

16ZONE1054 JATC



Louisville Metro Planning Commission Public Hearing

Beth Jones, AICP, Planner II

December 1, 2016

Requests

- Change in zoning from C-1 Commercial to C-2 Commercial
- Approval of District Development Plan

Case Summary / Background

- Existing single-family home and detached garage to be demolished
- New 3,500 sf training facility for apprentice electrician training
- Fully ADA-accessible for transit/bike/pedestrian
- Parking and sidewalk connections to adjacent properties along Durrett Lane
- No significant natural features on site

Zoning/Form Districts

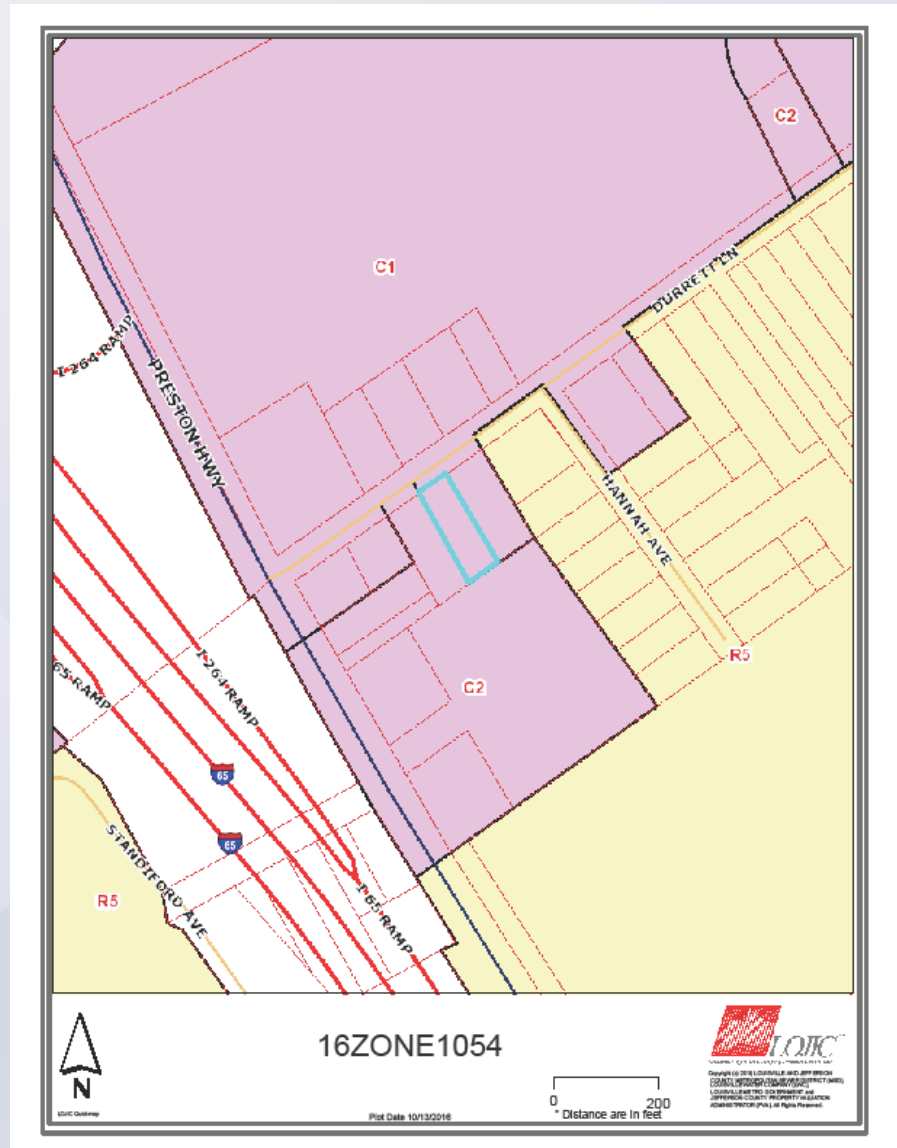
- All properties within the Suburban Marketplace Corridor form district

Subject Property

- Existing: C-1
- Proposed: C-2

Adjacent Properties

- North: C-1
- South: C-2
- East: C-1
- West: C-2



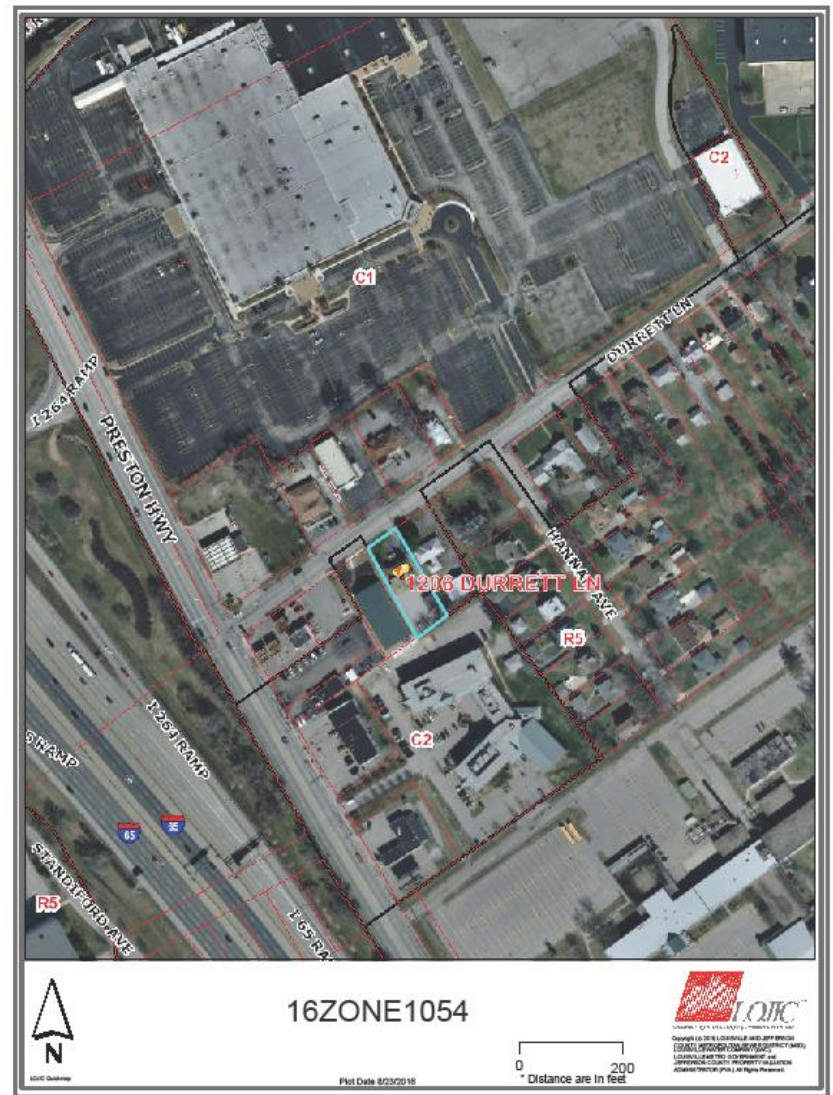
Aerial Photo/Land Use

Subject Property

- Existing: Vacant/Single-Family Residential
- Proposed: Classroom/Training Facility

Adjacent Properties

- North: Office
- South: Office
- East: Office
- West: Classroom/Training Facility



Site Photo

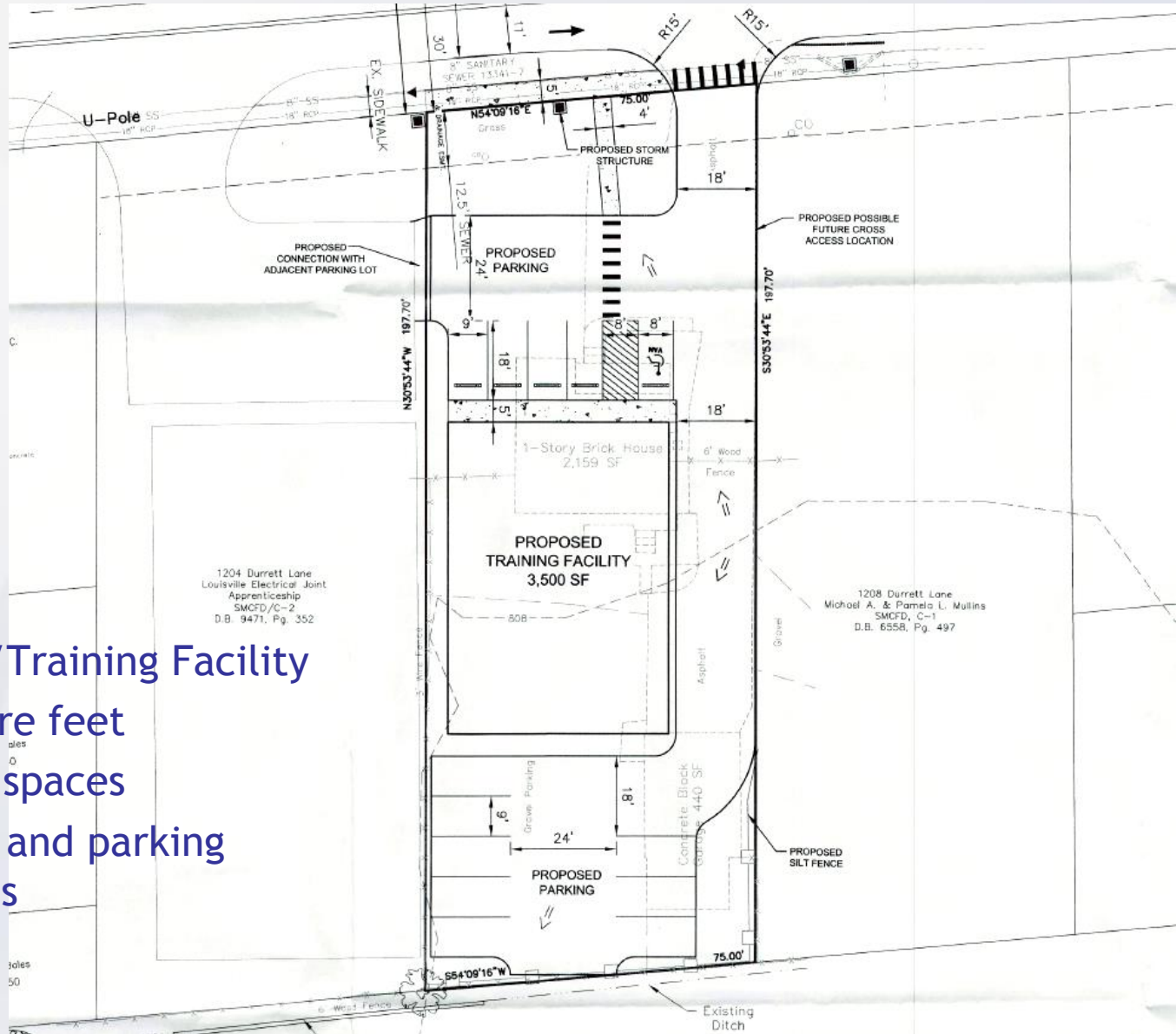


Site Photo



Businesses across Durrett Lane from subject site

Development Plan



- Classroom/Training Facility
- 3,500 square feet
- 13 parking spaces
- Pedestrian and parking connections

Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- All agency comments have been addressed.

Staff Analysis and Conclusions

- The proposed zoning complies with applicable Cornerstone 2020 guidelines and policies
- The existing zoning classification is not inappropriate
- There have been major changes of an economic, physical or social nature within the area not anticipated in Cornerstone 2020 which have substantially altered its basic character
- The area continues a trend toward commercial uses due to its proximity to Preston Highway and I-65
- The proposed use and zoning of the property are compatible with adjoining uses and zones and will not result in negative impacts on nearby residential uses

Required Actions

- Zoning from C-1 to C-2 recommendation to Louisville Metro City Council: Approve/Deny
- District Development Plan with binding elements: Approve/Deny