

23-ZONE-0001

Proposed Rezoning from R-4 to OR

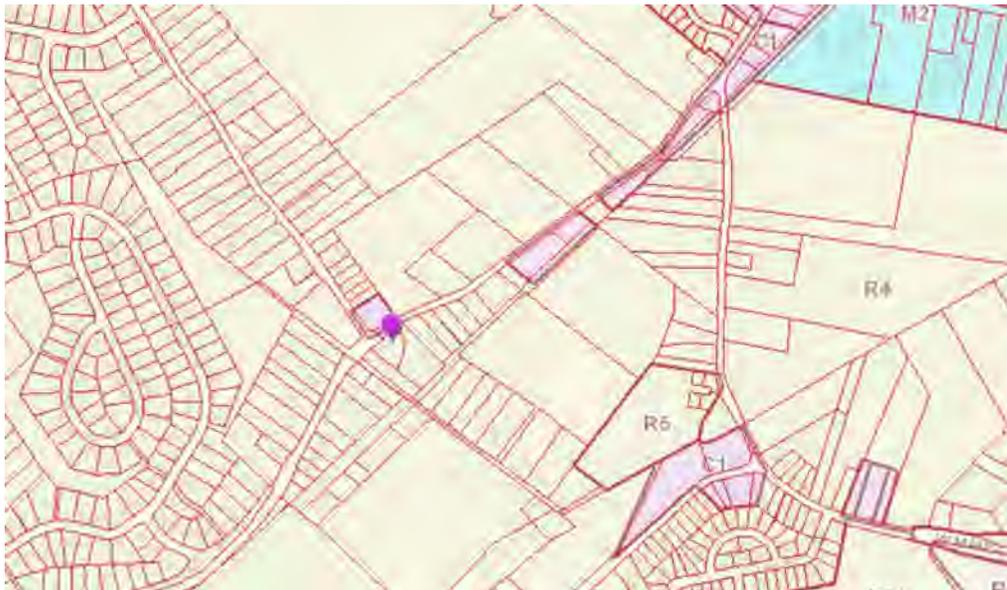
8319 3rd Street Rd



Existing Zoning: R-4

Existing Form District:
Neighborhood

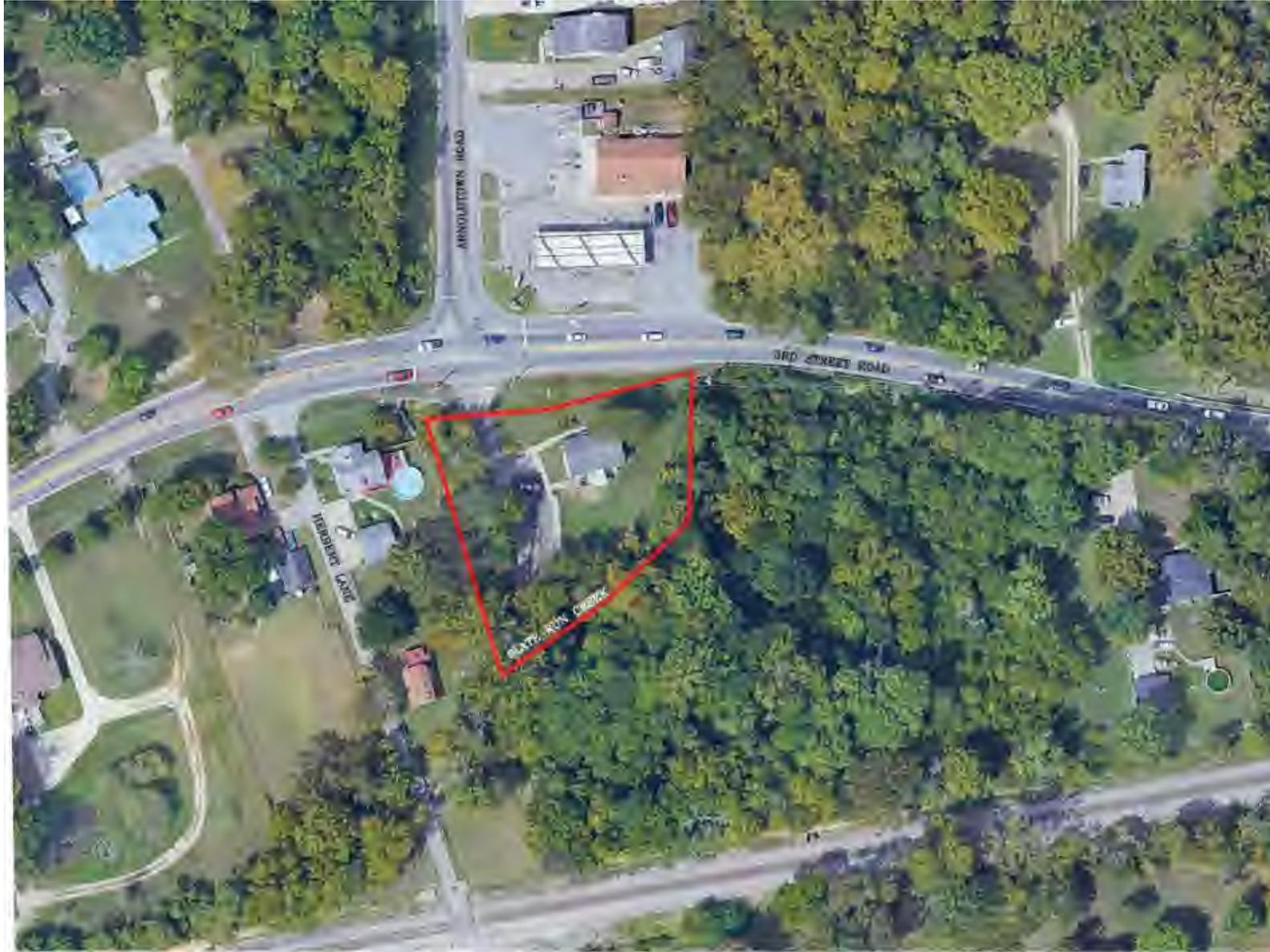
Existing Use: Daycare
Center



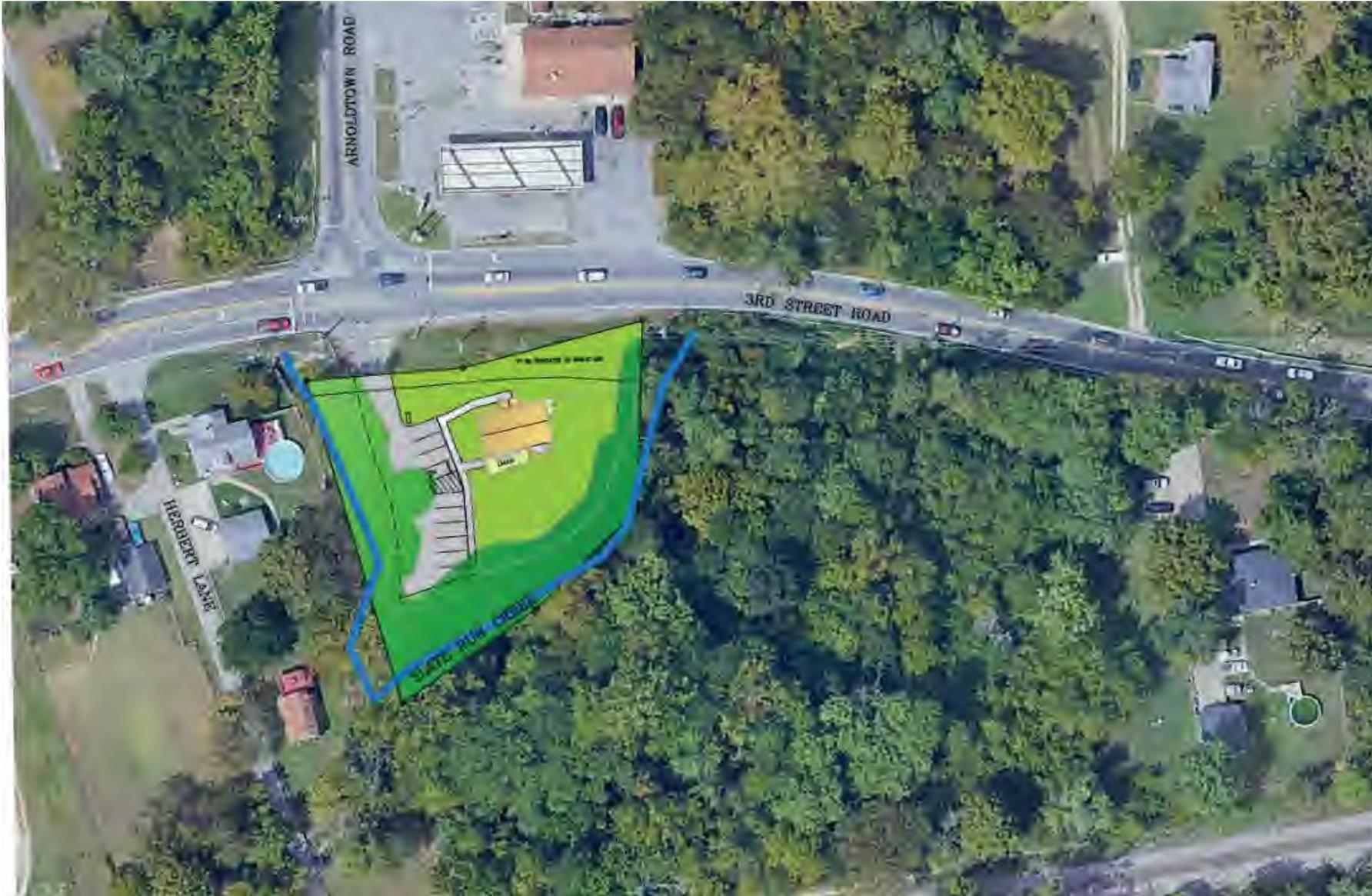
Proposed Use:
Office/Multi-Family

Surrounding Zoning:
R4, R5, R5A, CM, C1,
C2, CM, M1, M2

Subject Property and Surroundings



Property with Proposed Development

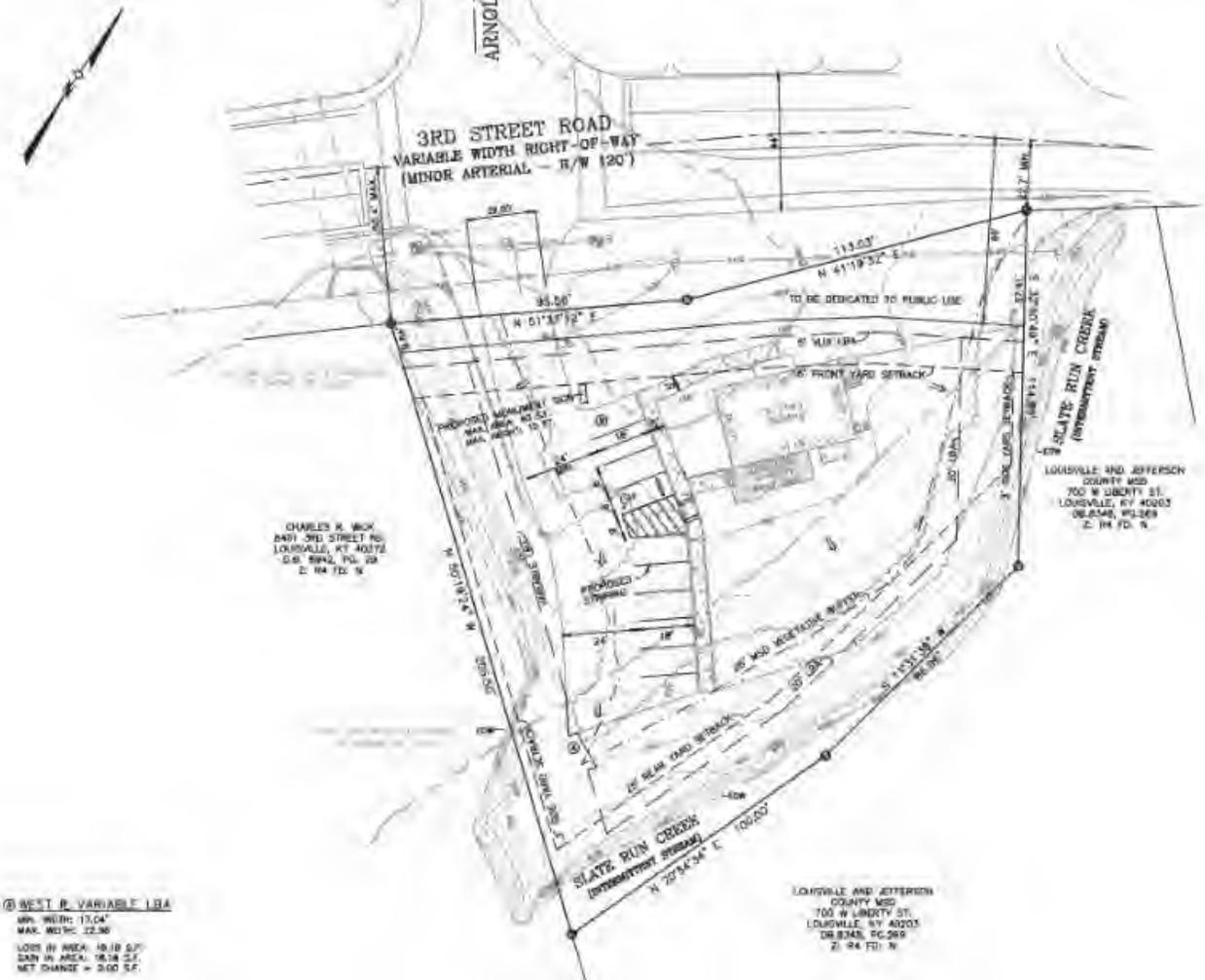


Proposed Development Plan

INCREASED IMPERVIOUS SURFACE
 PRE-DEVELOPED IMPERVIOUS SURFACE = 7,361 SF
 POST-DEVELOPED IMPERVIOUS SURFACE = 7,361 SF
 INCREASE IN IMPERVIOUS SURFACE = 0 SF

MIN. (1 SPACE/DRIVE)	2 SPACES
MAX. (2 SPACES/DRIVE)	4 SPACES
TOTAL REQUIRED	5 SPACES
MIN.	5 SPACES
MAX.	11 SPACES
FURNISH PROVIDED	
STANDING SPACES	8 SPACES
HANDICAP SPACES	1 SPACE
TOTAL PROVIDED	9 SPACES

SITE AREAS
 EX. BUILDING
 NUMBER OF I
 WA
 LA REQUIRED
 LA PROVIDED
 P.A.R.
 DENSITY



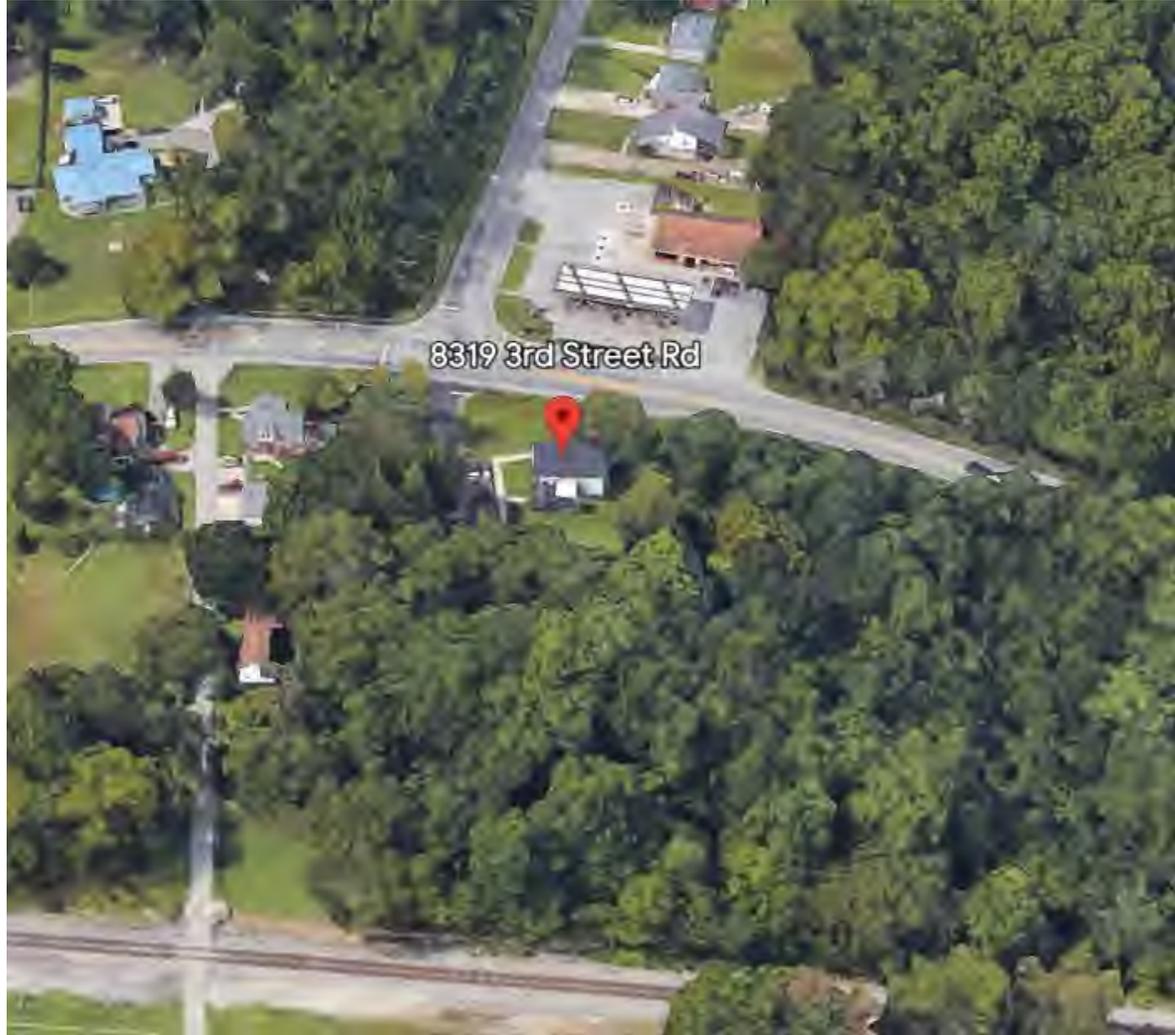
CHARLES K. MICK
 2401 3RD STREET RD
 LOUISVILLE, KY 40212
 D.B. 8942, PG. 28
 Z. R4 FD. N

LOUISVILLE AND JEFFERSON
 COUNTY MSD
 700 W. LIBERTY ST.
 LOUISVILLE, KY 40203
 DR. 8345, PG. 269
 Z. R4 FD. N

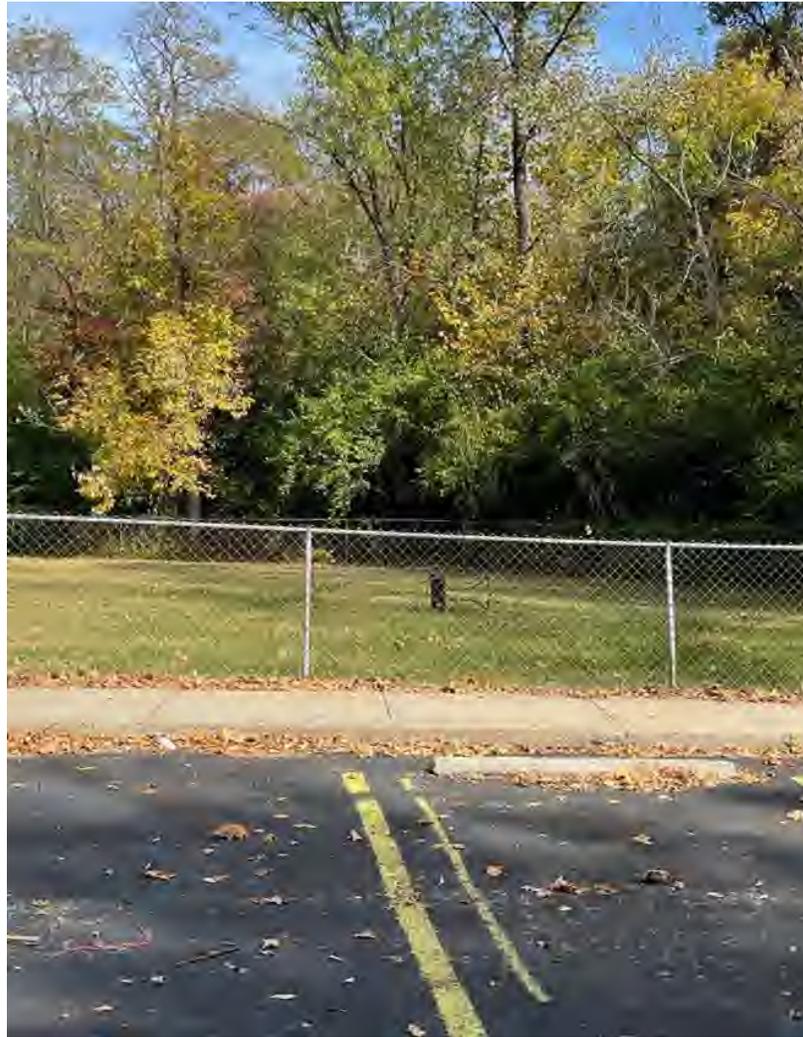
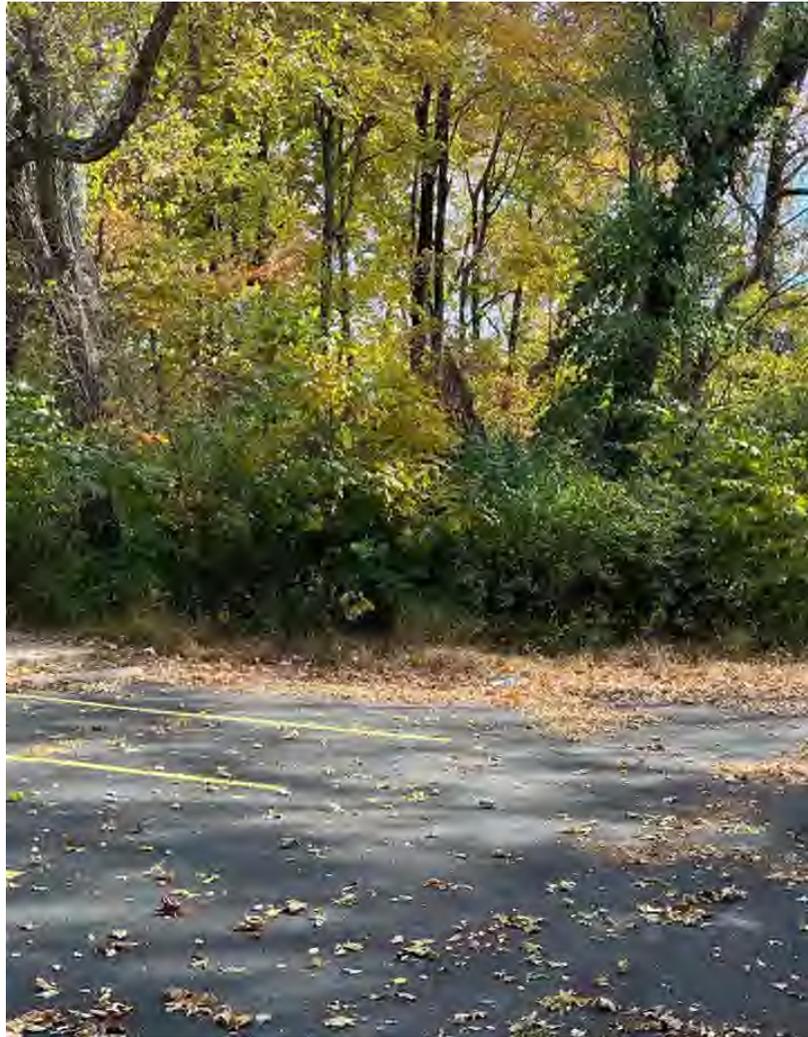
WEST R. VARIABLE L.R.A.
 MIN. WIDTH: 17.04'
 MAX. WIDTH: 22.36'
 LOTS IN AREA: 19.19 5.7'
 SAN IN AREA: 16.18 2.5'
 NET CHANGE = 3.00 3.2'

LOUISVILLE AND JEFFERSON
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Current Property Conditions



Provided Parking

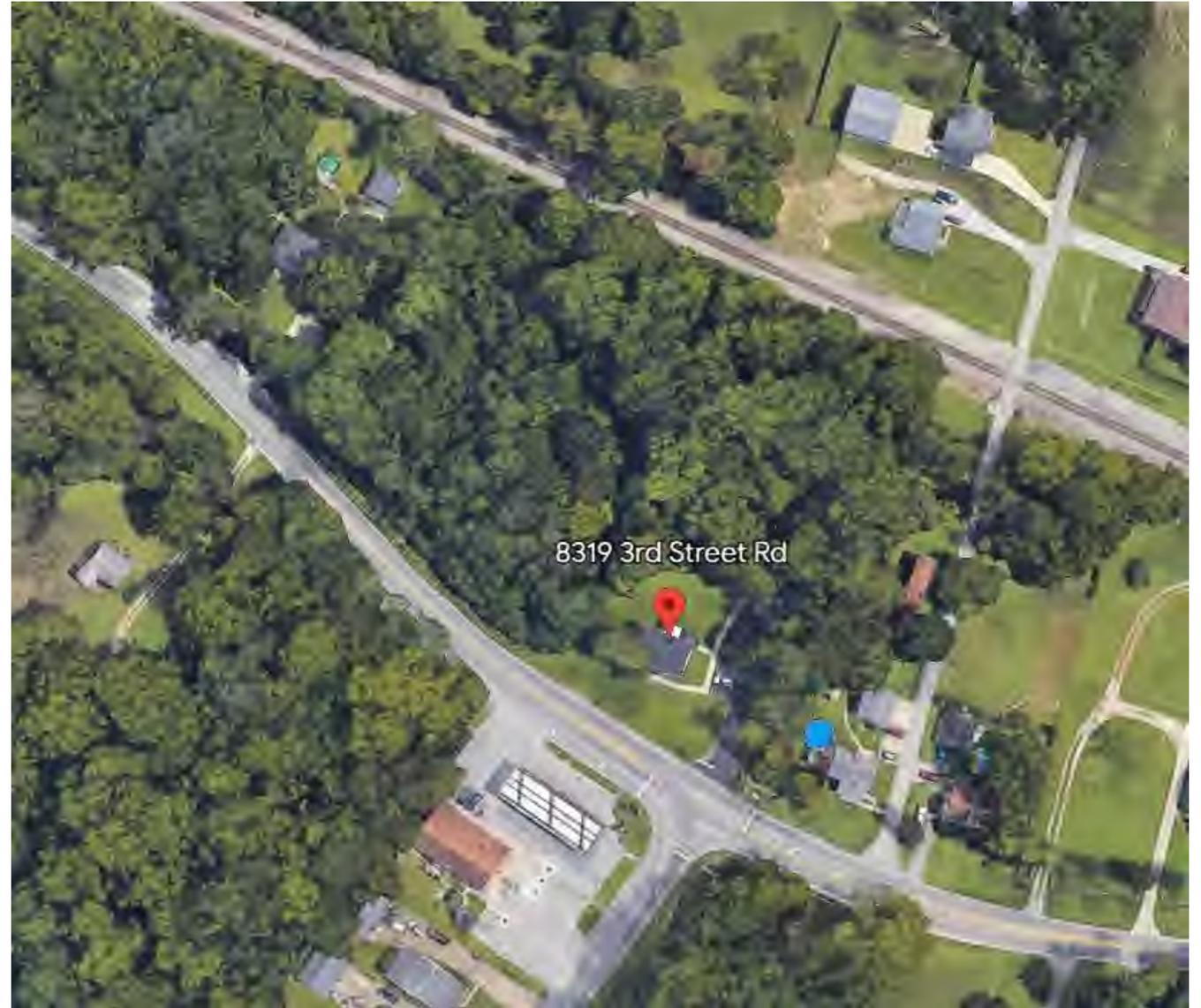


Buffer Areas



Proposal includes required buffers from abutting single-family homes.

Adjacent Properties



Prior Approved CUP

Case No. B-14084-10

An application for the modification of an existing Conditional Use Permit to allow a change in hours of the day care facility to 24 hours a day 7 days a week.

The Board of Zoning Adjustment found the proposal to be in conformance with the Comprehensive Plan.

Staff Report

Technical Review:

MSD and Transportation Planning have approved the preliminary development plan.

Staff Finding:

The proposal is ready for public hearing date to be set.