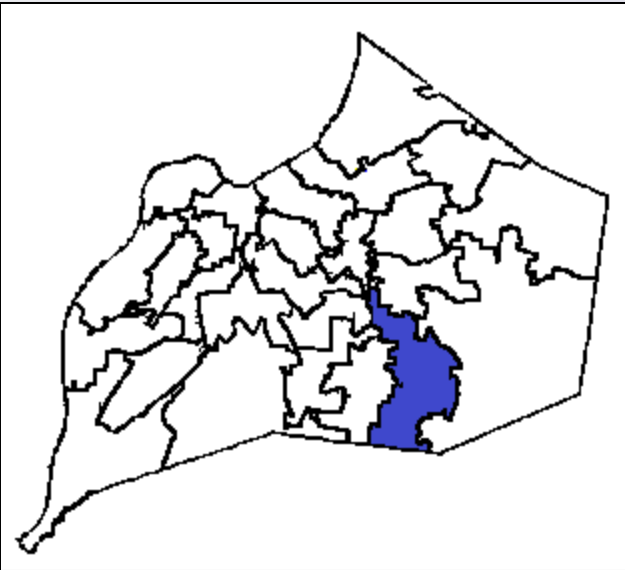
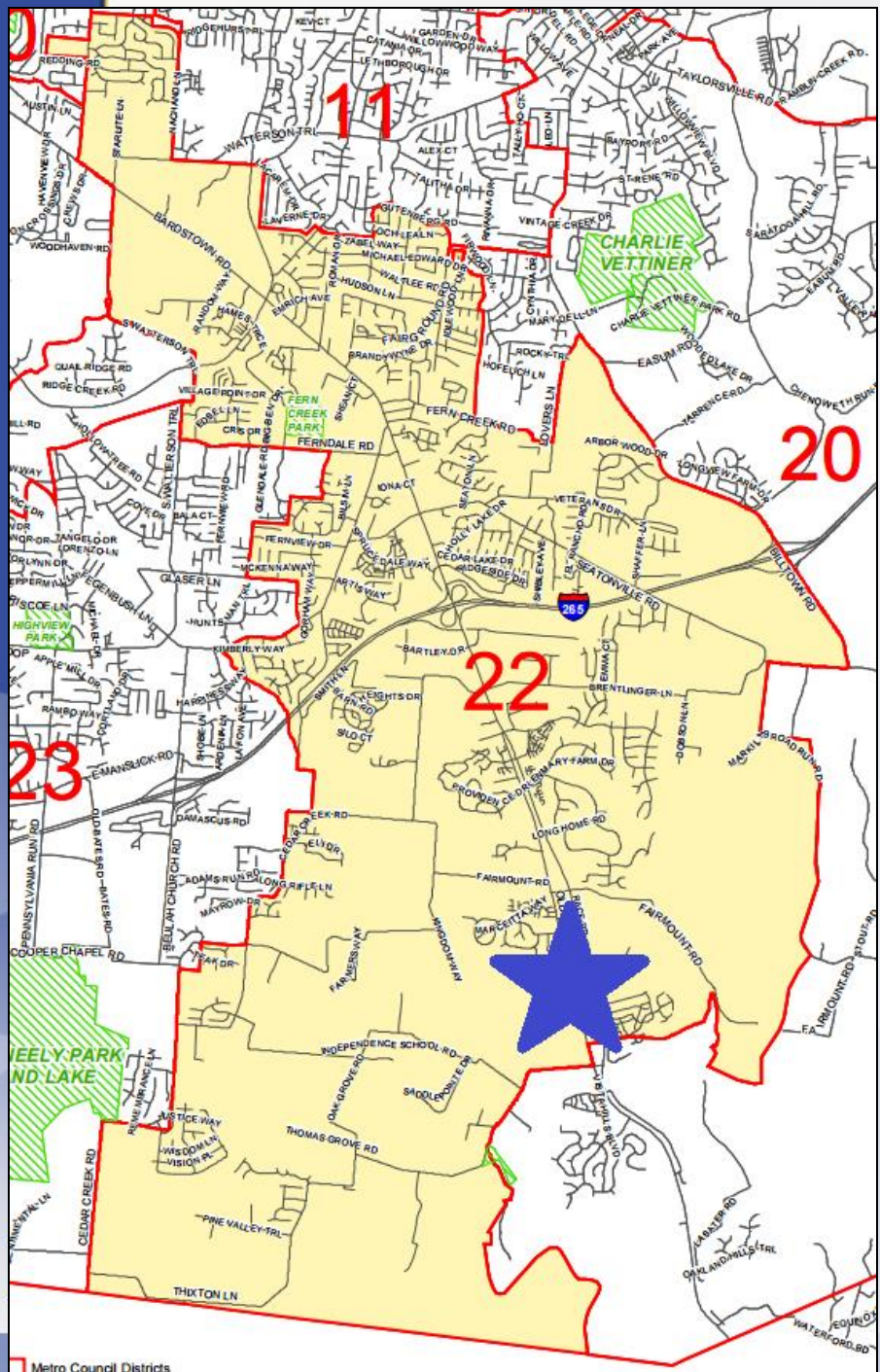


16ZONE1069

9205 Old Bardstown Road



Planning/Zoning, Land Design & Development
April 18, 2017



9205 Old Bardstown Road
District 22 - Robin Engel

Requests

- Change in zoning from C-1 to M-2 on 6.44 acres
- Revised Detailed Development Plan
 - Waive sidewalk requirement for Bardstown Road property frontage (LDC 6.2.6.B.2)
 - Permit a utility easement overlap of more than 50% (LDC 10.2.4.B)
- Amendment to existing Binding Elements

Case Summary / Background

- Parcel rezoned from R-4 to C-1 for commercial development but was never constructed
- Requests apply to 6.44 acres at north end of existing 11.05 acre parcel; no changes or development to occur at this time on remaining 4.61 acres of parcel
- Site to be developed for rental/sales/storage of construction and farm equipment business
- Proposed development includes 16,800 sq ft structure, 50 parking spaces and parking area for rental equipment storage

Zoning/Form District

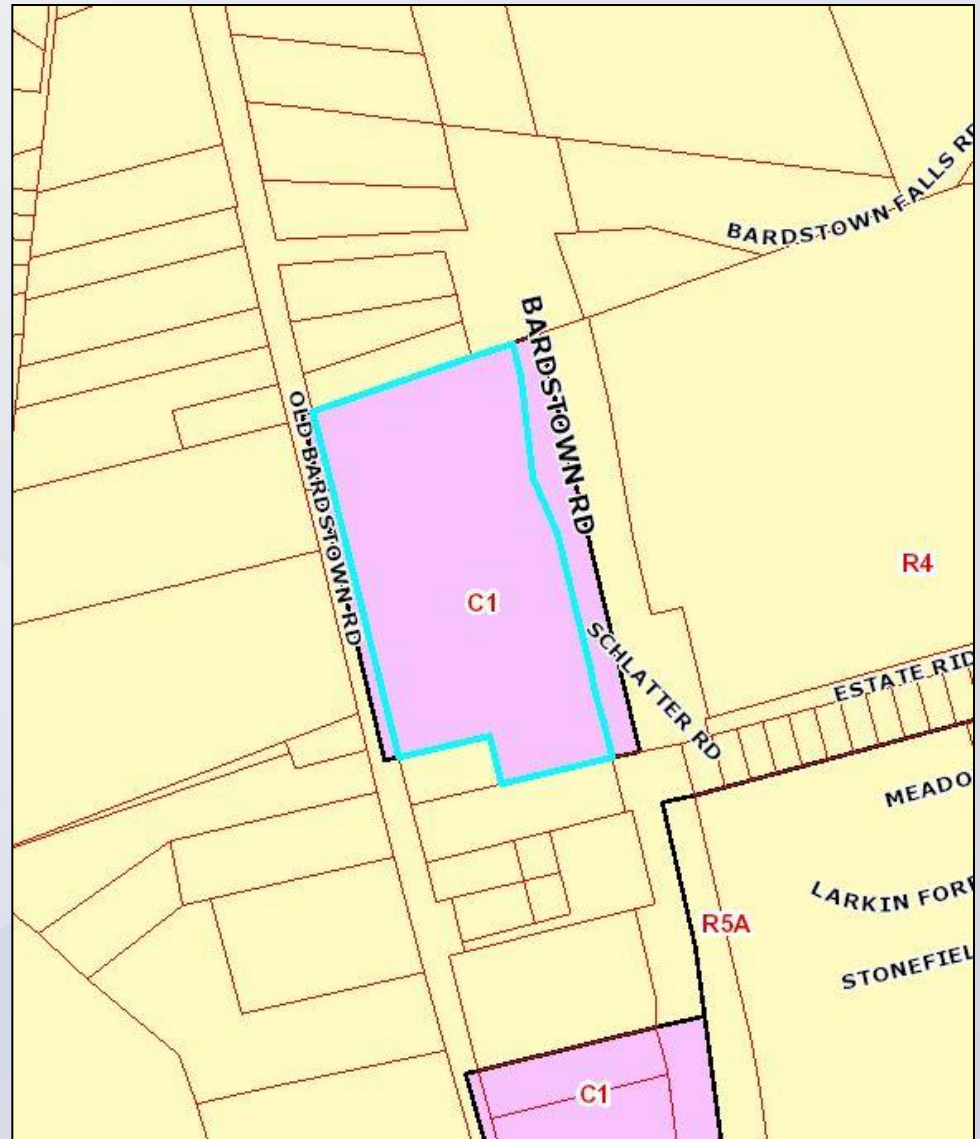
All properties in
Neighborhood form district

Subject Property:

- Existing: C-1
- Proposed: M-2/C-1

Adjacent Properties:

- North: R-4
- South: R-4
- East: R-4
- West: R-4



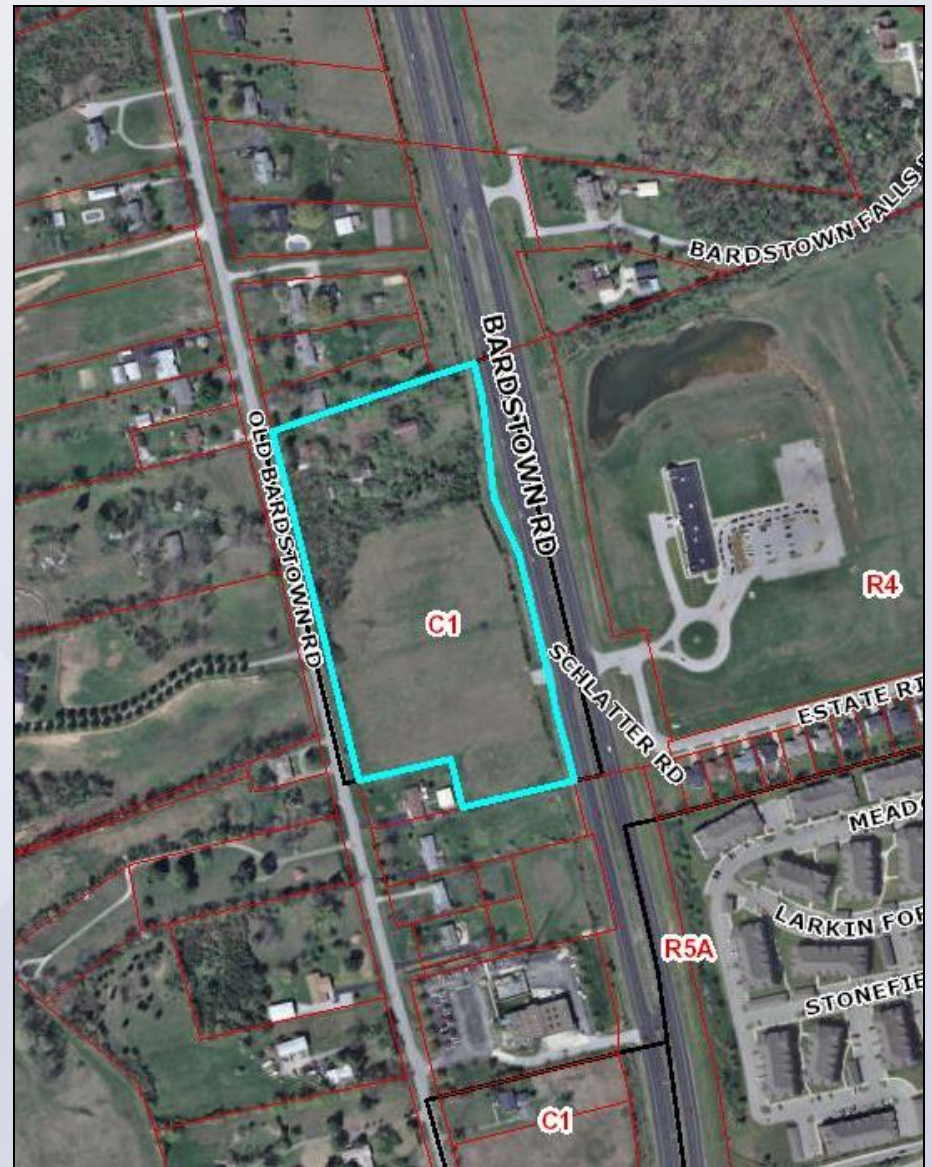
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Equipment sales/rental/storage

Adjacent Properties:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Private K-12 School
- West: Single-Family Residential



BARDSTOWN ROAD ~ U.S. HWY 31E
ROW 220'-266.44 (MAJOR ARTERIAL)

OLD BARDSTOWN ROAD
60' ROW (COLLECTOR)

George C & Karen A Hock
9315 Old Bardstown Rd
D.B. 6417, Pg. 0860
R-4/N

MSD EROSION CON
THE APPROVED EROSION
SHALL BE IMPLEMENTED
CONSTRUCTION SITE. M
BE REVIEWED AND APPR
EPSC BMP'S (BEST MAN
PLAN AND MSD STANDAR
RETENTION BASINS. F #
PERFORM AS SEQUENCE
CONTRIBUTING DRAINAGE



PC Recommendation

- The Planning Commission conducted public hearings on 3/16/2017
- Two people spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the alley closure by a vote of 6-0 (6 members voted)