

Case No. 13ZONE1009

Dandridge Office and Housing Development



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

Case Summary / Background

- Change in zoning from M-2 to C-1
 - Existing office building & single family residence
 - 2 proposed duplexes and parking spaces

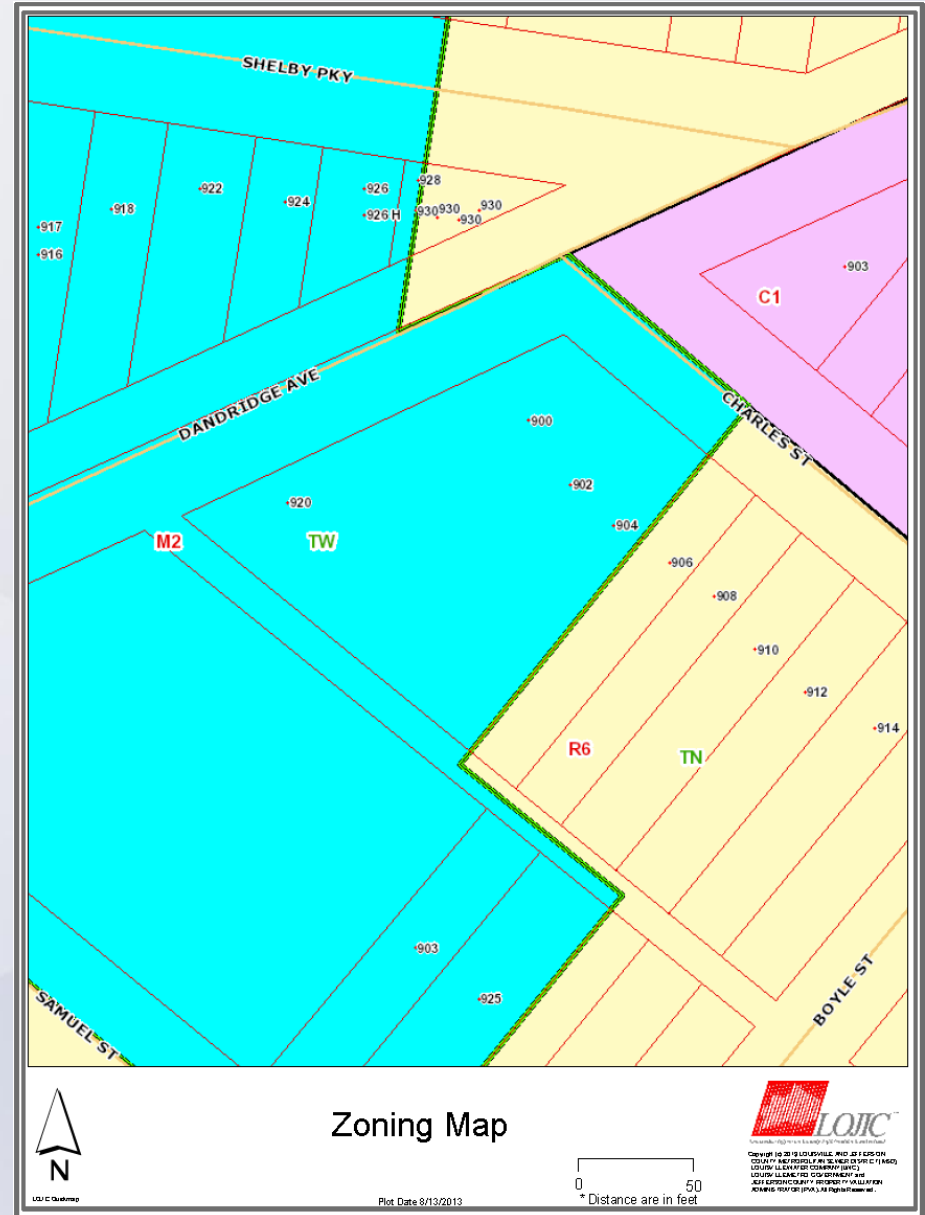
Location

- 920 Dandridge Ave.
900-904 Charles St.
- Council District
10 - Jim King



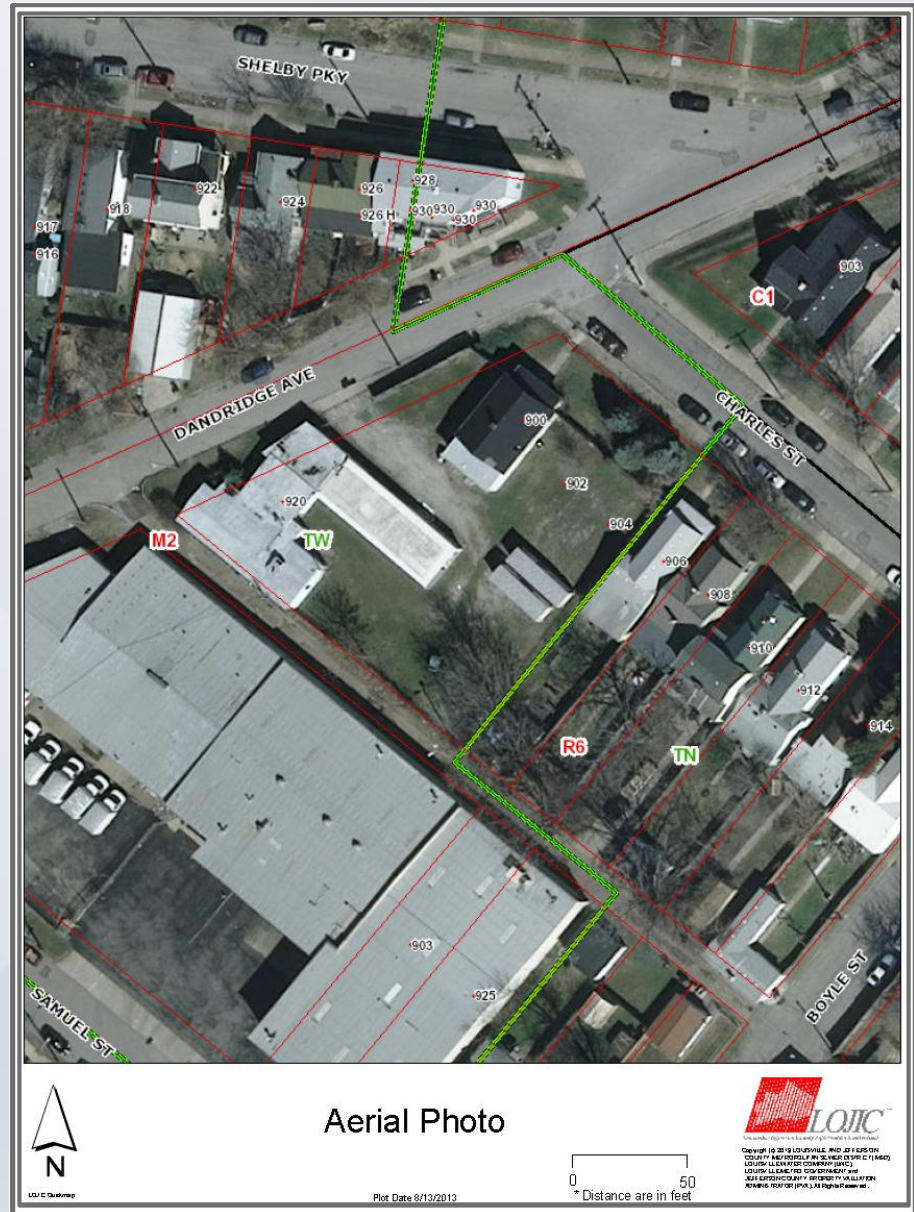
Zoning/Form Districts

- **Subject Property:**
 - Existing: M-2, TW
 - Proposed: C-1, TW
- **Adjacent Properties:**
 - North: M-2,R-6,C-,1/TW,TN
 - South: M-2,R-6/TW,TN
 - East: R-6,C-1/TN
 - West: M-2/TW



Aerial Photo/Land Use

- Subject Property:
 - Existing: Office
 - Proposed: Office, Duplexes, Single Family Dwelling
- Adjacent Properties:
 - North: Single Family Dwellings, Duplexes, Apartments, Commercial Warehouse
 - South: Single Family Dwellings, Industrial Warehouse
 - East: Single Family Dwellings
 - West: Single Family Dwellings, Duplexes, Industrial Warehouse



North Corner at Dandridge & Charles



Looking SE along Charles



APO to the Southeast



Looking SW along Dandridge



Existing Buildings and Entrance



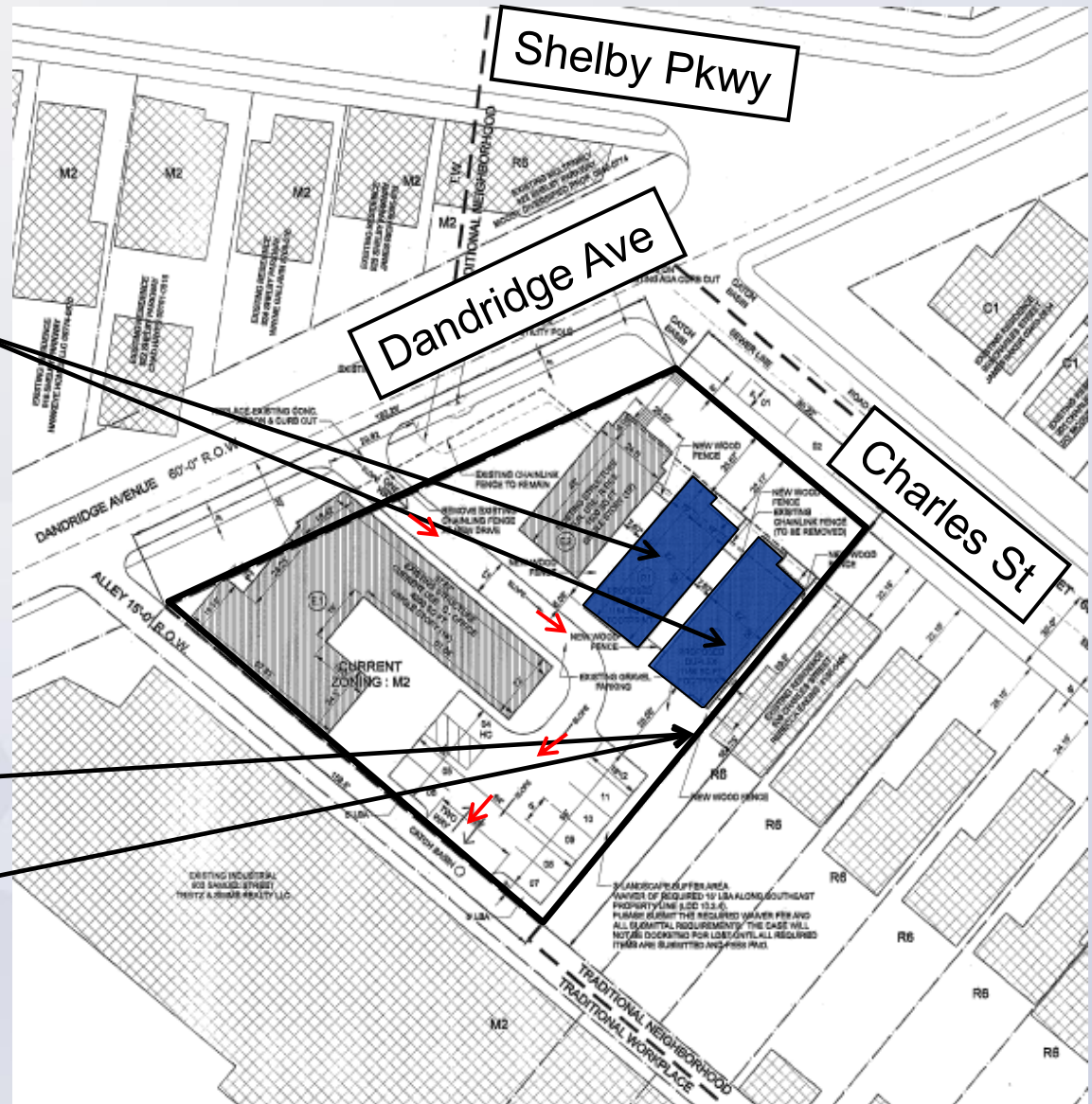
Looking North to Shelby



Applicant's Development Plan

Highlights:

- Lot Size: 20,234 SF
 - 0.465 acres
- 2 Proposed Duplexes
 - 4,616 sf
- Gross Floor Area: 10,316 SF
- Parking Provided: 12
 - 9 on-site
 - 3 on-street
- LBA Waiver along SE lot line from 15' to 3'
- New wooden privacy fence



PC Recommendation

- Public Hearing was held on 3/20/2014
- One person spoke in opposition at the Planning Commission public hearing citing concerns of drainage, traffic, lighting and declining property values.
- 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)