

Case No. 13ZONE1016

Flynn Hook Property



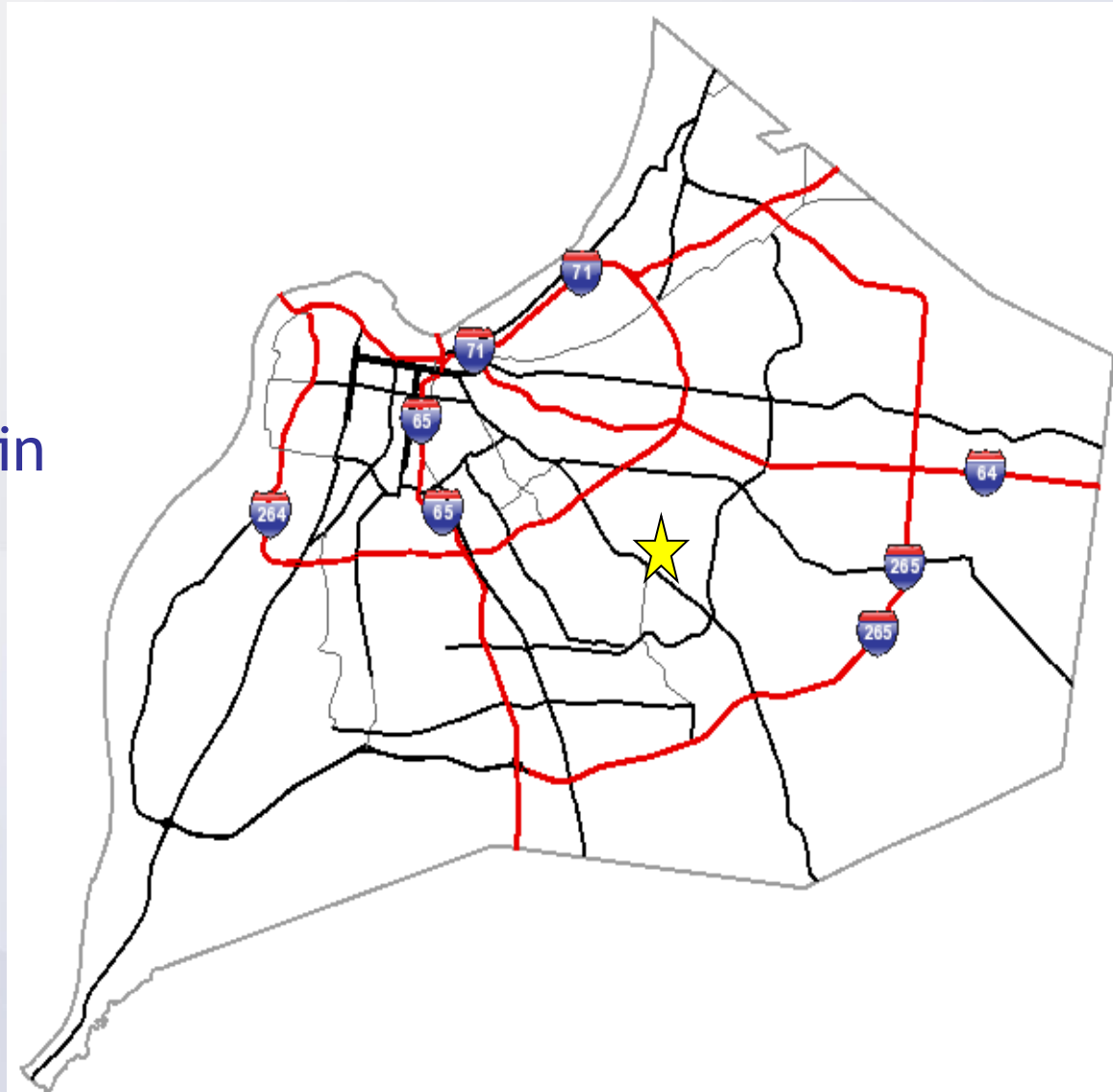
Planning/Zoning, Land Design & Development
July 15, 2014

Case Summary / Background

- Change in zoning from M-2, Industrial, to C-2, Commercial
 - Proposed Retail and Restaurant

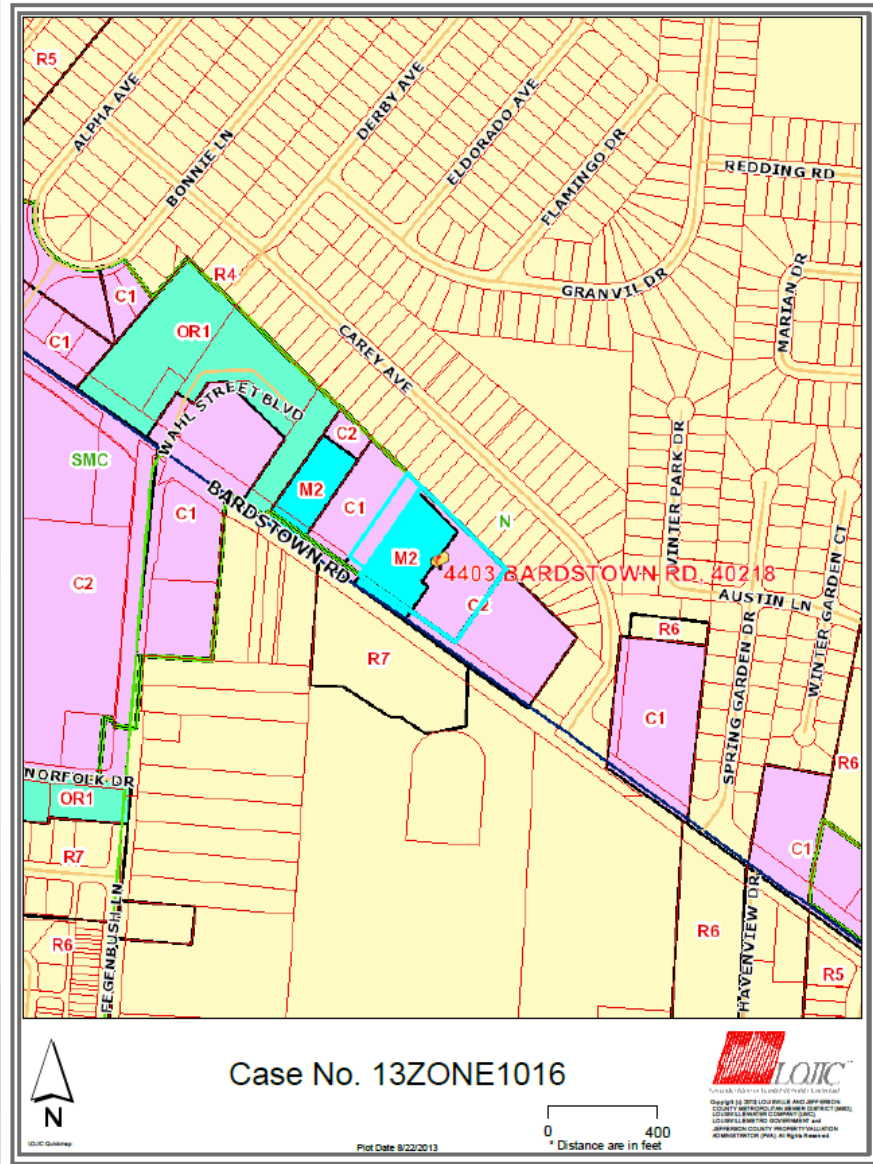
Location

- 4337 and 4403 Bardstown Rd.
- Council District 2 - Barbara Shanklin



Zoning/Form Districts

- **Subject Property:**
 - Existing: C-2 & M-2/SMC
 - Proposed: C-2/SMC
- **Adjacent Properties:**
 - North: R-4/N
 - South: R-7/N
 - East: C-2/N
 - West: C-1/SMC



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant
 - Proposed: Commercial
- **Adjacent Properties:**
 - North: Single Family Residential
 - South: Cemetery
 - East: Vacant
 - West: Commercial



Site Photos-Subject Property



Site Photos-Surrounding Areas



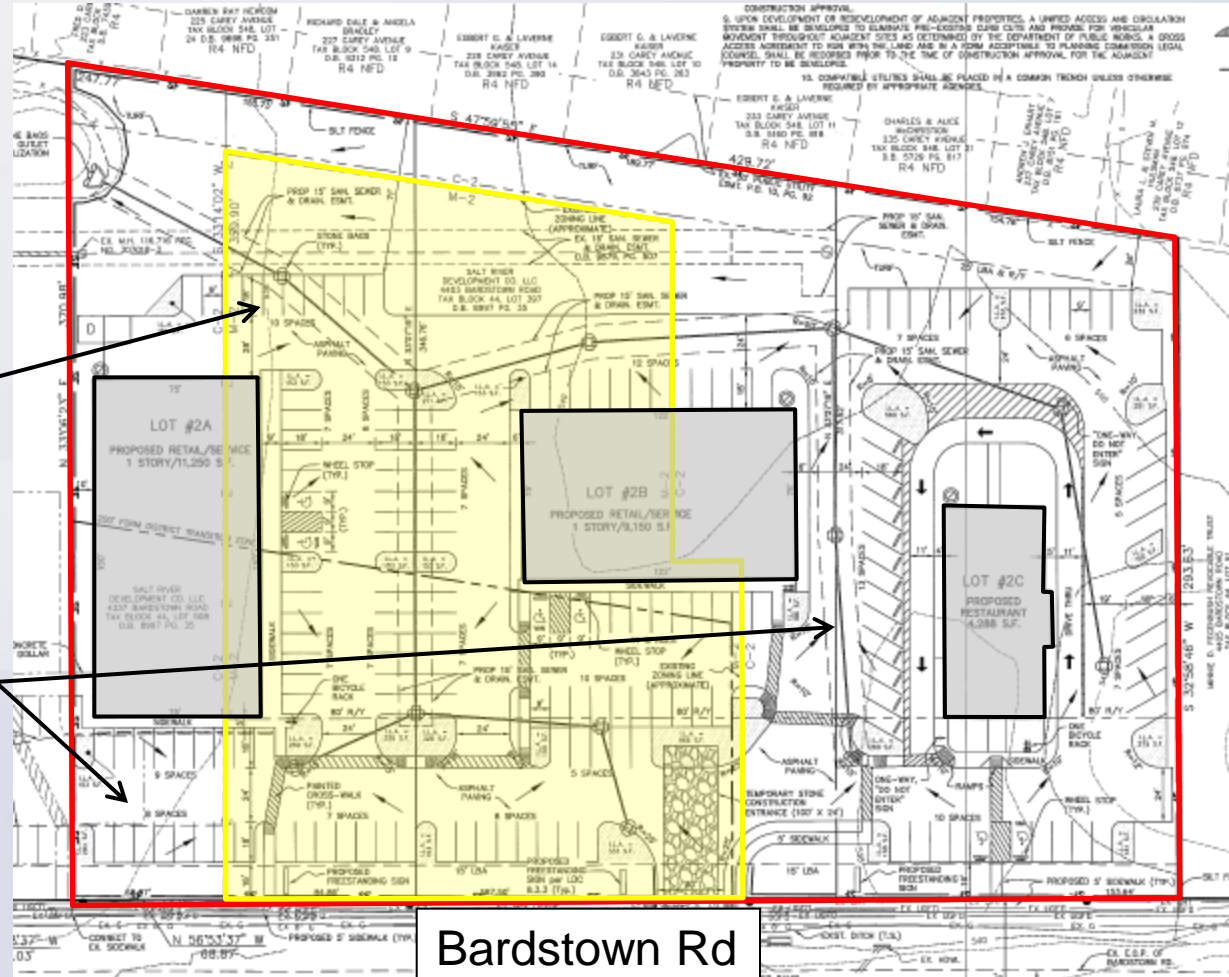
Applicant's Development Plan

Highlights:

- Commercial
- 24,688 Square Feet
- 172 Parking spaces

Proposed M-2 to C-2

Existing C-2



PC Recommendation

- Public Hearing was held on 5/29/2014
- No one spoke in opposition at the Planning Commission public hearing or the LD&T Committee meeting.
- 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 (5 members voted)