: Recommend to City of Lyndon for approval/denial
- District Development Plan: Recommend to City of Lyndon for approval/denial