# 13zone1020 Germantown Mill Lofts





Planning/Zoning, Land Design & Development February 18, 2014

# Case Summary / Background

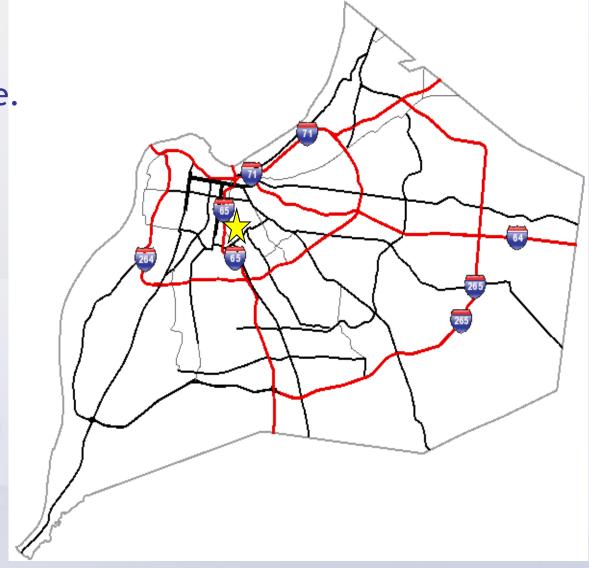
- Change in form district from Traditional Workplace to Traditional Neighborhood
- Change in zoning from M-2 to CR
  - Property was known as the Louisville Cotton Mills
  - Now known as the Goss Avenue Antique Mall
  - Contractors' shops, retail or wholesale stores and offices in location since 1971
  - 7.7 acre site
  - Most structures to remain
  - Commercial and residential proposed



### Location

• 900 - 946 Goss Ave.

Council District10 - Jim King





## Zoning/Form Districts

#### Subject Property:

Existing: M-2/TW

Proposed: CR/TN

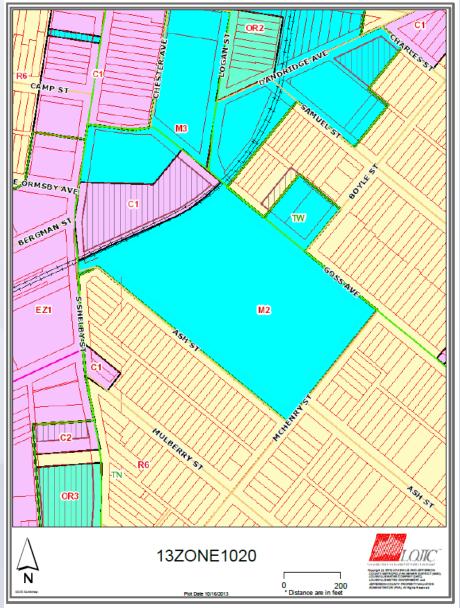
#### Adjacent Properties:

• North: C-1,M-3/TW

South: R-6/TN

• East: R-6, M-2/TN, TW

West: R-6/TN





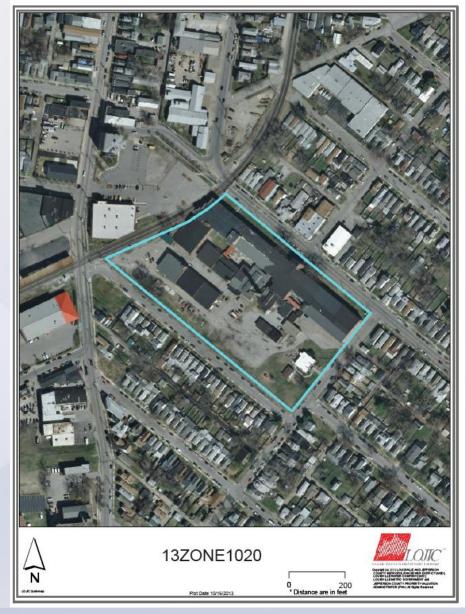
## Aerial Photo/Land Use

#### Subject Property:

- Existing: Mixed Commercial
- Proposed:
  Commercial/Residential

#### Adjacent Properties:

- North: Commercial
- South: Residential
- East: Industrial/Residential
- West: Residential





## Site Photos-Subject Property







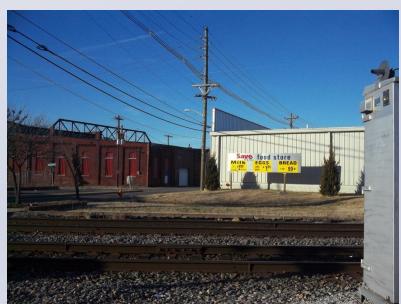


Site Photos-Surrounding Areas









13ZONE1020

# Applicant's Development Plan

#### Highlights:

- Mixed Use
- Size: 183Housing Units
- 331 Parking spaces





# Applicant's Development Plan





### PC Recommendation

- Public Hearing was held on January 16, 2014
- No one spoke in opposition. One person spoke neither for nor against the request.
- 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 (8 members voted)

