

Case No. 17246

Family Dollar



Planning/Zoning, Land Design & Development
February 18, 2014

Case Summary / Background

- Change in Zoning from OR-2 to C-1
 - Proposed Family Dollar

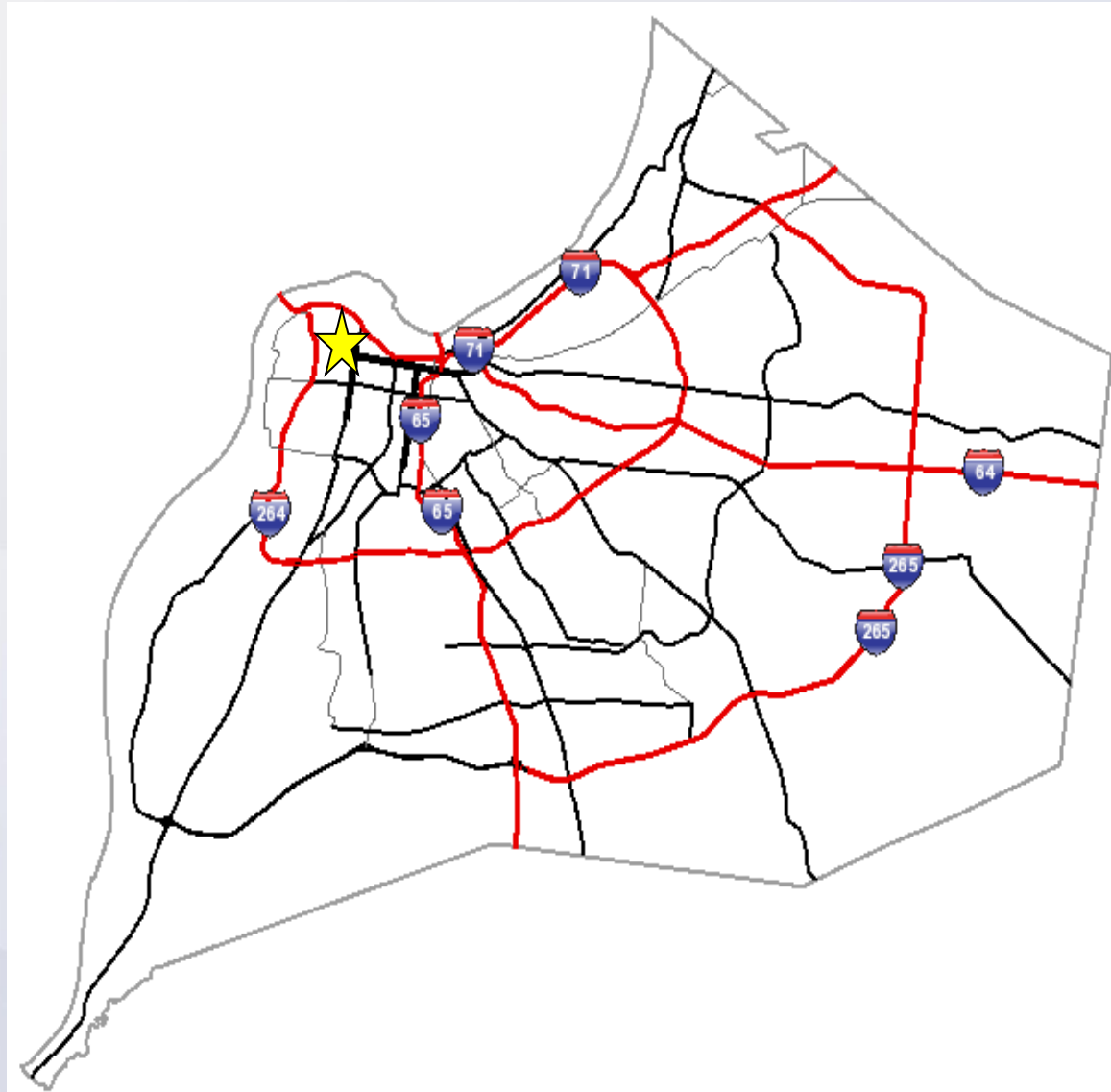
Case Summary / Background

- The proposal has been revised from 2012 when the Cavalier Building was proposed for demolition.
- The Cavalier was subsequently approved for an Individual Local Landmark by the Landmarks Commission.
- The current proposal preserves the Cavalier Building with an attached addition.
- Two shotgun houses are also proposed for demolition which will require documentation as an historic resource.



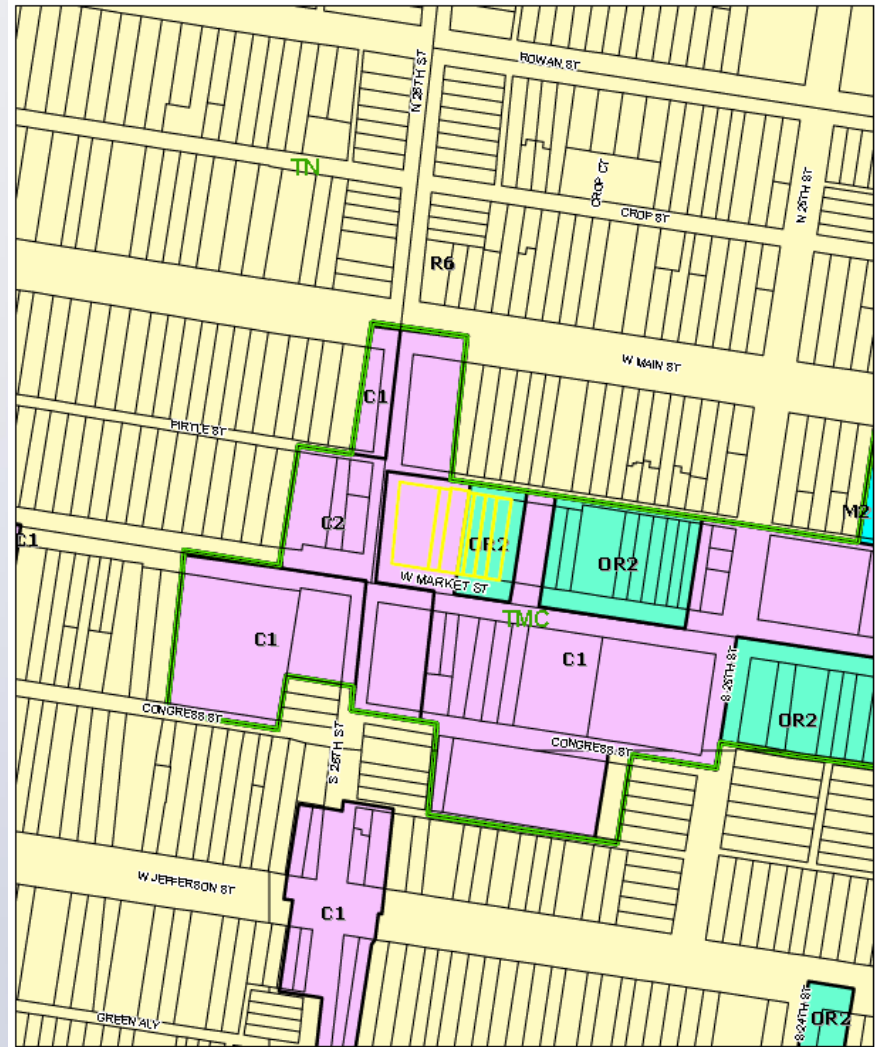
Location

- 2537-2551 W Market St.
- Council District 5 - Cheri Bryant Hamilton



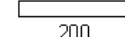
Zoning/Form Districts

- Subject Property:
 - Existing: C-1 & OR-2 / TMC
 - Proposed: C-1 / TMC
- Adjacent Properties:
 - North: C-1 & R-6 / TN
 - South: C-1 & C-1 / TMC
 - East: OR-2 / TMC
 - West: C-2 / TMC



Case # 17246

feet



Map Created: 11/27/13

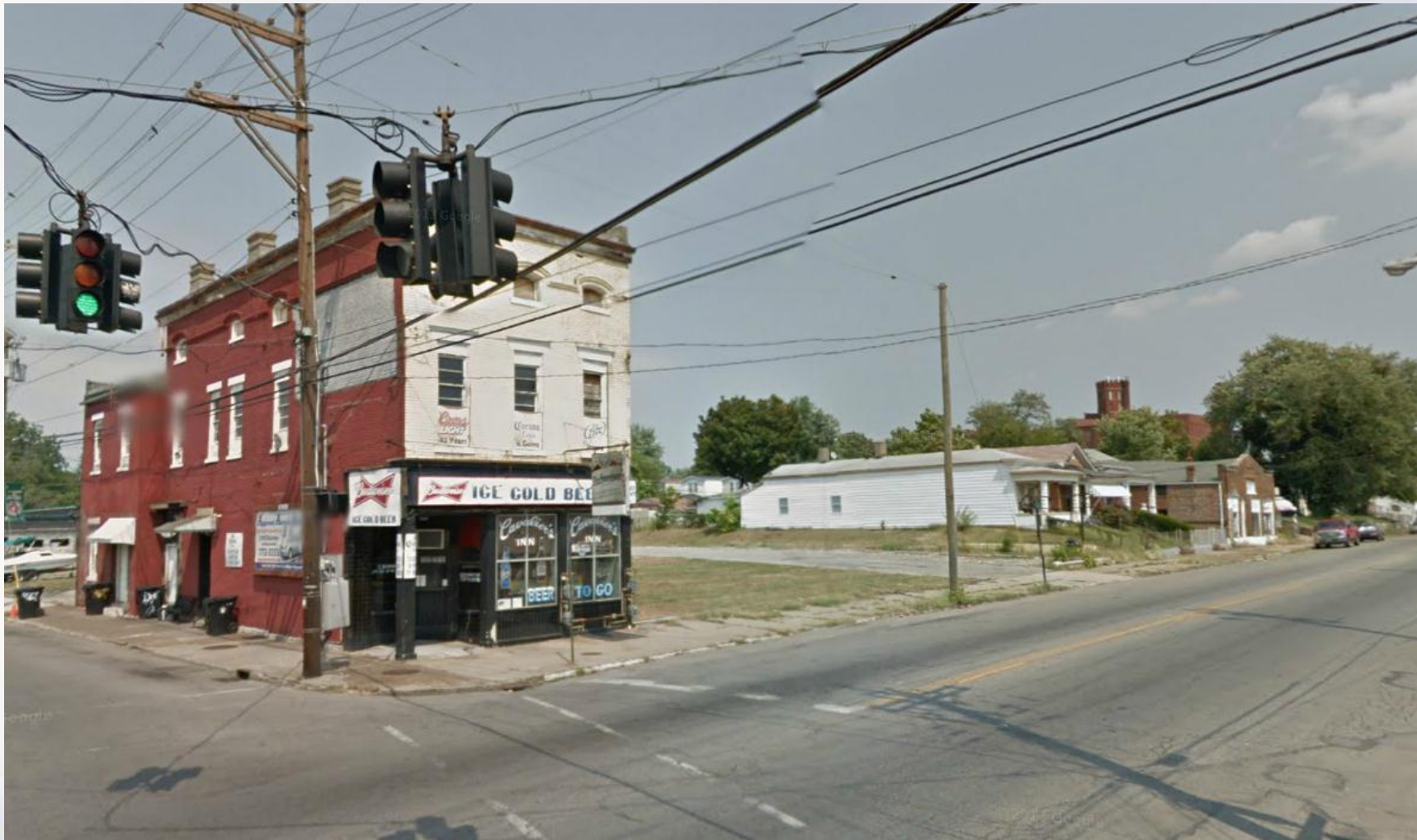


Aerial Photo/Land Use

- Subject Property:
 - Existing: Commercial / Vacant
 - Proposed: Commercial
- Adjacent Properties:
 - North: Commercial / Residential
 - South: Commercial
 - East: Residential
 - West: Commercial



Site Photos-Surrounding Areas



Site Photos-Subject Property



Site Photos-Surrounding Areas



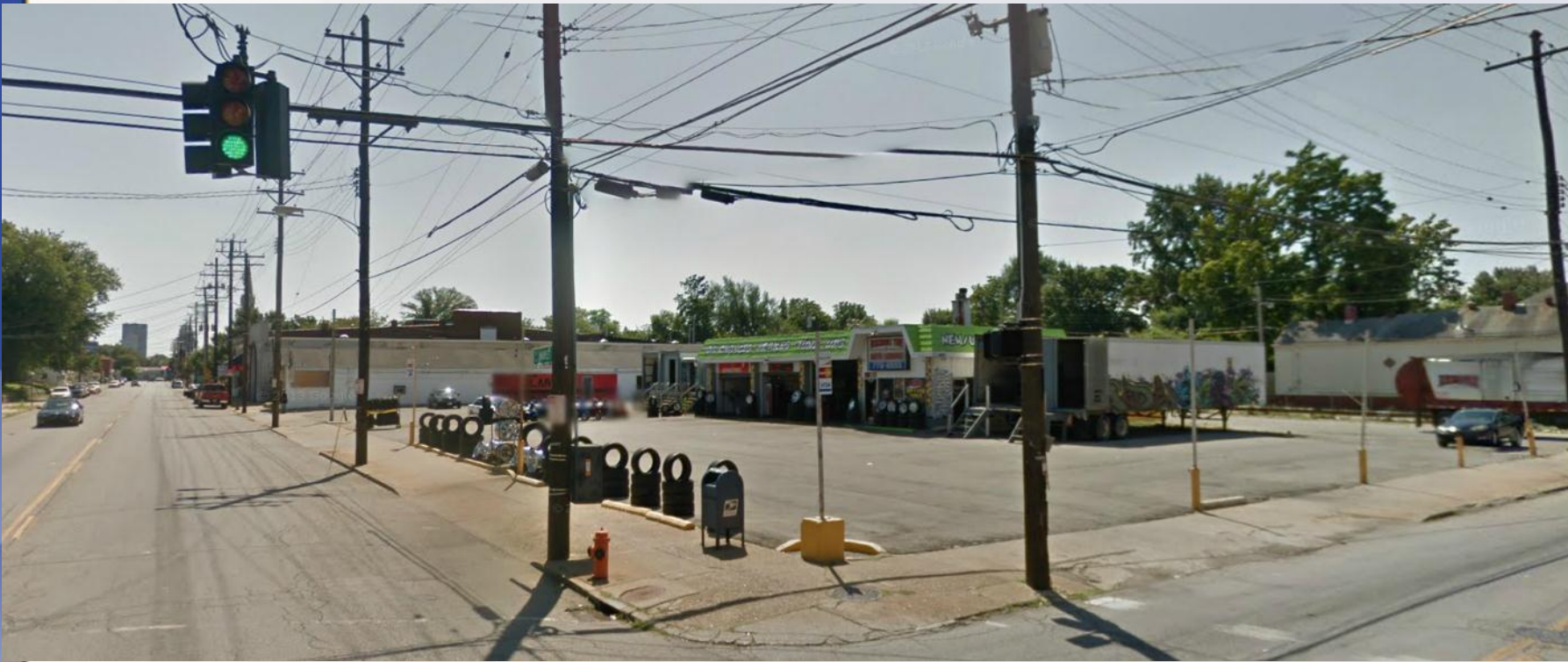
Site Photos-Surrounding Areas



Site Photos-Surrounding Areas



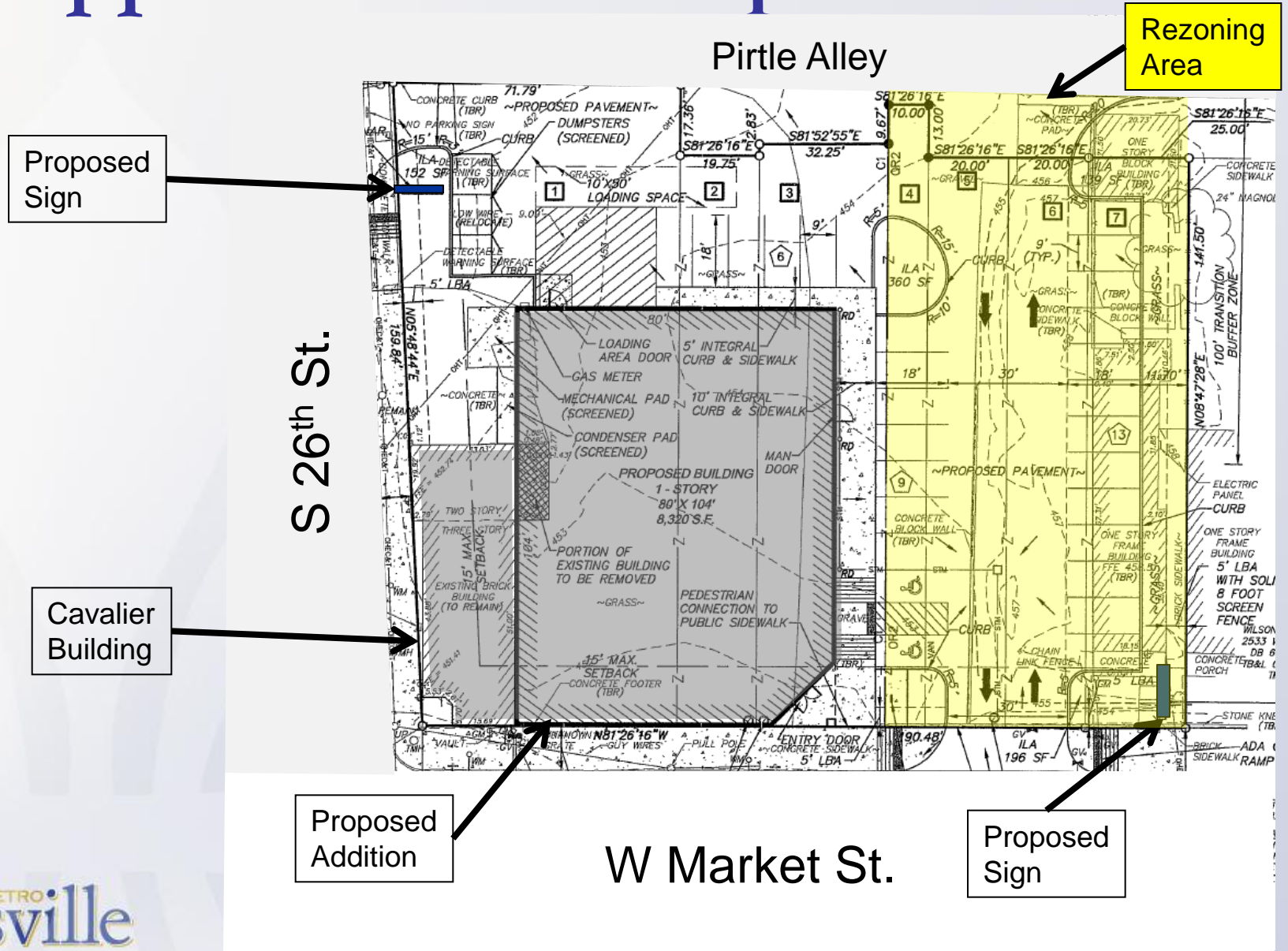
Site Photos-Surrounding Areas



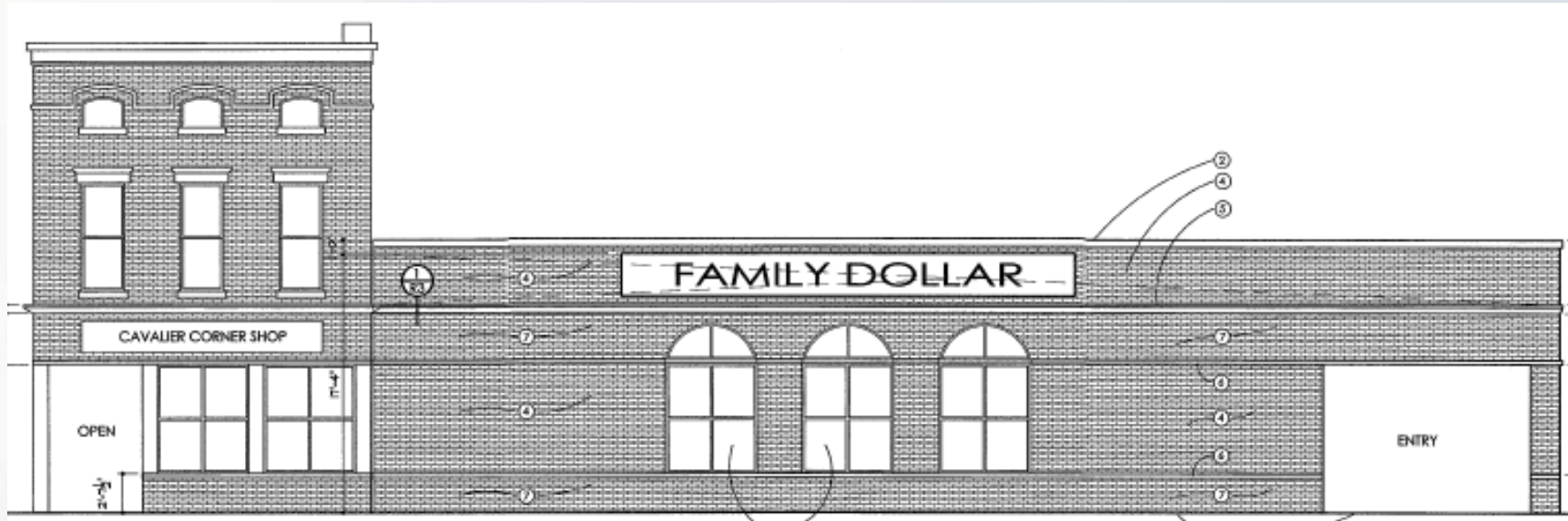
Site Photos-Surrounding Areas



Applicant's Development Plan



Proposed Building Design



PC Recommendation

- Public Hearing was held on 12/05/2013
- No one spoke in opposition at the Planning Commission public hearing. 1 person spoke at LD&T with concerns about the number of parking spaces and demolition of the 2 shotgun houses.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (6 members voted)