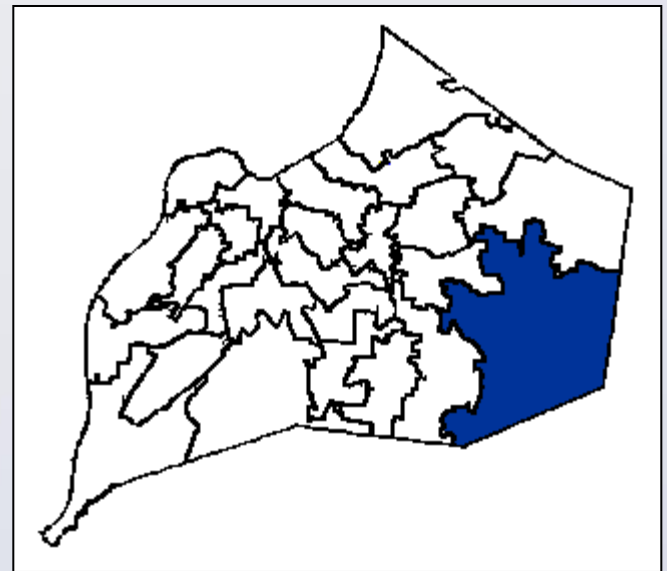
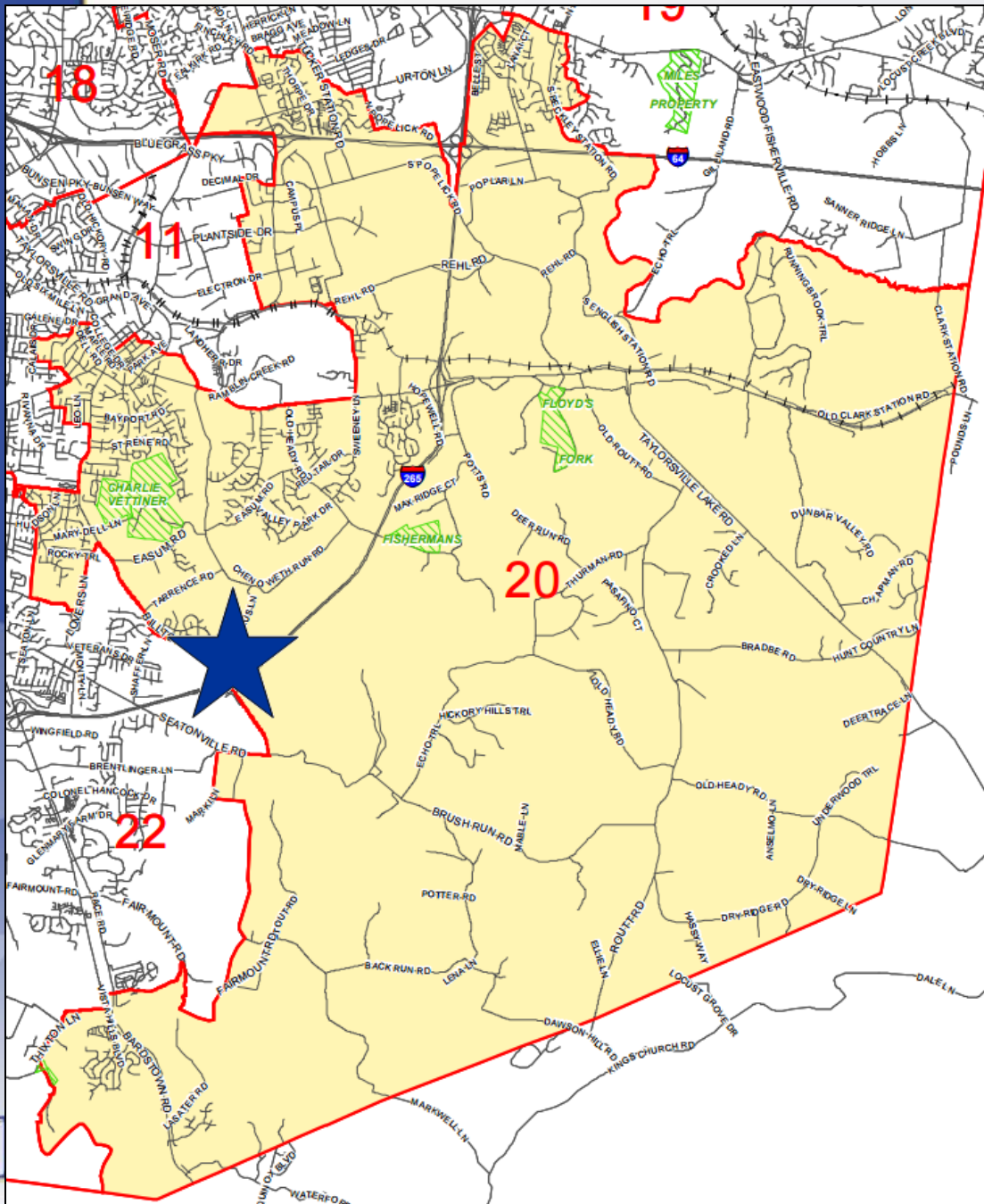


15ZONE1057

- **Billtown Retail**



Planning/Zoning, Land Design & Development
May 17, 2016



**6503 Billtown Road
District 20 - Stuart
Benson**

Request(s)

- Change in zoning from R-4 to C-1
- Waivers:
 1. Waiver to reduce the Gene Snyder Buffer from 50' to 5'
 2. Waiver to reduce the 25' LBA to 5' along the property lines shared with the JCPS properties.
 3. Waiver to permit an LED sign to be located less than 300' from residential property.
- Detailed District Development Plan

Case Summary / Background

- 4 acre parcel
- 10,000 SF commercial building
- 1,820 SF restaurant
- 4,000 SF convenience store (with fuel station and restaurant)
- Primary entrance from Billtown Road
- Currently a single-family residential parcel

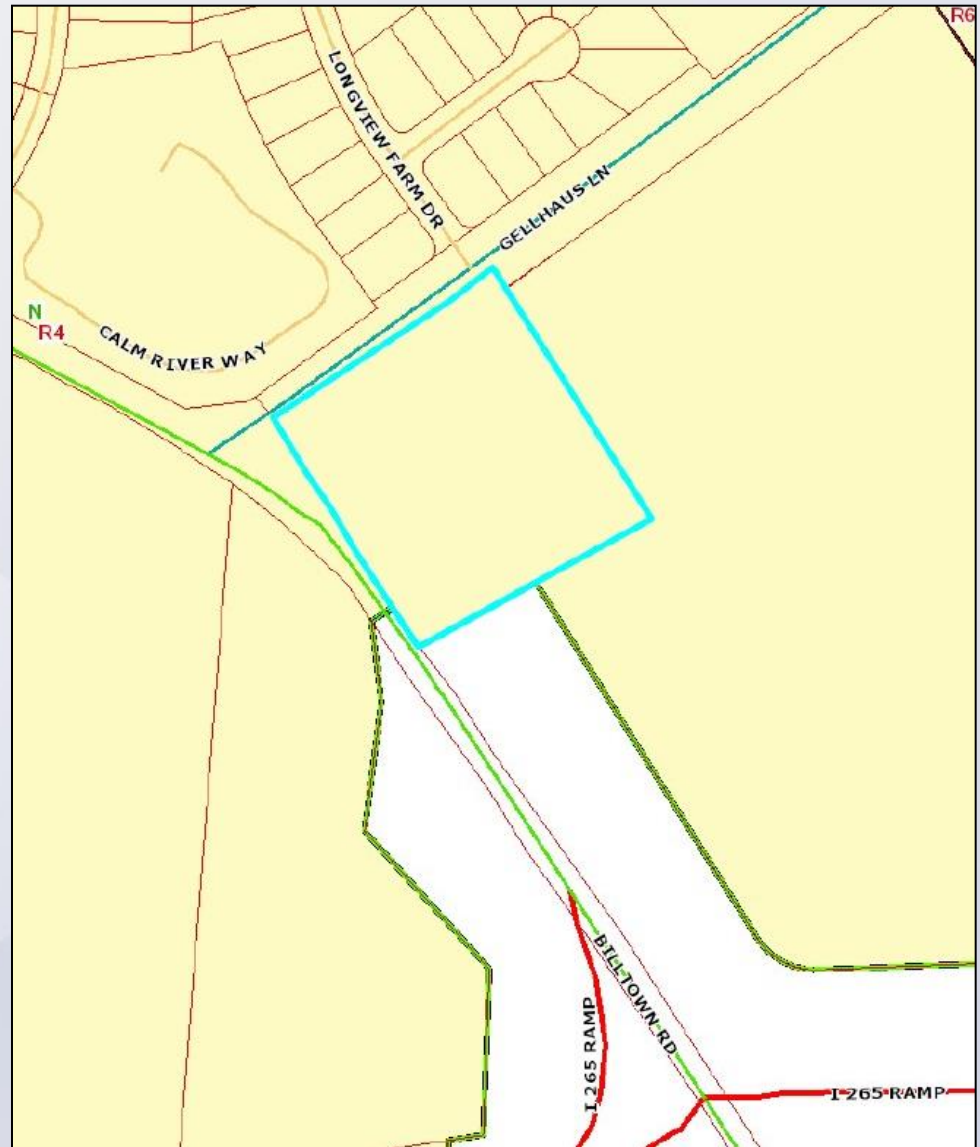
Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

- North: R-4/N
- South: R-4/N
- East: R-4/N
- West: R-4/N



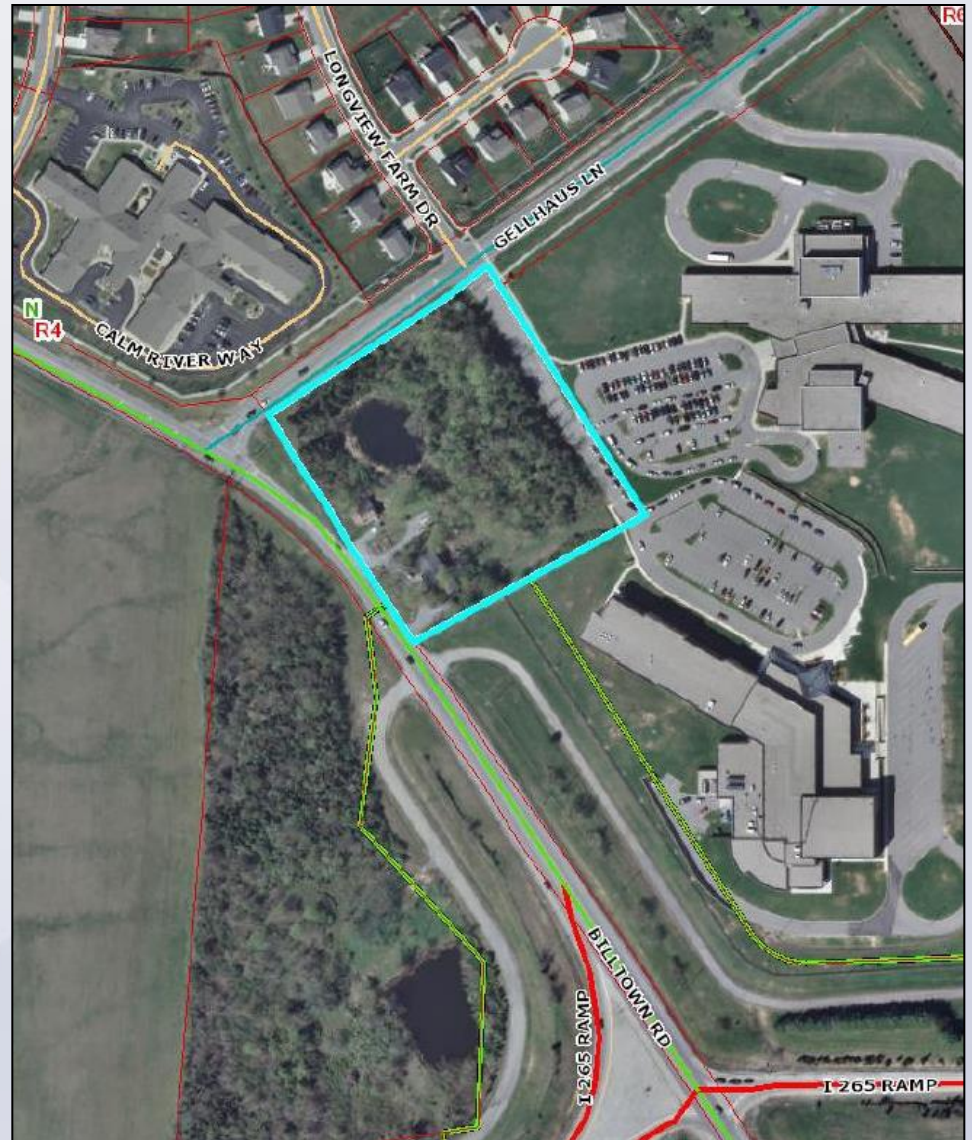
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Commercial

Adjacent Properties:

- North: Retirement Community/Single Family Residential
- South: School
- East: School
- West: Single Family Residential



Site Photos - Subject Property



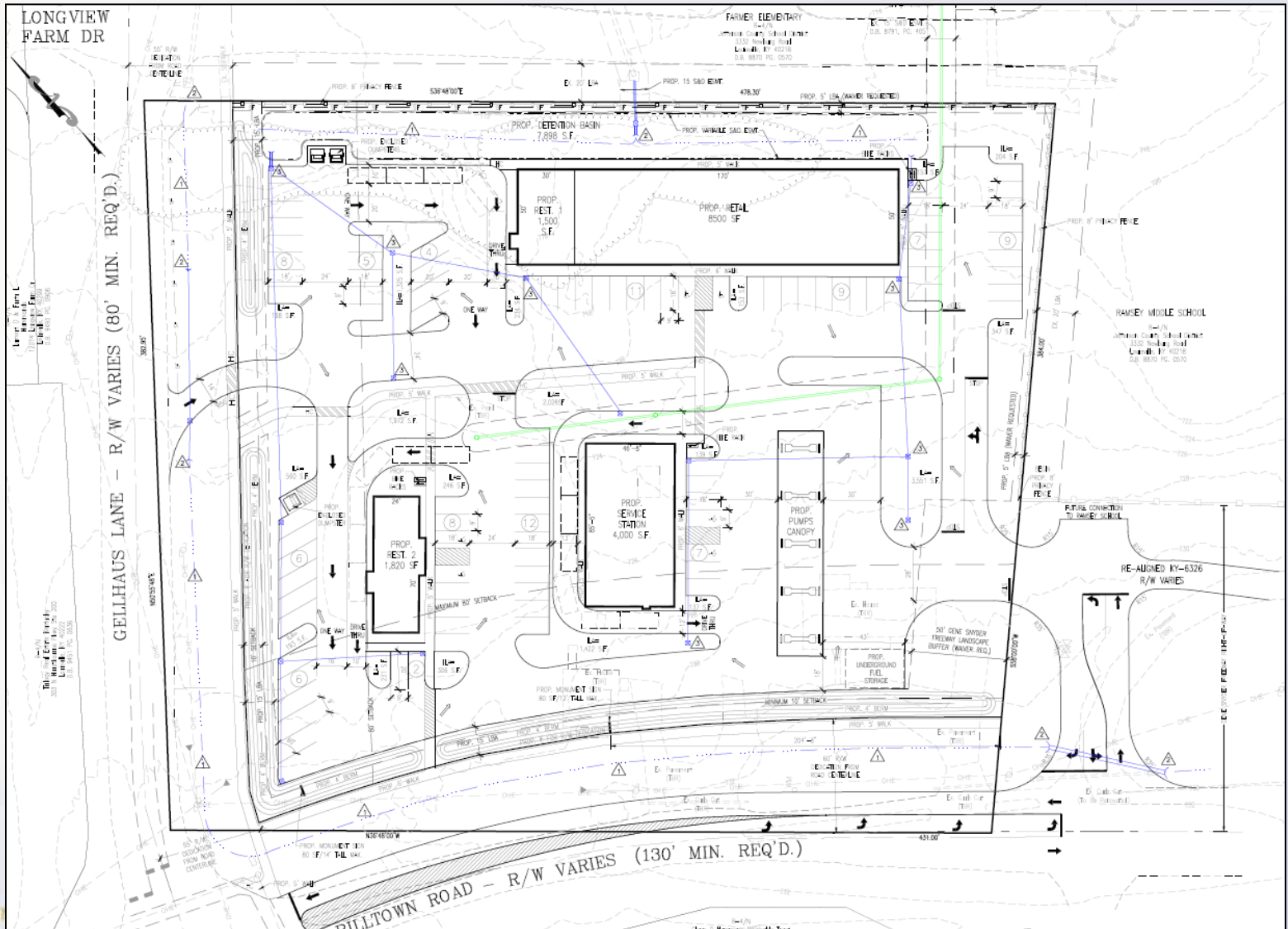
LOUISVILLE

15ZONE1057

Site Photos - Surrounding Areas



Applicant's Development Plan



PC Recommendation

- Public Hearing was held on 4/7/2016
 - 4 people spoke in opposition to the requests. All comments were related to traffic.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to C-1 by a vote of 5-0-1 (6 members voted)