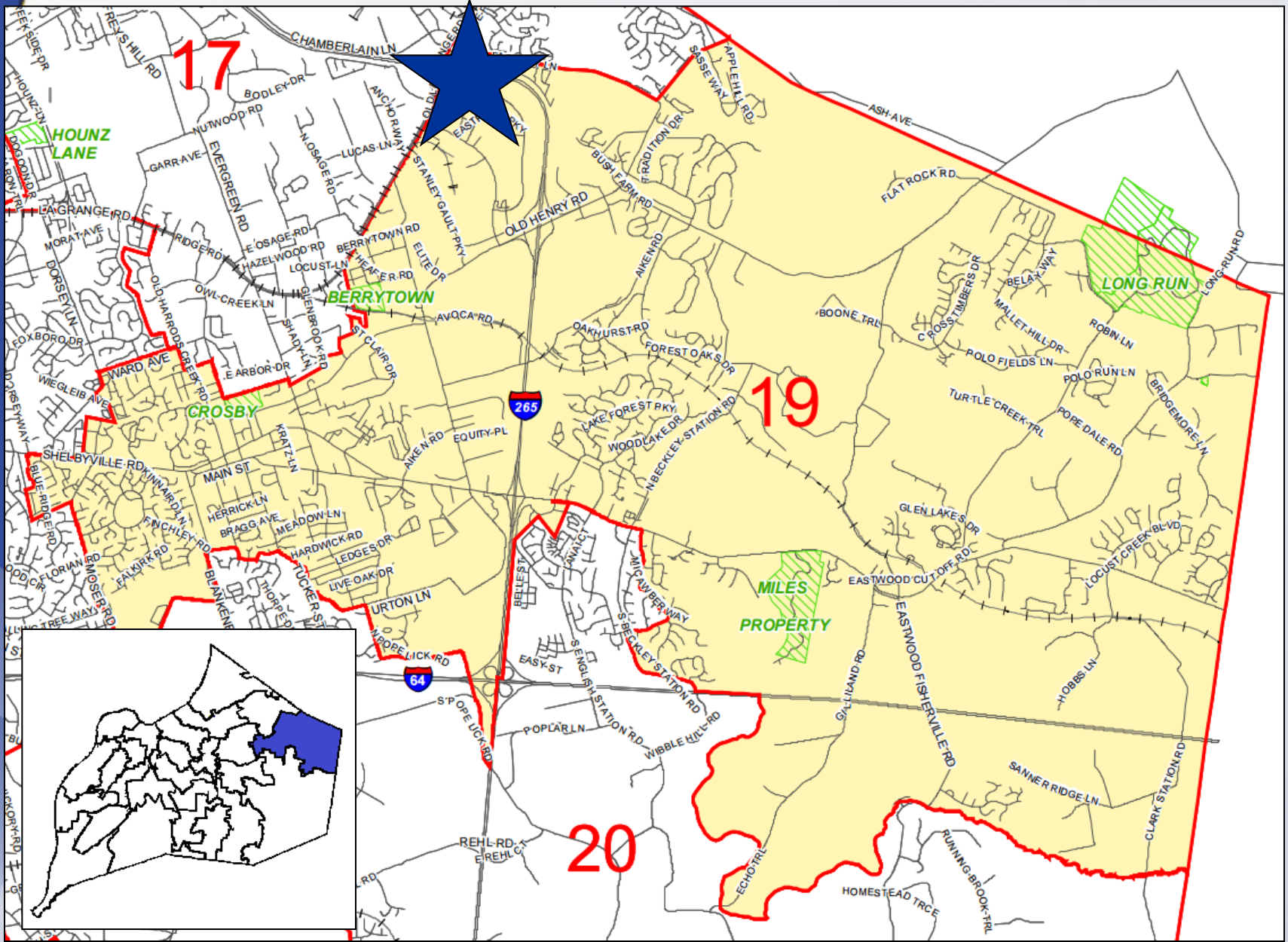
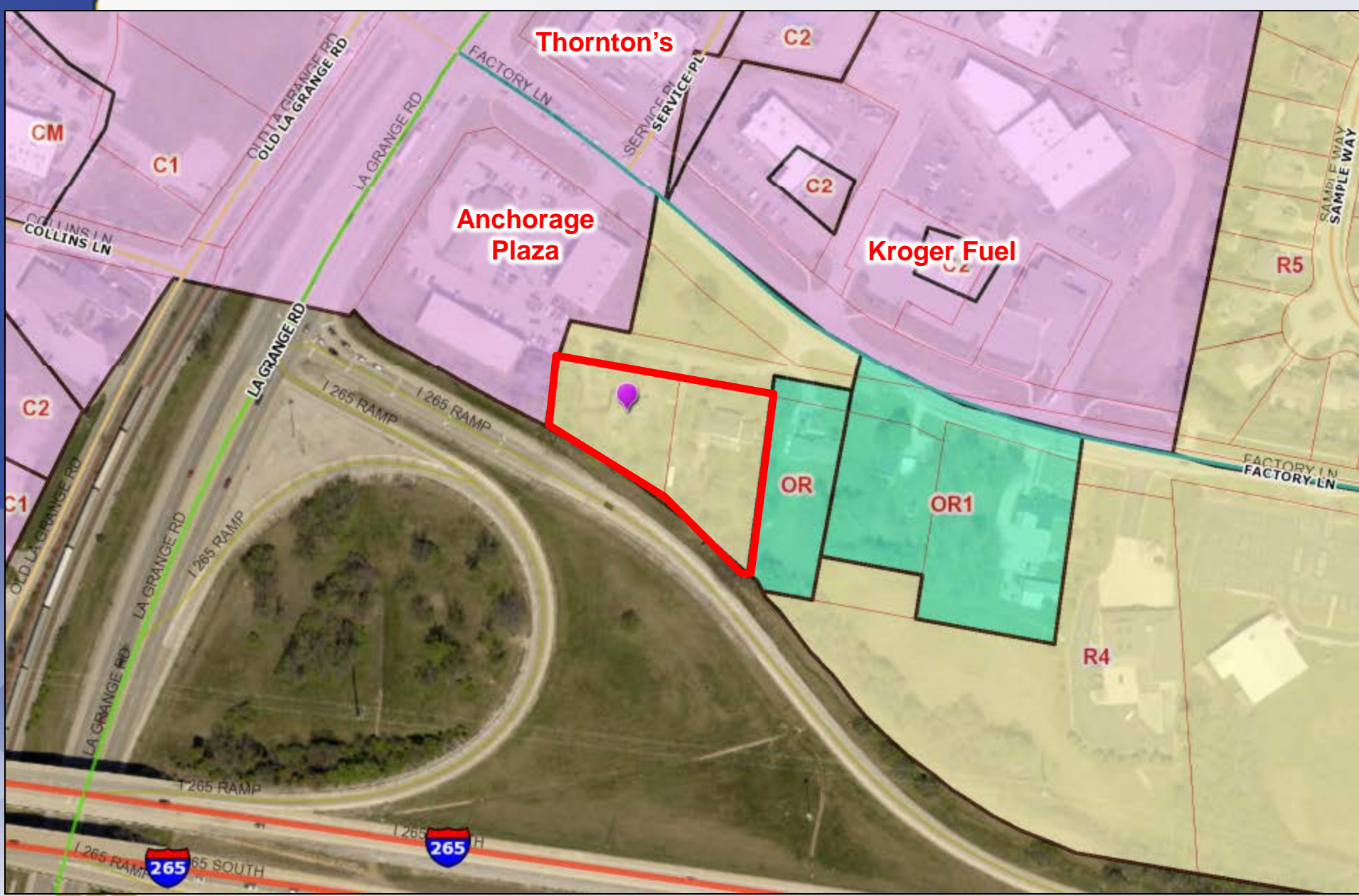


18ZONE1022
GHASEM-FACTORY LANE



Planning, Zoning & Annexation Committee
November 13, 2018





Thornton's

Anchorage Plaza

Kroger Fuel

Existing: R-4/SW
Proposed: C-1/SW

18ZONE1022



Requests

- **Change-in-Zoning** from R-4 Single-Family Residential to C-1 Commercial
- **Street Closure**
- **Waivers:**
 1. Waiver of Land Development Code, section 5.8.1.B to not provide sidewalks along Old Factory Lane (un-named in LOJIC)
 2. Waiver of Land Development Code, section 10.2.4 to allow encroachments for parking and maneuvering in 15' LBA (East P/L)
 3. Waiver of Land Development Code, section 10.2.12 to reduce 10' VUA LBA to 5'
 4. Waiver of Land Development Code, section 10.3.7.A to allow encroachments for building and parking in 50' Gene Snyder Freeway buffer
- **Revised Detailed & Detailed District Development Plan**

Case Summary

- 19,000 square foot mixed-use structure and associated parking - rezoning
- “Old Factory Lane” closure
- Expansion of existing C-1 development
- Building addition and new freestanding structure - RDDDP
- A sidewalk waiver for Old Factory Lane
- Pedestrian access to the site provided from the existing network along Factory Lane through the abutting commercial development

Subject Site



Subject Site



Development Plan

ANALYZED INTERSECTION



LA GRANGE RD

18STREETS1013

PARCEL A

PARCEL B

FACTORY LANE

FACTORY LANE - 40' RW

I-265 EXIT RAMP



LEGEND

EX. UTILITY POLE

CASE# 18ZONE1022
 RELATED CASE # B-11-87,B-10-87
**REVISED AND DETAILED
 DISTRICT DEVELOPMENT PLAN**

18ZONE1022

View From Northeast



View From Southeast



View From Southwest



New 1st Floor Retail - 2nd Floor Offices at
Anchorage Place Phase II
 12,910 & 12,920 Factory Lane
 Louisville KY 40245

Developer Information
 000 Developer Road
 Louisville, Kentucky 40242
 Phone 502-300-4000

New 1st Floor Retail - 2nd Floor Offices at
Anchorage Place Phase II
 12,910 & 12,920 Factory Lane
 Louisville KY 40245



Cover Sheet
 5/30/2018
 1804
 BEC
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Public Meetings

- Neighborhood Meeting on 4/11/2018
 - Conducted by the applicant, 5 people attended the meeting
- LD&T meetings on 7/26/2018 and 8/23/2018
- Planning Commission public hearing on 10/18/2018
 - One person spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to C-1 with a vote of 9-0 (one member was not present).