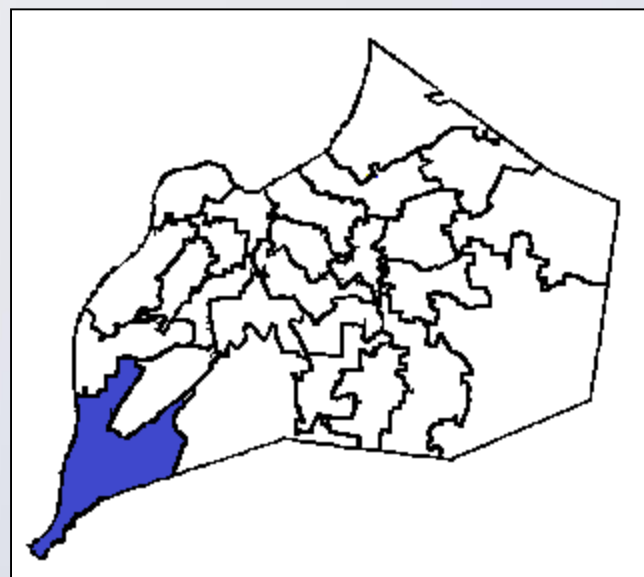
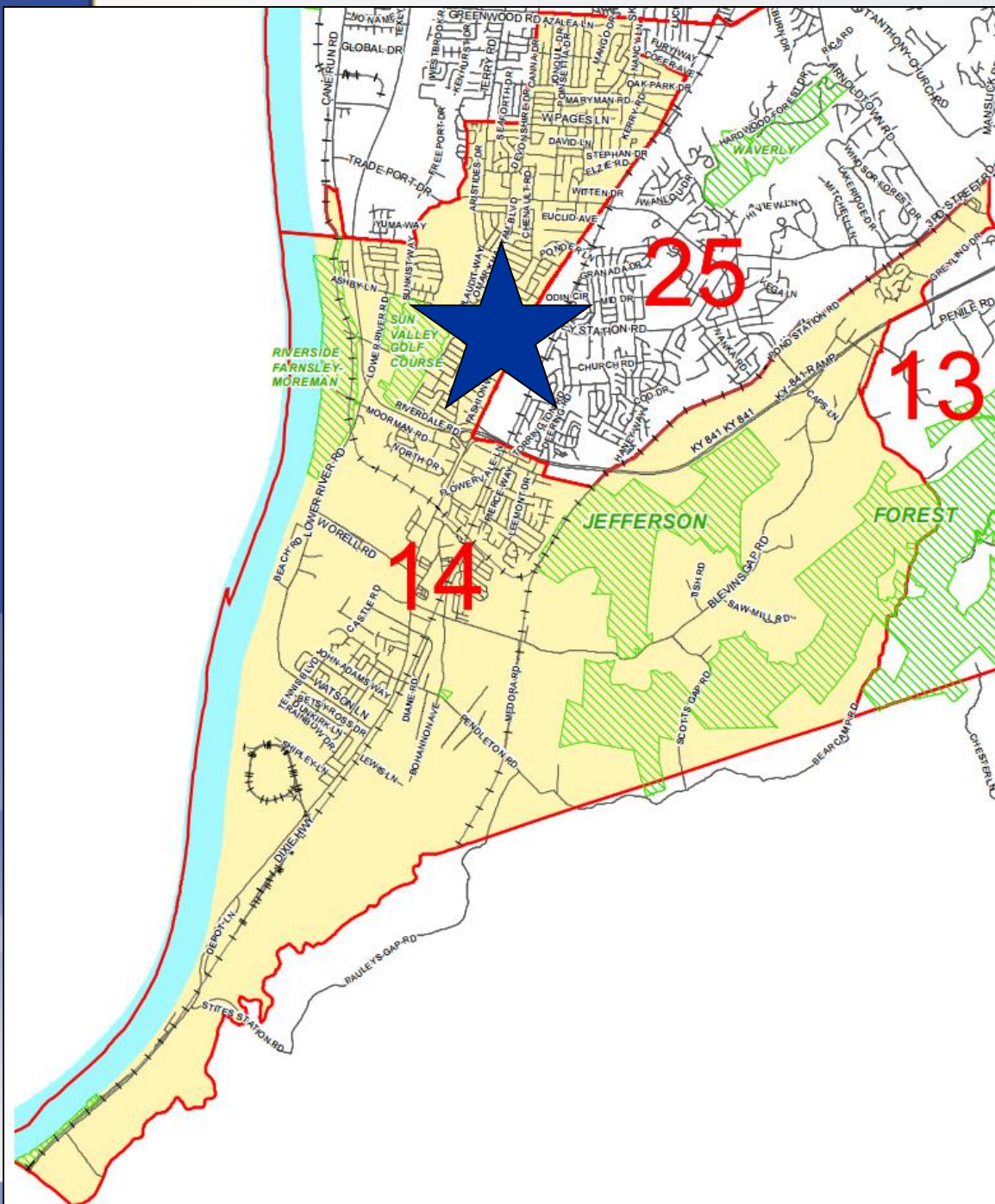


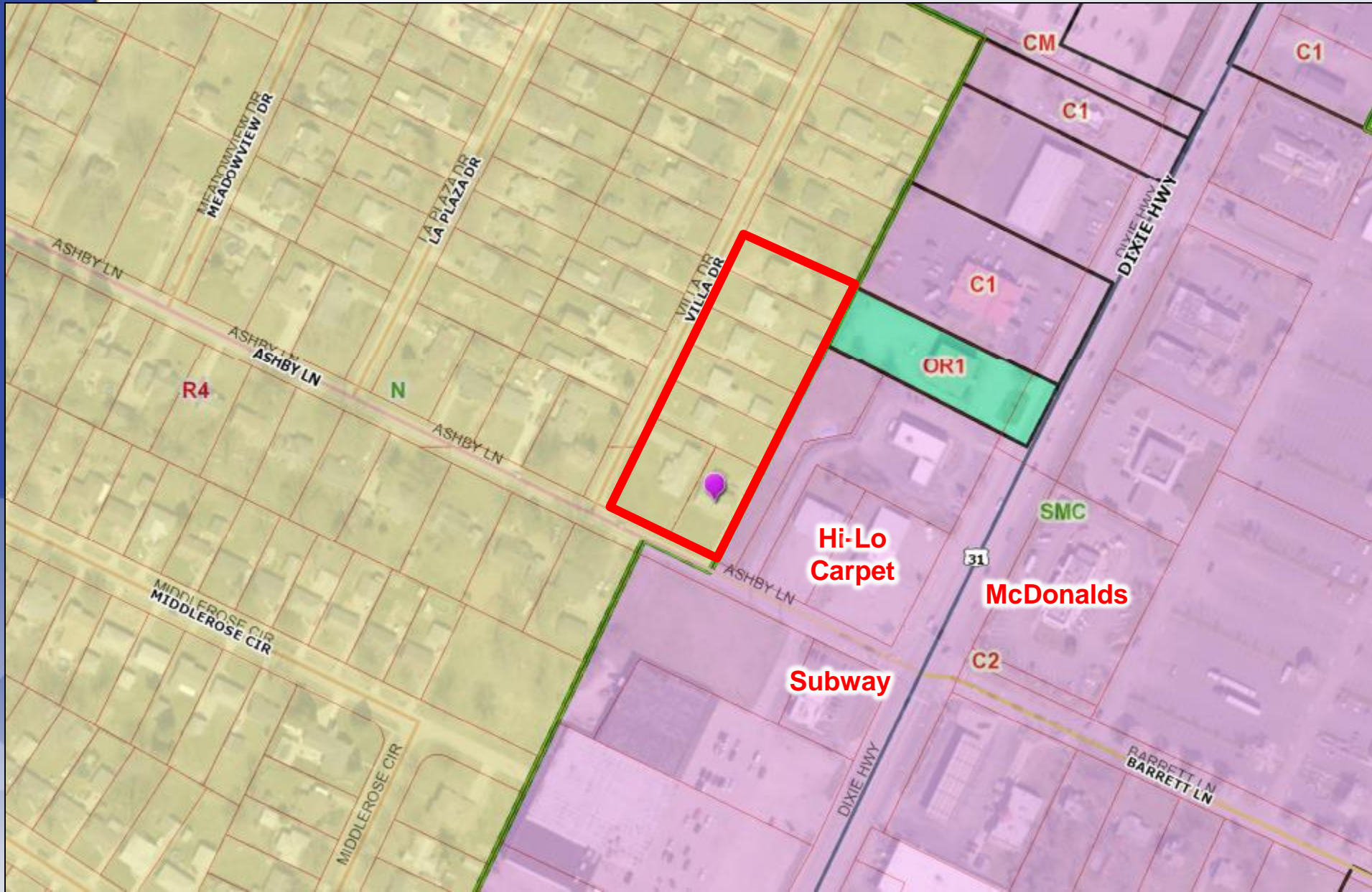
17ZONE1080 WOOD MEDICAL OFFICE



Planning & Zoning Committee
April 30, 2019



**5805 Ashby Lane
 10407-10417 Villa Drive
 District 14 - Cindi Fowler**





Requests

- **Change-in-Zoning** from R-4 Single-Family Residential to OR Office-Residential
- **Waiver** of Land Development Code, section 5.5.2.B.1.A & 5.9.2.A.1.B.ii to not provide cross-access to abutting development having frontage on Dixie Highway
- **Detailed District Development Plan**

Case Summary

- Two-story medical office has been proposed on 1.71 acres
- The subject site contains existing single-family residential homes
- Access is proposed to Ashby Lane with no connectivity to the adjacent site
- 80 parking spaces



Z: R-4 F.D: N

N SMC

S 65°35'00" E 175.00'

PROPOSED SIDEWALK ESM'T
15' LBA W/ 1.5 MULT.

30' NON-RES. TO RES. SETBACK

PROPOSED DETENTION BASIN ESM'T

PROPOSED DETENTION BASIN
1.5' DEPTH
6,600 S.F.

LOCAL UNION 2100 BLDG. ASSC. INC.
10400 DIXIE HIGHWAY
LOUISVILLE, KY 40272
D.B. 601.3 PG. 0391
Z: OR1 F.D: SMC

S 65°35'00" E 100.00'

MELVIN D. & ERMA I. WOOD
& ETAL
5803 ASHBY LANE
LOUISVILLE, KY 40272
D.B. N/A PG. N/A
Z: C-2 F.D: SMC

**NOT A PART OF
THIS APPLICATION**

ADARSH ENTERPRISES LLC
10414 DIXIE HIGHWAY
LOUISVILLE, KY 40272
D.B. 9700 PG. 0408
Z: C-2 F.D: SMC

S 65°29'30" E 215.00'

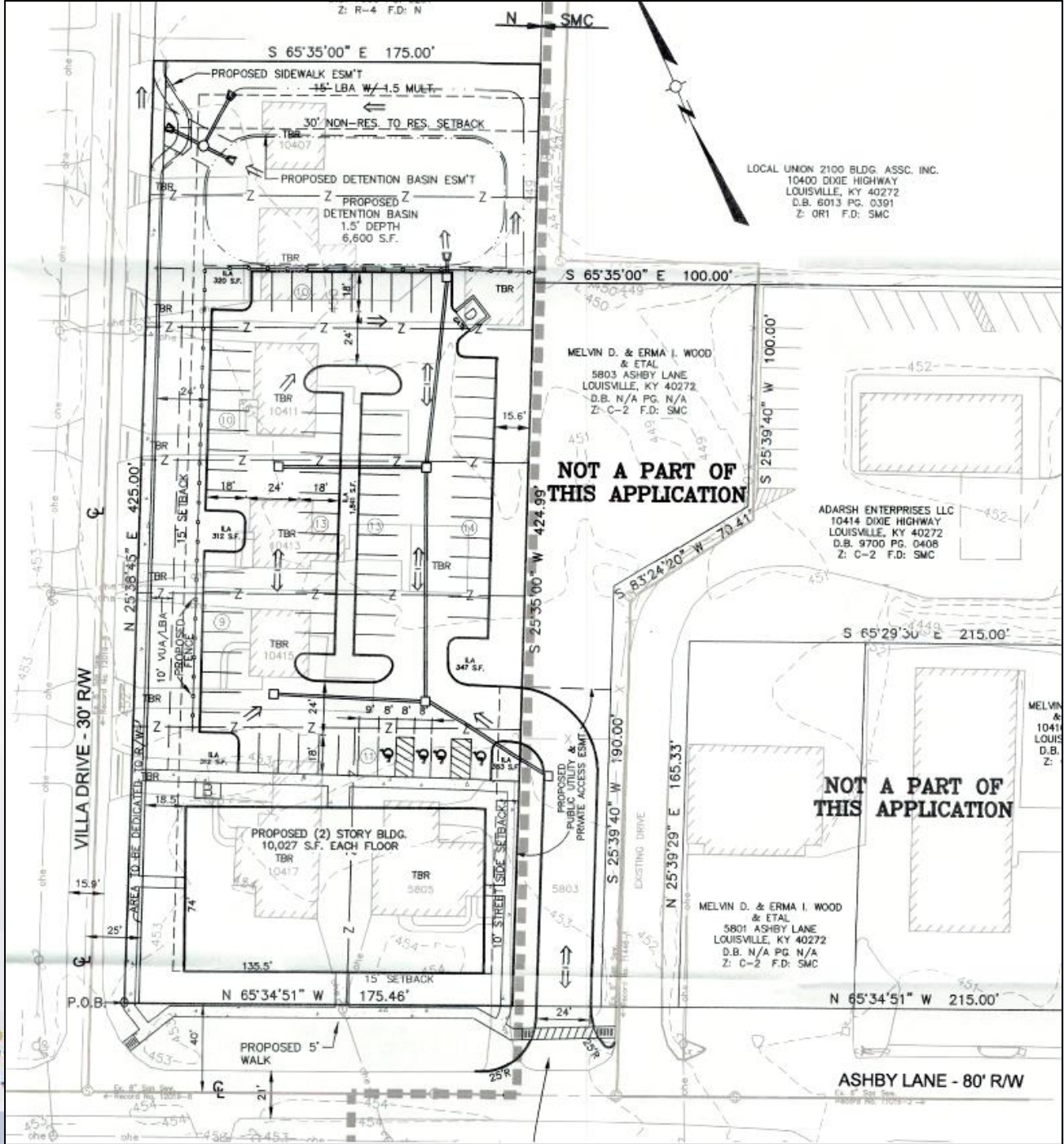
**NOT A PART OF
THIS APPLICATION**

MELVIN
& 1041
LOUIS
D.B.
Z:

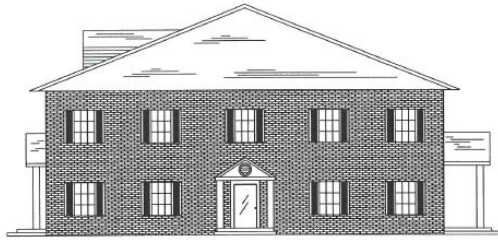
MELVIN D. & ERMA I. WOOD
& ETAL
5801 ASHBY LANE
LOUISVILLE, KY 40272
D.B. N/A PG. N/A
Z: C-2 F.D: SMC

N 65°34'51" W 215.00'

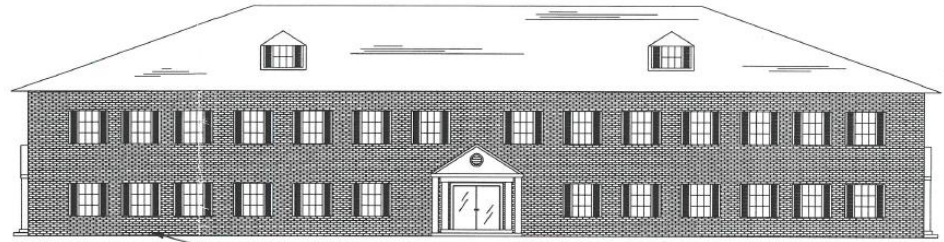
ASHBY LANE - 80' R/W



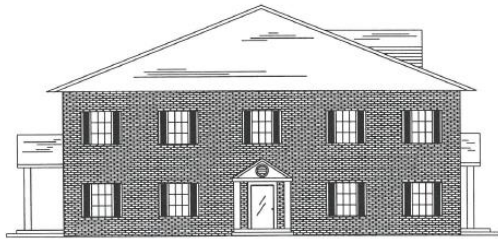
Renderings



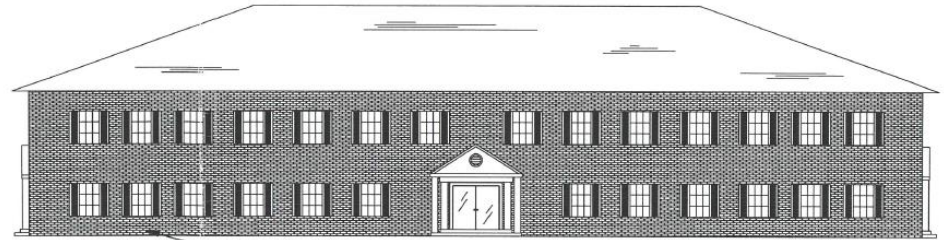
SIDE (ACCESS DRIVE)



FRONT (ASHBY LANE)



SIDE (VILLA DRIVE)



BACK (PARKING AREA)

WOOD MEDICAL OFFICES

Public Meetings

- Neighborhood Meeting on 1/31/2018
 - Conducted by the applicant, 15 people attended the meeting
- LD&T meeting on 2/28/2019
- Planning Commission public hearing on 3/21/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to OR by a vote of 6-0-1 (three members were not present).