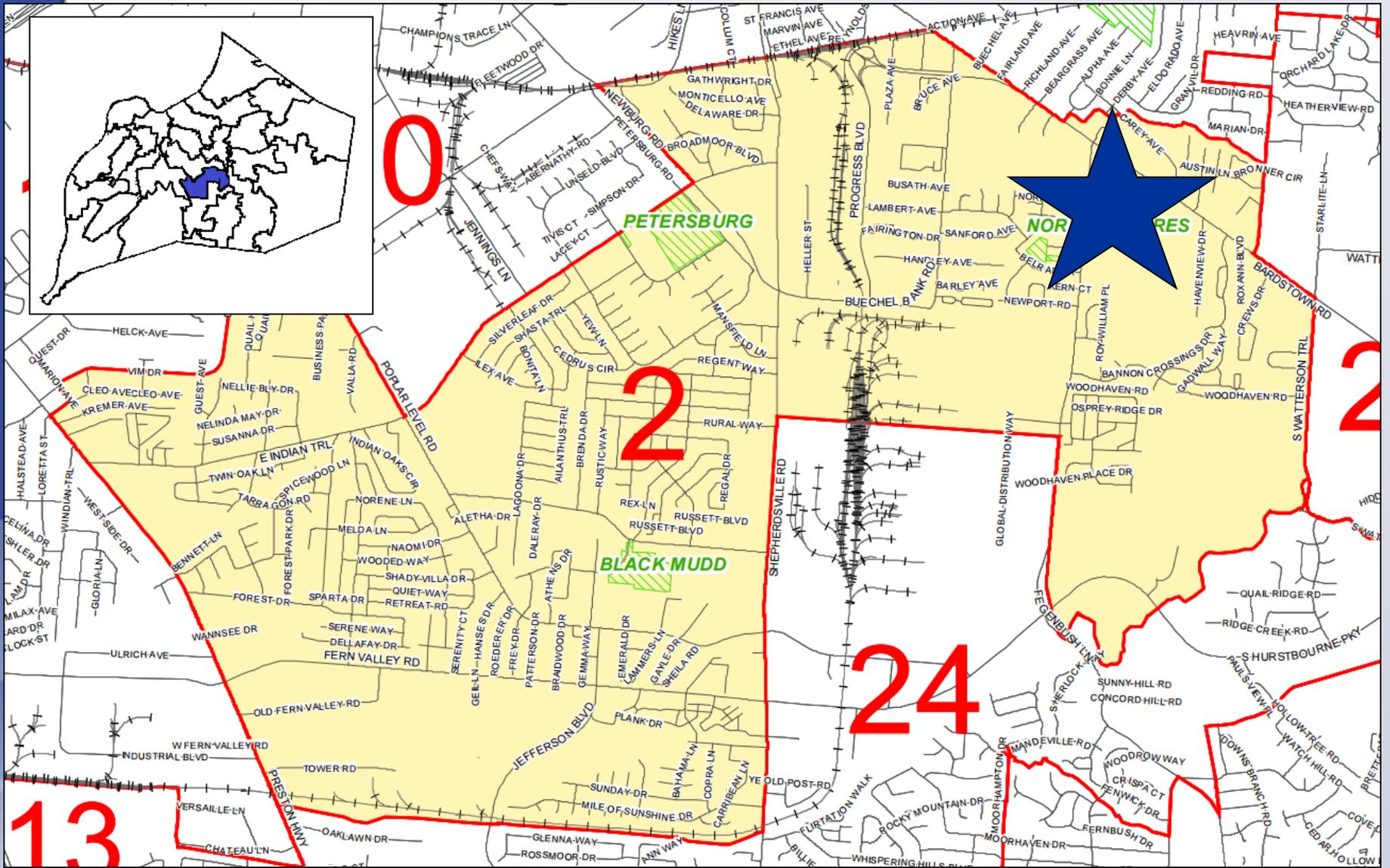


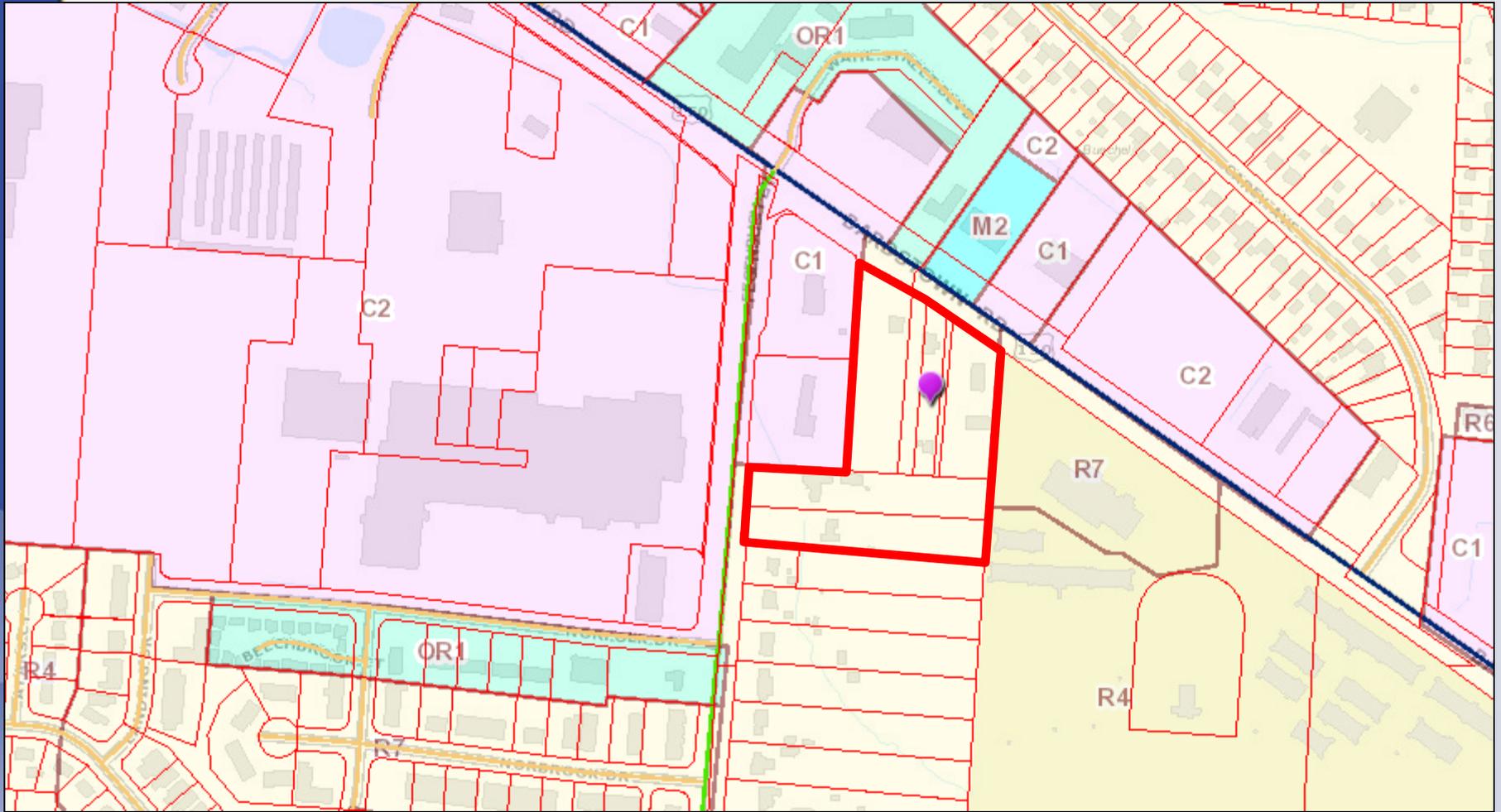
**20-ZONE-0006**

**VOGT RETAIL DEVELOPMENT**



**Planning & Zoning Committee  
October 13, 2020**





Existing: R-4/N  
Proposed: C-1/SMC



**Existing: Single Family**  
**Proposed: Commercial**

# Requests

- Form District change from Neighborhood to Suburban Marketplace Corridor
- Zoning change from R-4 Single Family Residential to C-1 Commercial
- Detailed District Development Plan with Binding Elements

# Case Summary

- Mixed retail/office development on approximately 5.6 acres
- Over 37,000 sf of new building area
- Access points from Bardstown Road and Fegenbush Lane

# Site Photos-Site Context

View of site  
from Bardstown  
Road



View of site  
from  
Fegenbush  
Lane



# Site Photos-Surrounding Areas

Bill Collins Ford  
across  
Fegenbush



Tire  
Discounters  
across  
Bardstown  
Road

The logo for Louisville Metro, featuring a stylized fleur-de-lis above the word "Louisville" and "METRO" above "Louisville".



# Site Photos-Surrounding Areas

McDonald's at the corner



Car wash along Fegenbush Lane





# Public Meetings

- Neighborhood Meeting held on 1/6/2020
  - 5 people attended the meeting.
- LD&T meeting on 8/13/2020
- Planning Commission public hearings on 9/3/2020 and 9/17/2020
  - No one spoke in opposition.
  - Motion to recommend approval of the change in form district from Neighborhood to Suburban Marketplace Corridor passed by a vote of 5-0.
  - Motion to recommend approval of the change in zoning from R-4 to C-1 passed by a vote of 5-0.