17ZONE1037
Franklin Street Warehouse

Louisville Metro Planning Commission Public Hearing

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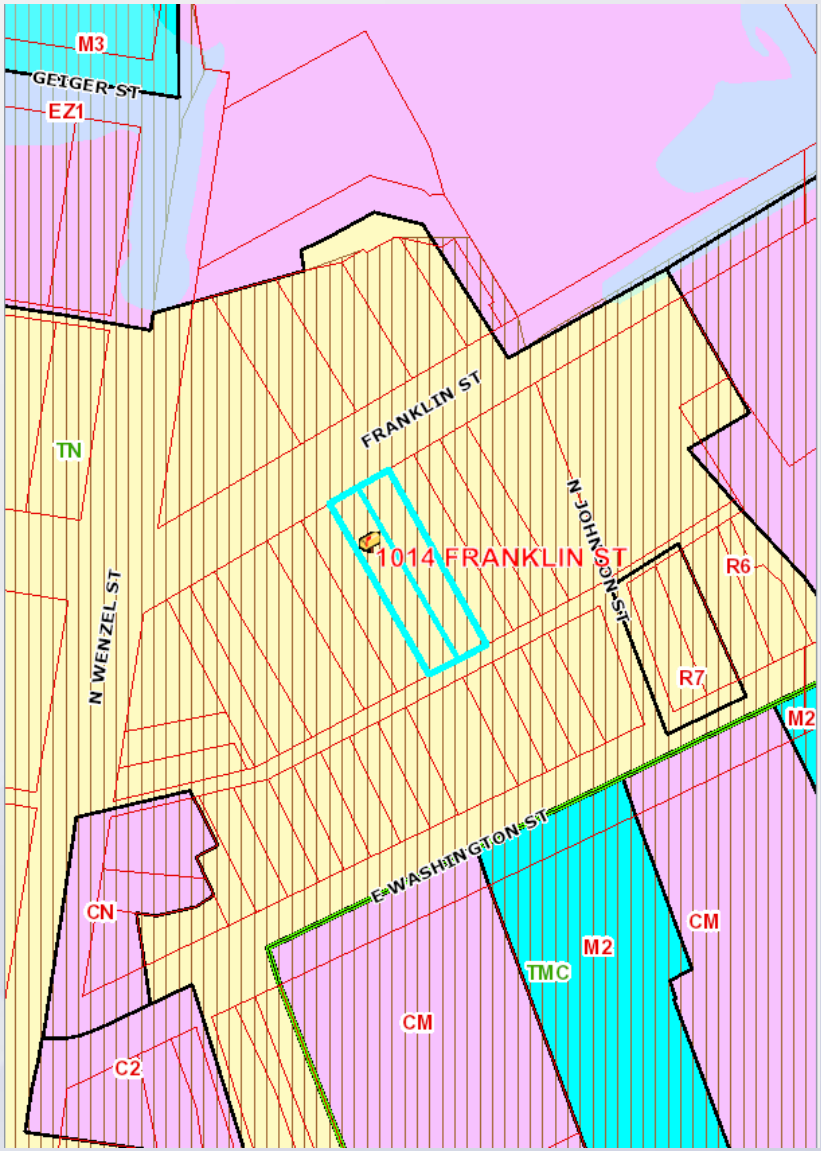
Requests

- **Change in zoning** from R-6, Multi-Family Residential to C-M, Commercial Manufacturing on .19 acres
- **Waiver** of Section 10.2.4 to eliminate the required property perimeter buffer areas on both east and west property lines
- **Detailed District Development Plan**

Case Summary

- Proposal to utilize a 5,453 square foot warehouse in Butchertown neighborhood
- Actively being used as a warehouse with non-conforming rights
- Applicant wishes to right-zone the site and open it up to future neighborhood serving uses
- Located mid-block among single family uses
- No proposed changes at this time

Zoning / Form District



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Aerial Photo

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Site Photos – Subject Site

Site Photos

Site Photos

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Site Photos - Surrounding

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Site Photos - Surrounding

Site Photos - Surrounding

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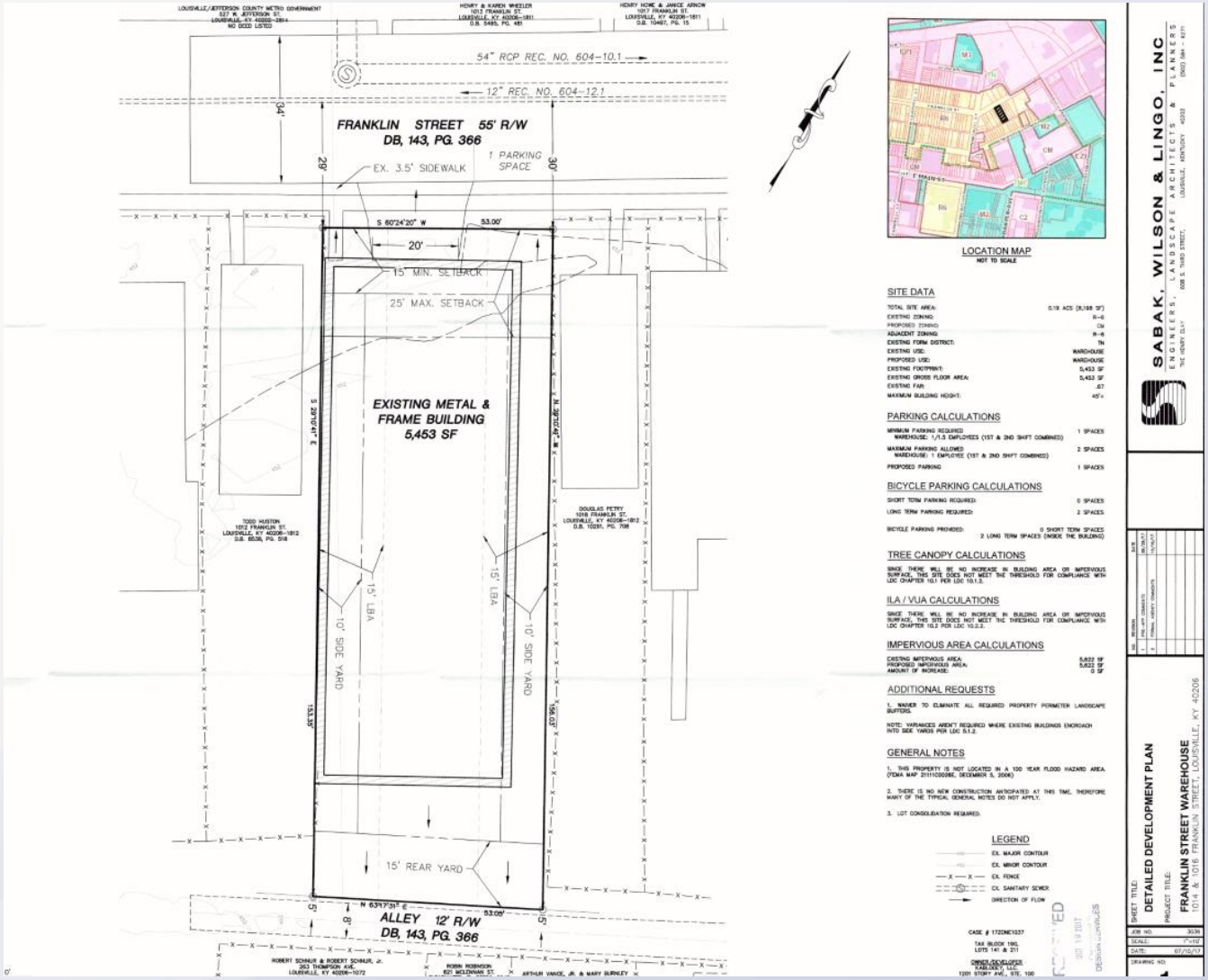
Development Plan



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Technical Review

- Transportation and MSD have given preliminary approvals.

Staff Analysis and Conclusions

- Staff finds that the proposal meets the standard of review and complies with the Land Development Code and Cornerstone 2020.
- The requested waiver appears adequately justified due to the existing conditions on site.
- The proposal is maintaining an industrial use in a historically industrial structure.
- The site is well-connected through the existing street and sidewalk grid, near transit and located near an arterial roadway.
- The Butchertown Neighborhood Plan supports the co-existence of business and residential uses and calls for the retention of the historic mixed-use character
- Staff finds that improvements to the façade will aide in the compatibility of the structure
- The restriction of some uses may be necessary to prevent nuisance uses from locating at this site.

Required Actions

- **RECOMMEND APPROVAL or DENIAL** to Metro Council for a Change in Zoning from R-6, Multi-Family Residential to C-M, Commercial Manufacturing
- **APPROVE or DENY** the Waiver of Section 10.2.4 to eliminate the required property perimeter buffer Areas on both east and west property lines
- **APPROVE or DENY** the Detailed District Development Plan

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