

Case No. 13ZONE1013

Honest-1 Autocare



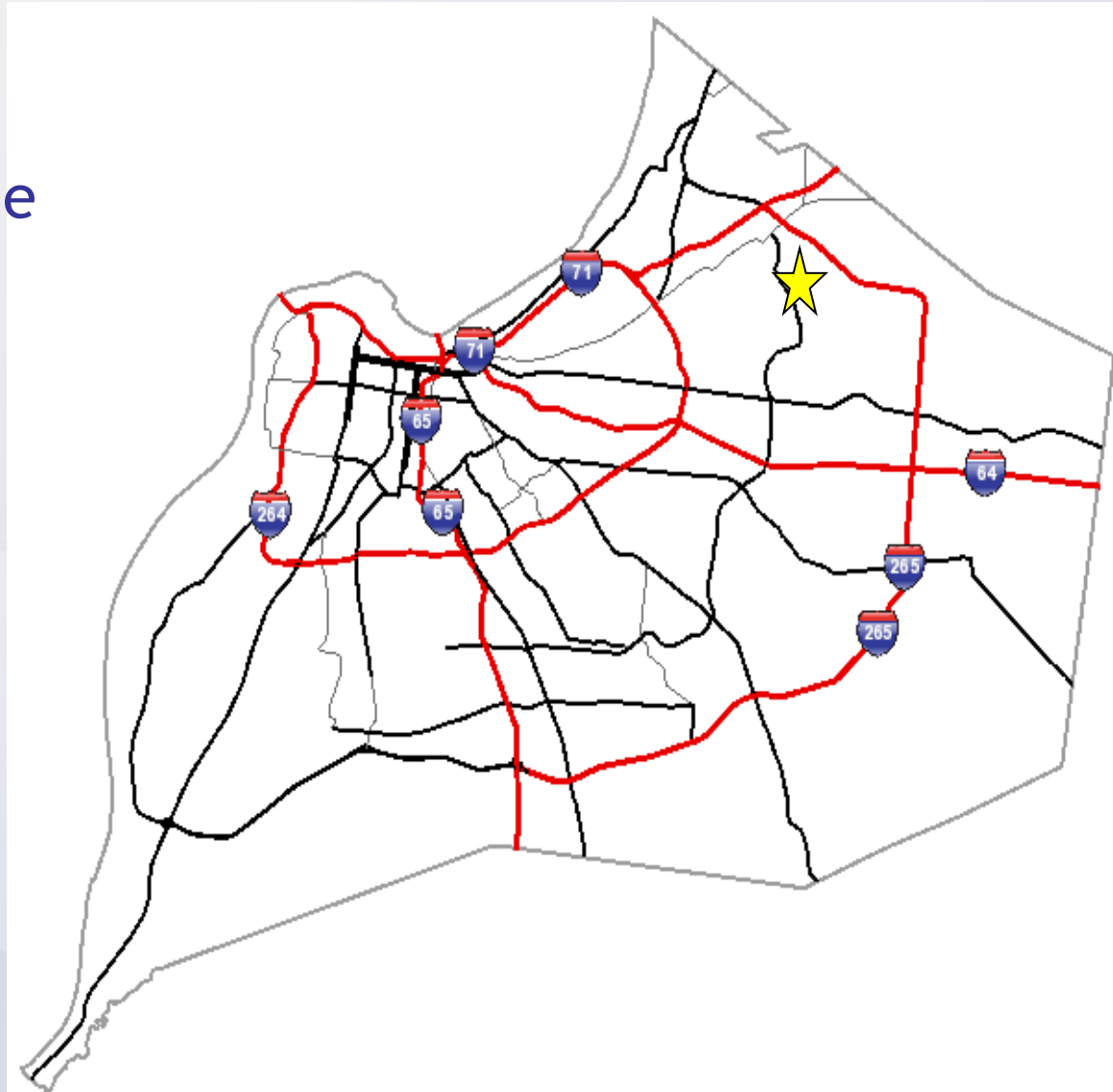
Planning/Zoning, Land Design & Development
March 4, 2014

Case Summary / Background

- Change in Zoning from R-4 to C-2
- The subject site was purchased from Louisville Metro Government
- Proposed rezoning for auto repair and retail uses

Location

- 2801 N Hurstbourne Pkwy
- Council District 17 - Glen Stuckel



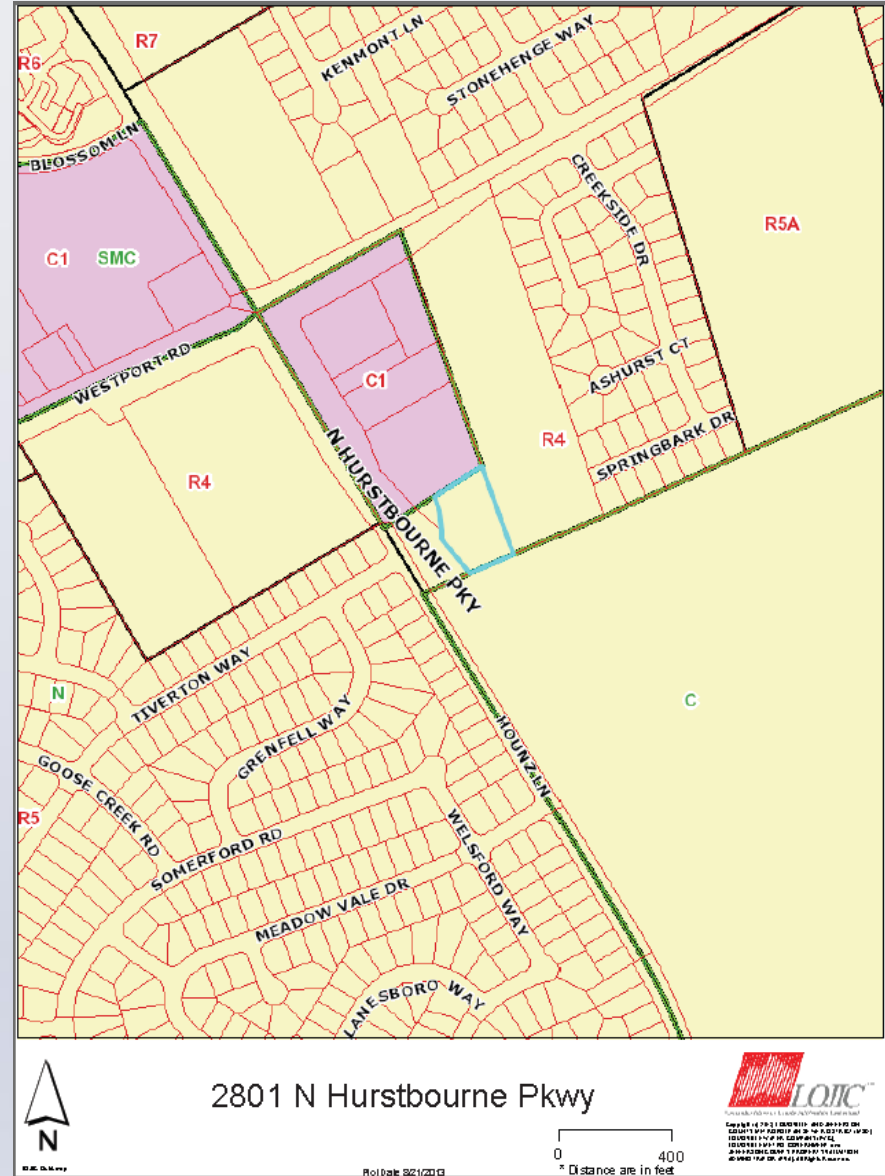
Zoning/Form Districts

■ Subject Property:

- Existing: R-4, N
- Proposed: C-2, N

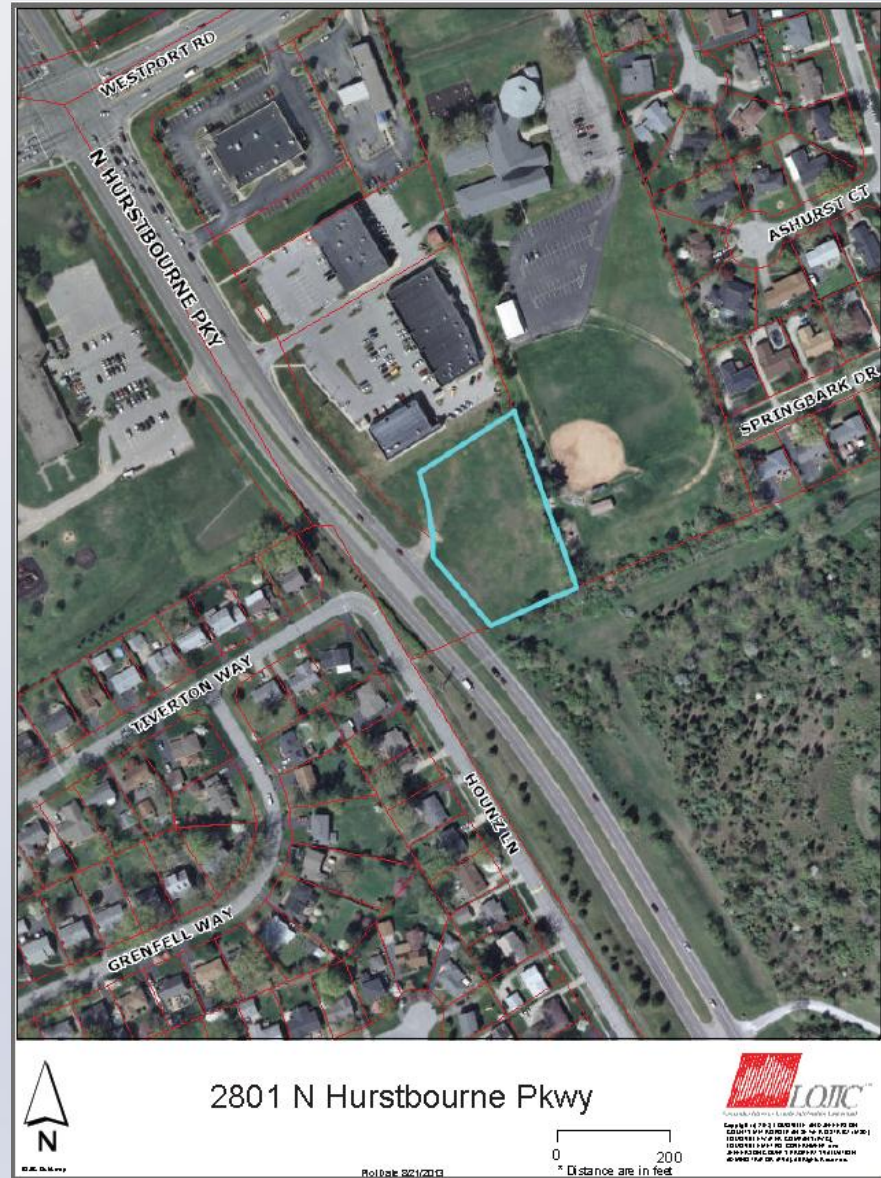
■ Adjacent Properties:

- North: C-1, SMC
- South: R-4, C
- East: R-4, N
- West: R-5, N



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant
 - Proposed: Commercial
- Adjacent Properties:
 - North: Commercial
 - South: E.P. Tom Sawyer Park
 - East: Church
 - West: Single Family Res



Looking north



Looking north on N Hurstbourne Pkwy



Looking East toward adjacent church property



Looking across N Hurstbourne Pkwy



Applicant's Development Plan

Proposed Autocare and Retail

Proposed Cross-Access

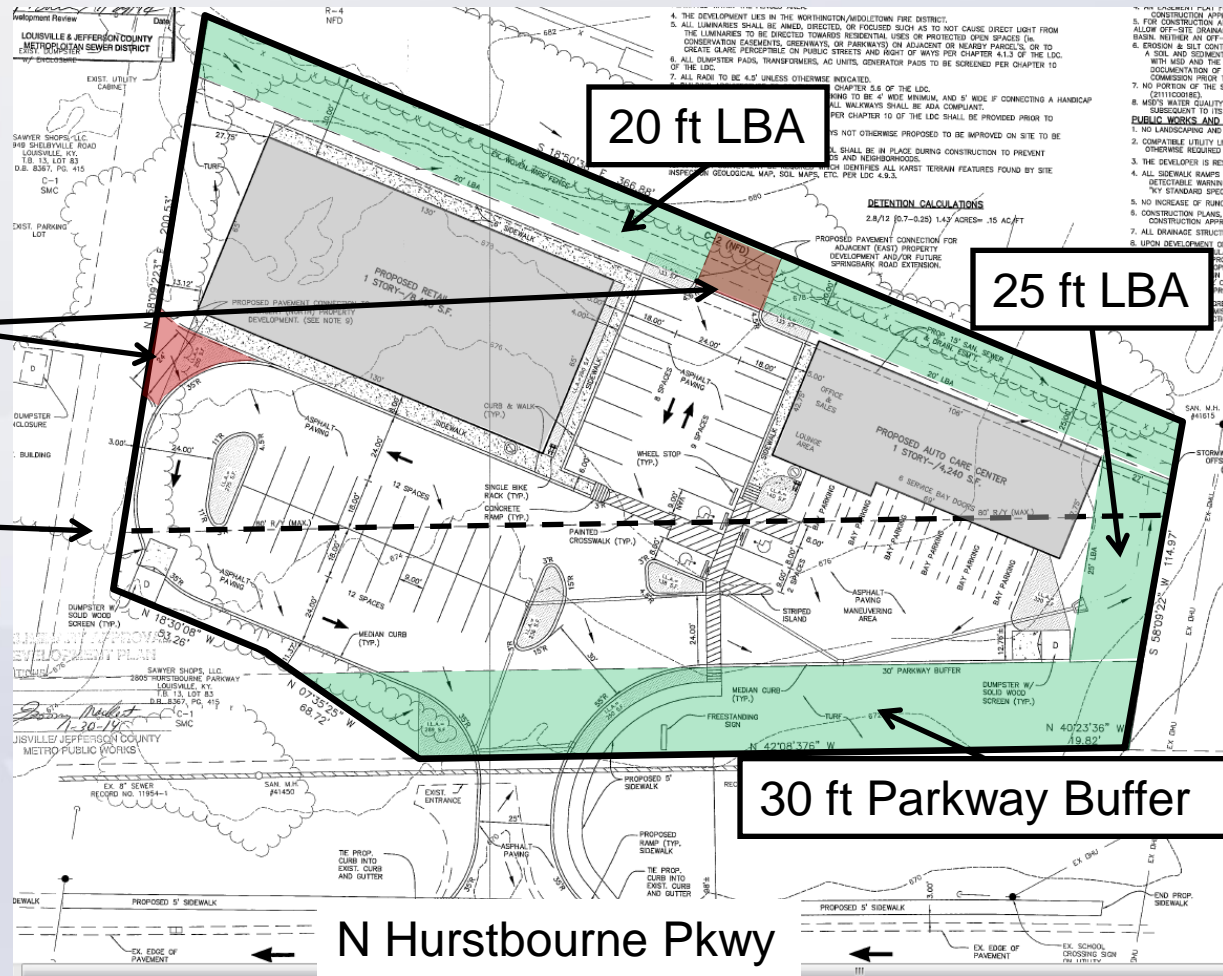
80 ft Maximum Setback

20 ft LBA

25 ft LBA

30 ft Parkway Buffer

N Hurstbourne Pkwy



PC Recommendation

- Public Hearing was held on 2/06/2014
- No one spoke in opposition at the Planning Commission public hearing. One person spoke as an interested party concerning cross access to the adjacent commercial property to the north. A binding element was added concerning this.
- 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 (7 members voted)