

19CUP1123
12550 Sycamore Station Pl



Louisville Board of Zoning Adjustment Public Hearing

Lacey Gabbard, AICP, Planner I

August 5, 2019

Request

- **Conditional Use Permit** to allow a mini-warehouse facility on a C-2 Commercial zoned property
 - Relief from LDC section 4.2.35.G to allow the building to be more than 1 story/15 feet in height
 - Relief from LDC section 4.2.3.5.H to allow more than one freestanding sign on the site

Case Summary/Background

- Located at the southwest quadrant of the intersection of I-64 and Tucker Station Road, and the northwest quadrant of Tucker Station Road and Sycamore Station Place.
- 118,500 square foot mini-warehouse includes 1,000 square feet of office space.
- Neighborhood meeting held on June 3, 2019

Zoning / Form District

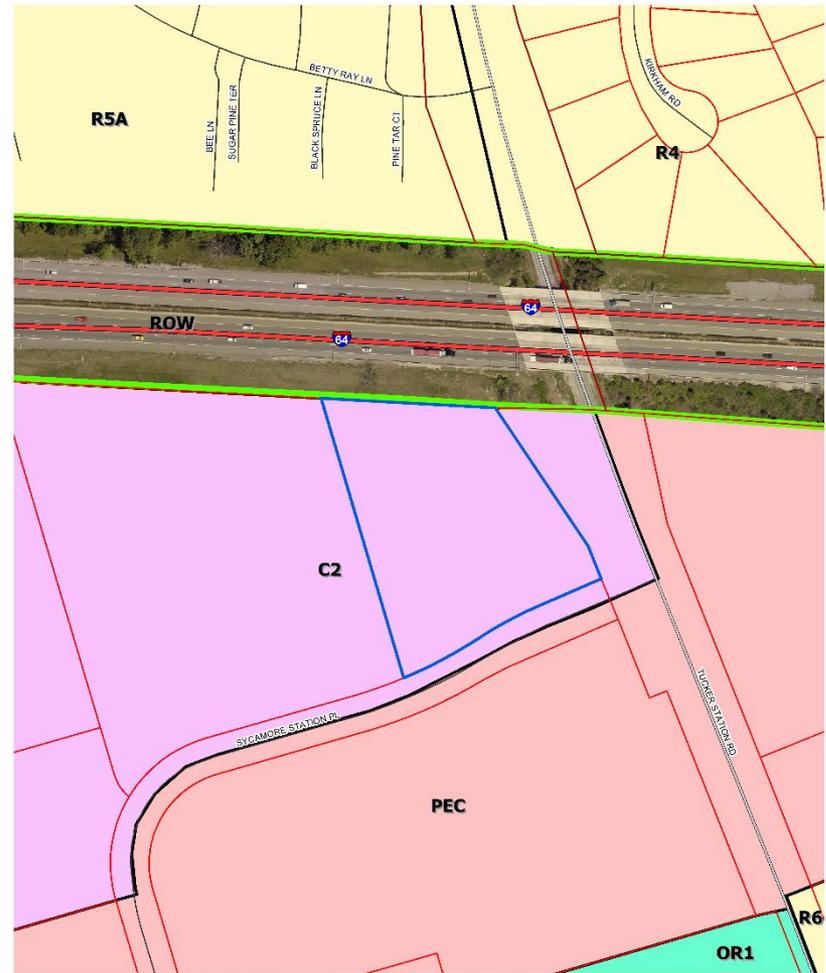
Subject Site

Existing: C-2/Suburban Workplace

Proposed: C-2/Suburban Workplace
w/mini-warehouse CUP

Surrounding Sites

PEC and C-2/Suburban Workplace



12550 Sycamore Station Pl
feet

170

Map Created: 6/25/2019



Copyright (c) 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Land Use

Subject Property

Existing: Undeveloped

Proposed: Mini-warehouse facility

Surrounding Properties

Commercial and vacant land



12550 Sycamore Station Pl
feet



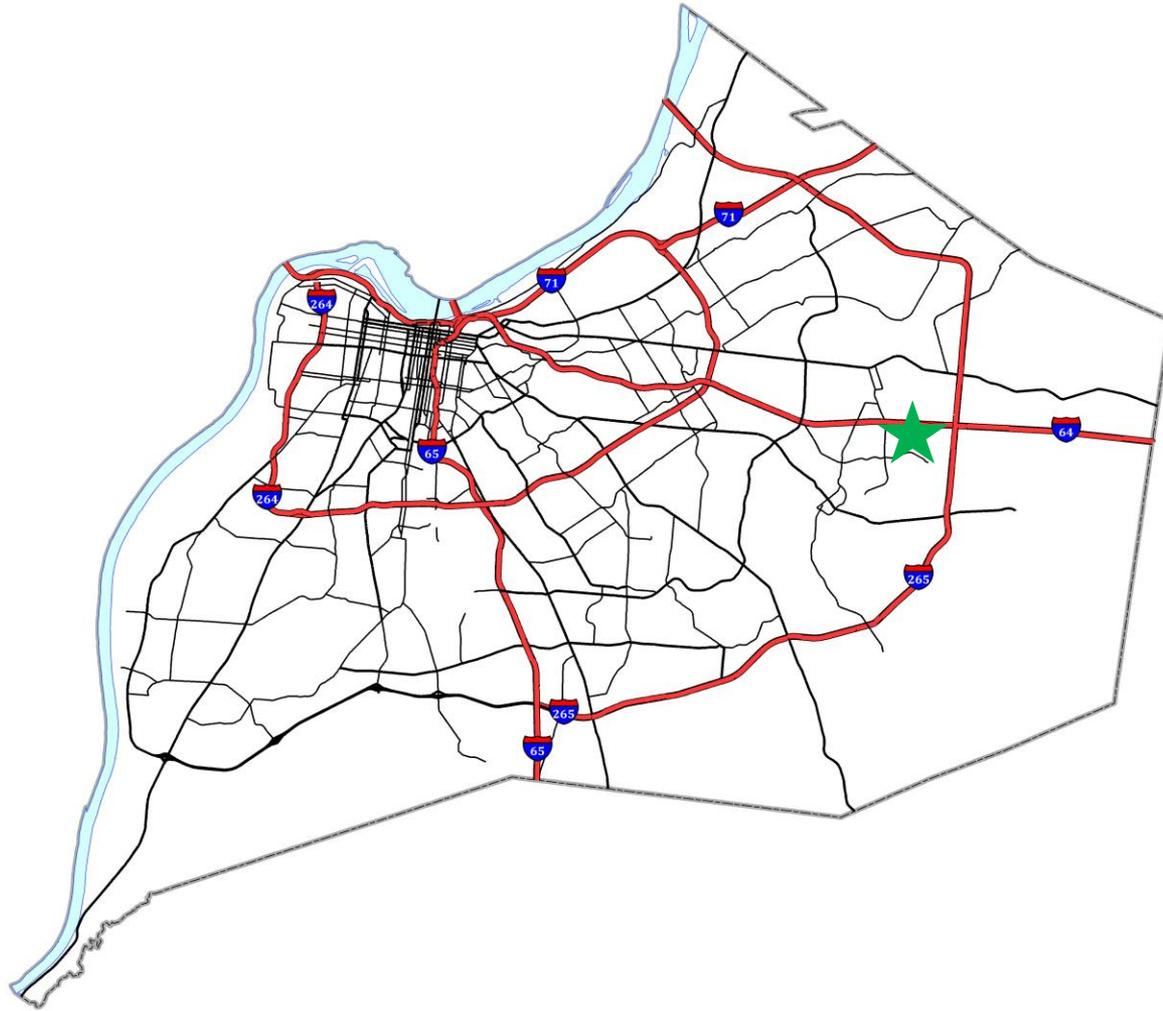
170

Map Created: 6/25/2019



Copyright (c) 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOV. PROPERTY and JEFFERSON COUNTY PROPERTY VALUATION ADMIN. (JCV) (PVA), All Rights Reserved.

Site Location



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established by the LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

- **Conditional Use Permit** to allow a mini-warehouse facility on a C-2 Commercial zoned property (Land Development Code 4.2.35)
 - Relief from LDC section 4.2.35.G to allow the building to be more than 1 story/15 feet in height
 - Relief from LDC section 4.2.3.5.H to allow more than one freestanding sign on the site