

22-ZONE-0009

905 E Oak Street Rezoning



Louisville Metro Planning Commission

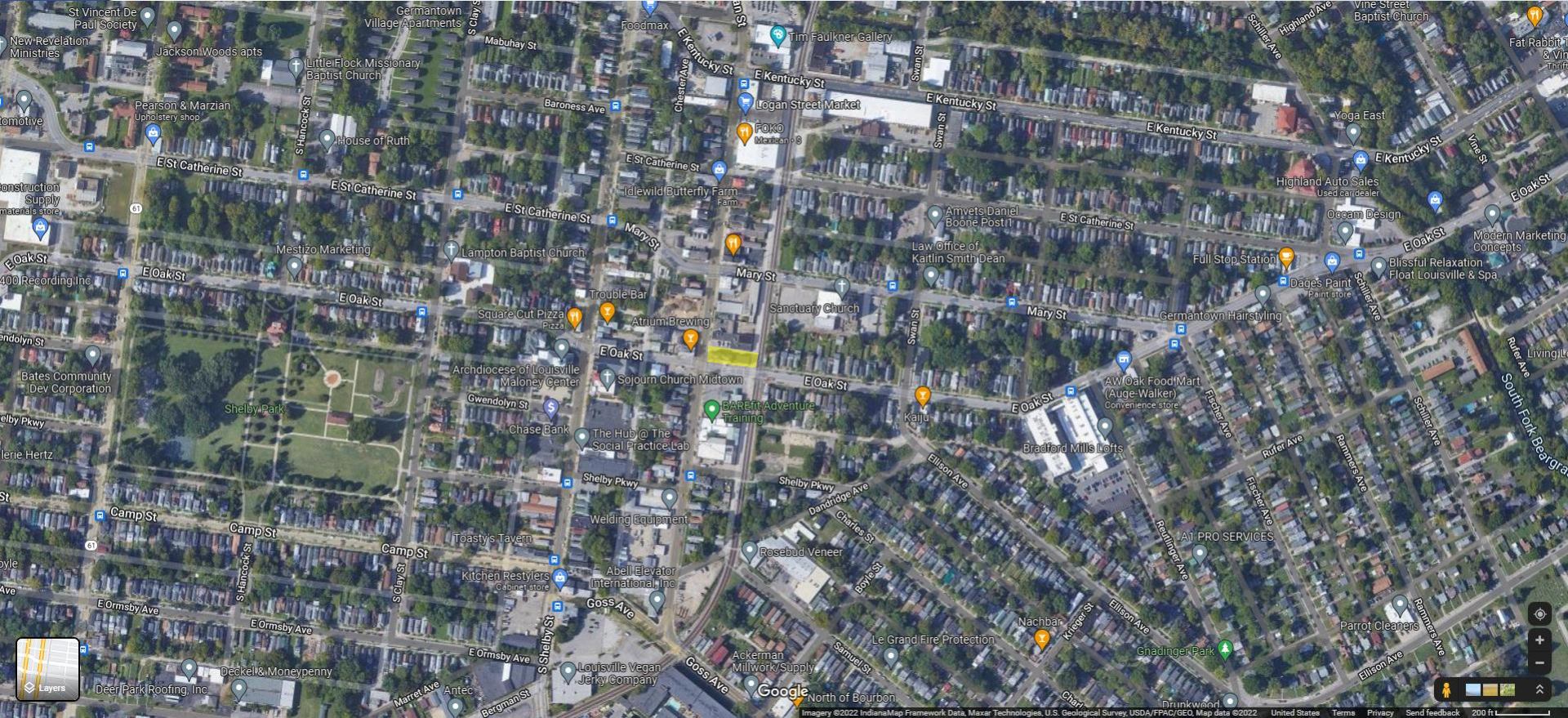
Dante St. Germain, AICP, Planner II

May 12, 2022

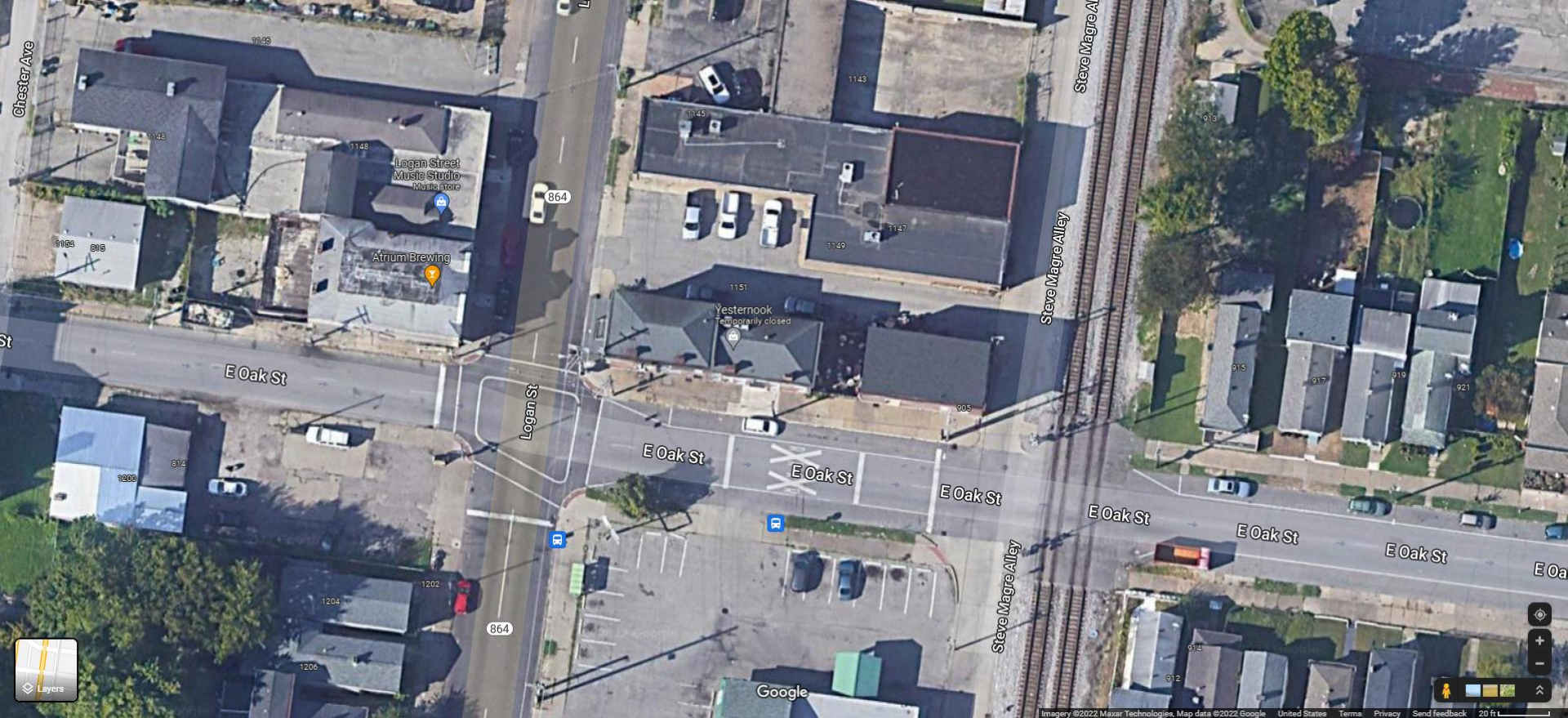
Requests

- **Change in Zoning** from M-2 Industrial to C-2 Commercial
- **Waiver** from 10.2.4 to allow existing structures to encroach into required LBA (22-WAIVER-0031)
- **Detailed District Development Plan** with Binding Elements

Site Context



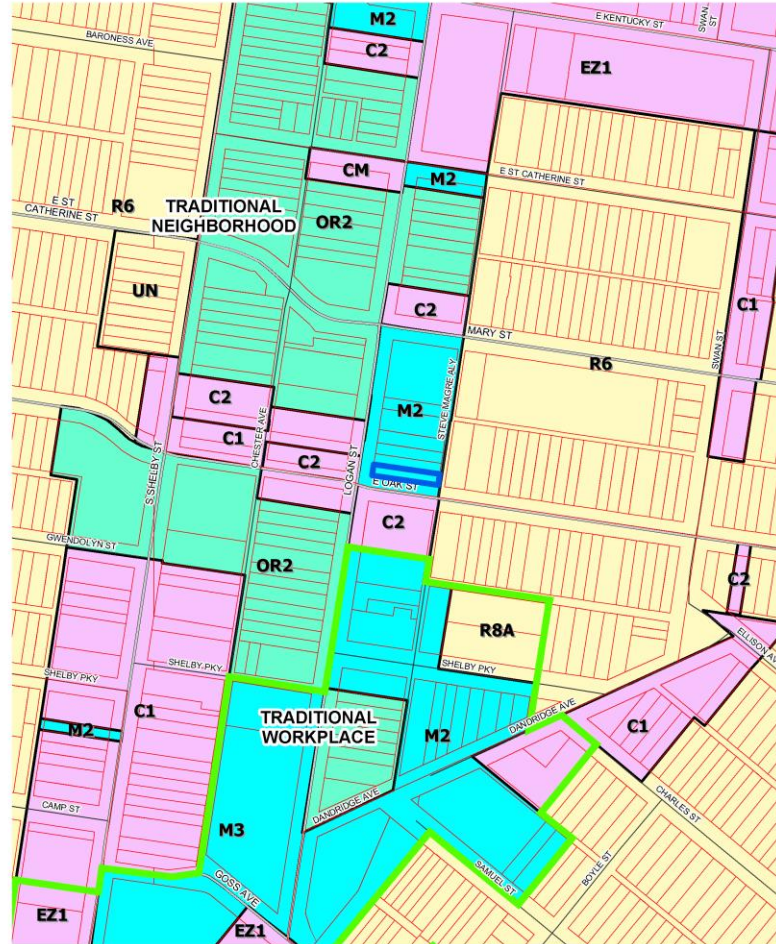
Site Context



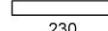
Case Summary

- Site is currently developed with commercial structure
- Structure to be preserved
- Proposed to be utilized for retail (currently an antique shop) and a 4-bedroom short-term rental unit
- Parking for STR subject to director approval - 4 on-street spaces approved as sufficient for STR
- No parking needed for retail (building more than 50 years old)
- No Planning Commission action needed for parking

Zoning/Form Districts



905 E Oak Street
feet



230
Map Created: 12/6/2021



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Aerial Photo



905 E Oak Street
feet

230

Map Created: 12/8/2021



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Site Photos-Site Context

Front of principal structure



E Oak Street view of principal and accessory structures

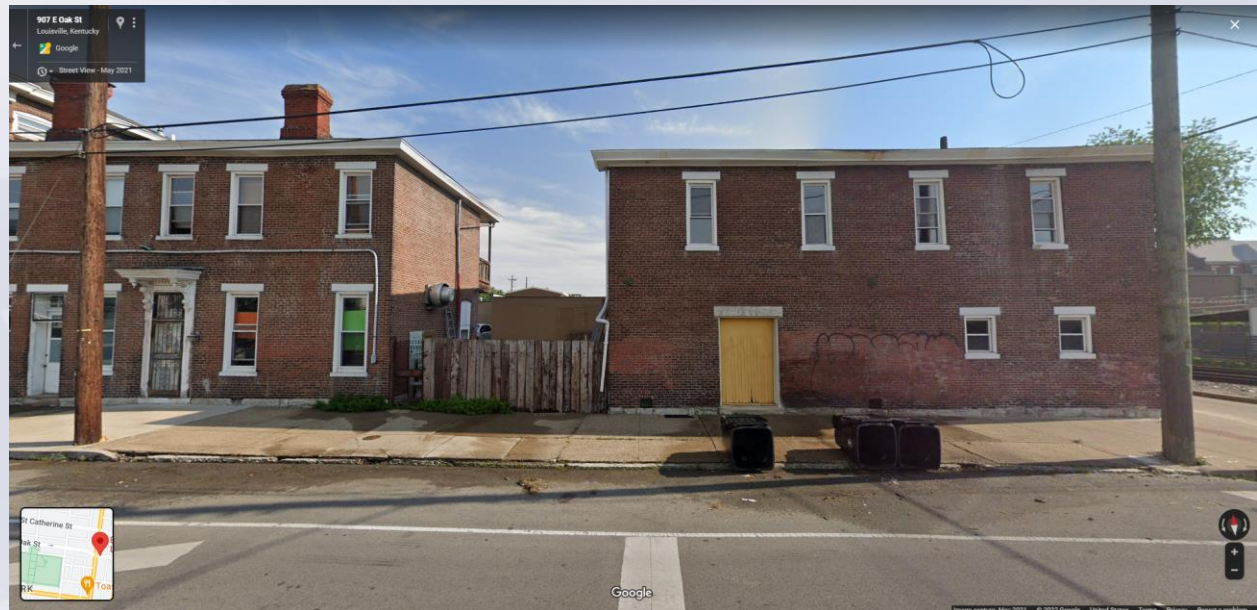


Site Photos-Site Context

Ghost sign on southern façade to remain

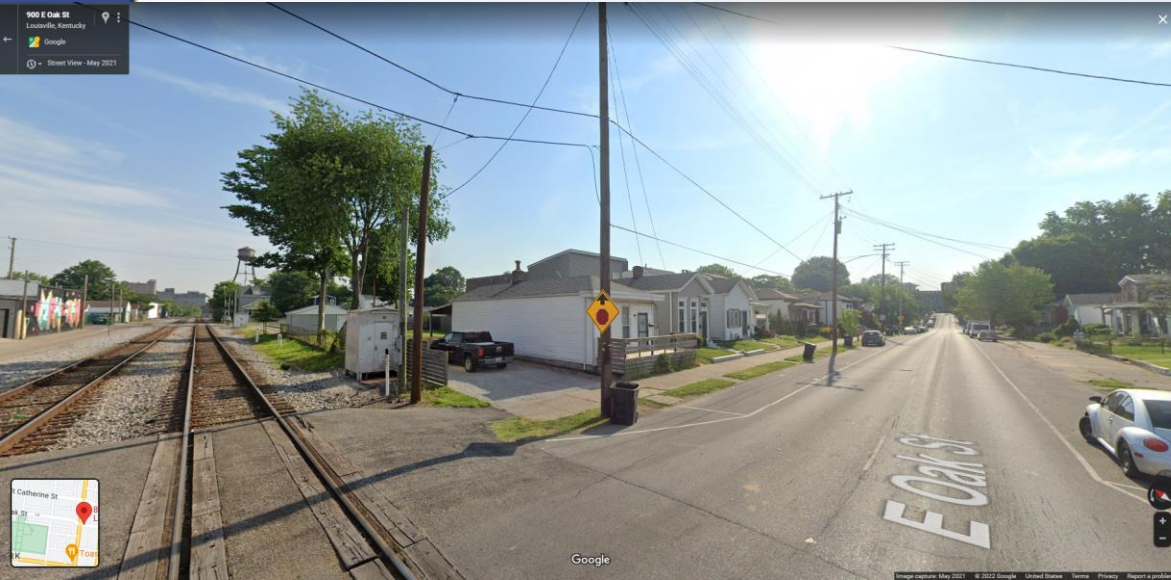


Accessory structure to be used for storage for retail use

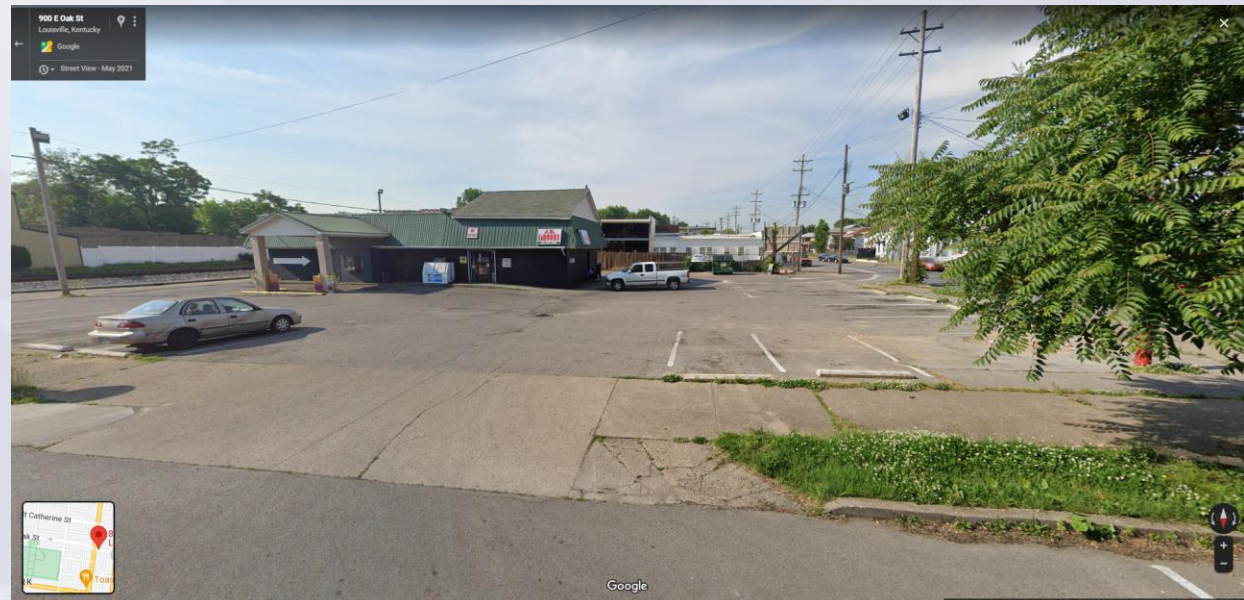


Site Photos-Surrounding Area

Single family
across rail line
to the east



Commercial
across E Oak
Street



Site Photos-Surrounding Area

Atrium Brewing
across Logan
Street



Commercial
& parking lot
to the north



Staff Finding

- Rezoning is generally compliant with Plan 2040
- Intersections of E Oak and S Shelby and Logan Streets are commercial intersections
- S Shelby and Logan Streets are commercial corridors
- Smoketown/Shelby Park Neighborhood Plan - transition zone
- Permits continuation of existing retail + STR
- Would meet the Community Form policies
- Waiver adequately justified
- Site plan meets requirements of LDC and guidelines of Plan 2040

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from M-2 to C-2
- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**