

# 21-ZONE-0150

## Axis Stonestreet



**Louisville Metro Planning Commission**

**Julia Williams, AICP, Planning Supervisor**

**April 14, 2022**

# Request(s)

- Change in zoning from R-4 to C-1
- Variances:
  - Variance to eliminate the setbacks adjacent to the proposed access easement.
  - Variance to permit the building on Tract 1 to exceed the maximum 95' setback.
- Detailed District Development plan



# Site Context

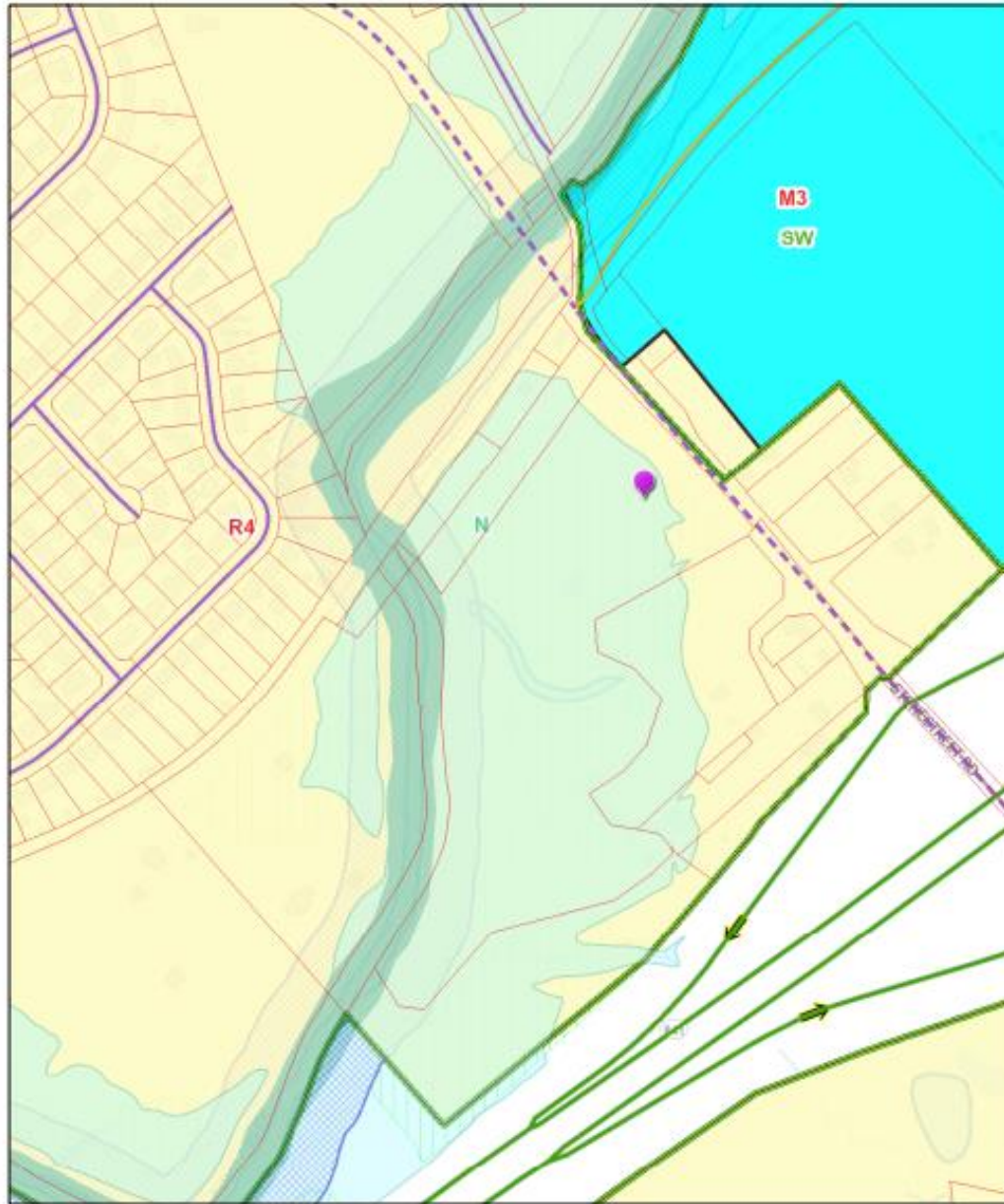


# Case Summary

- C-1 to permit drive thru restaurants
- Gas station
- Convenience store
- Two access points off Stonestreet Road
- Rear of site will remain R-4
- North property reserved for the Louisville Loop



# Zoning/Form Districts



# Aerial Photo



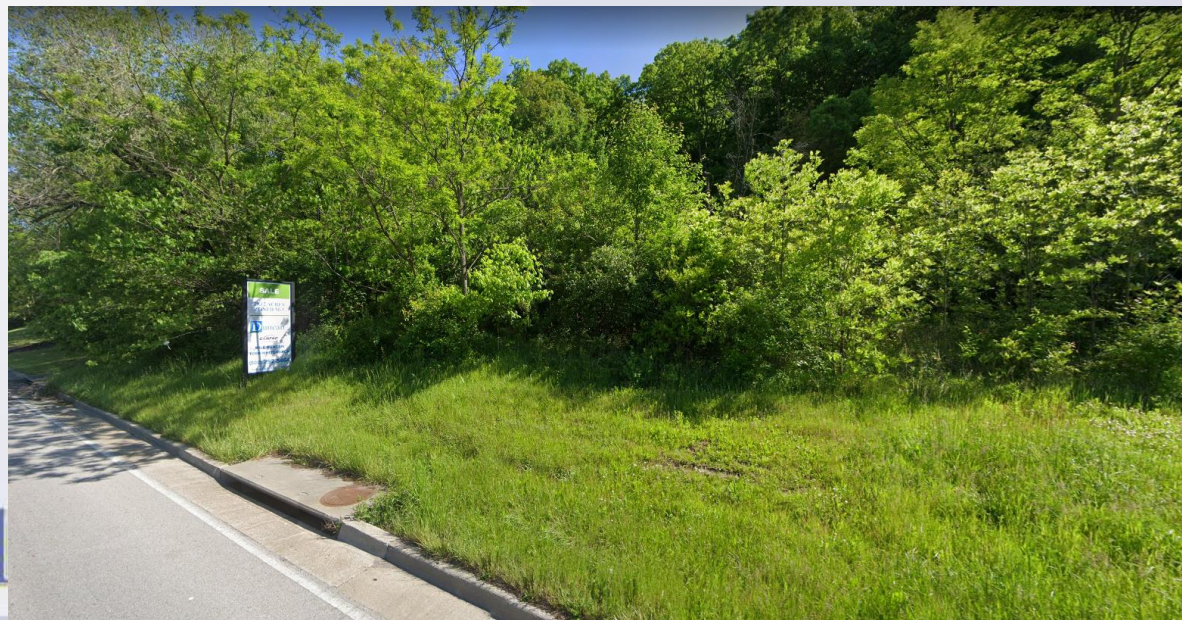
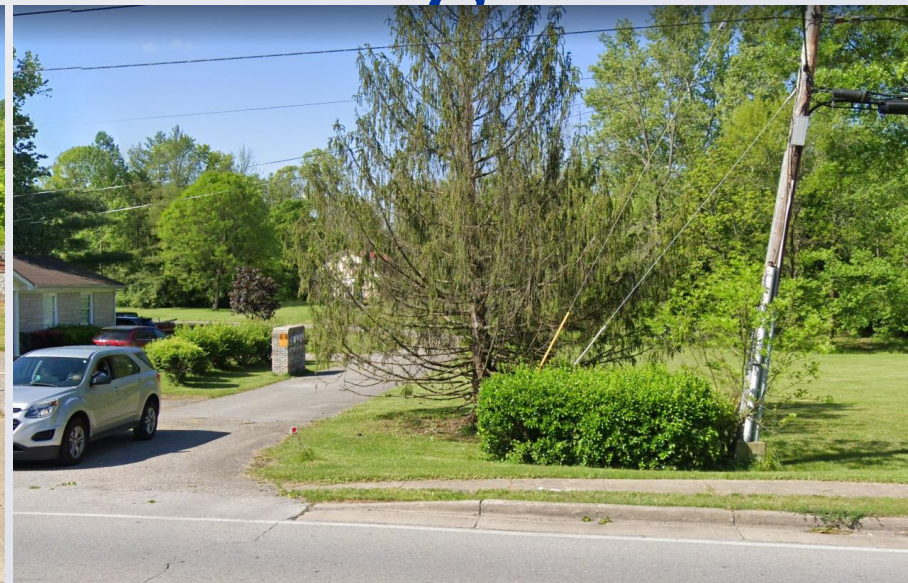
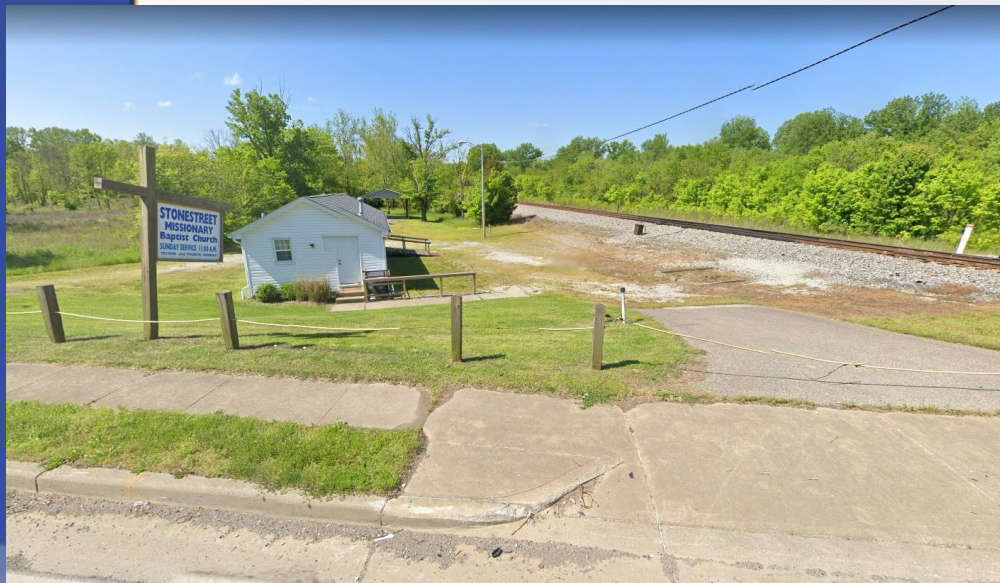


# Site Photos-Subject Property



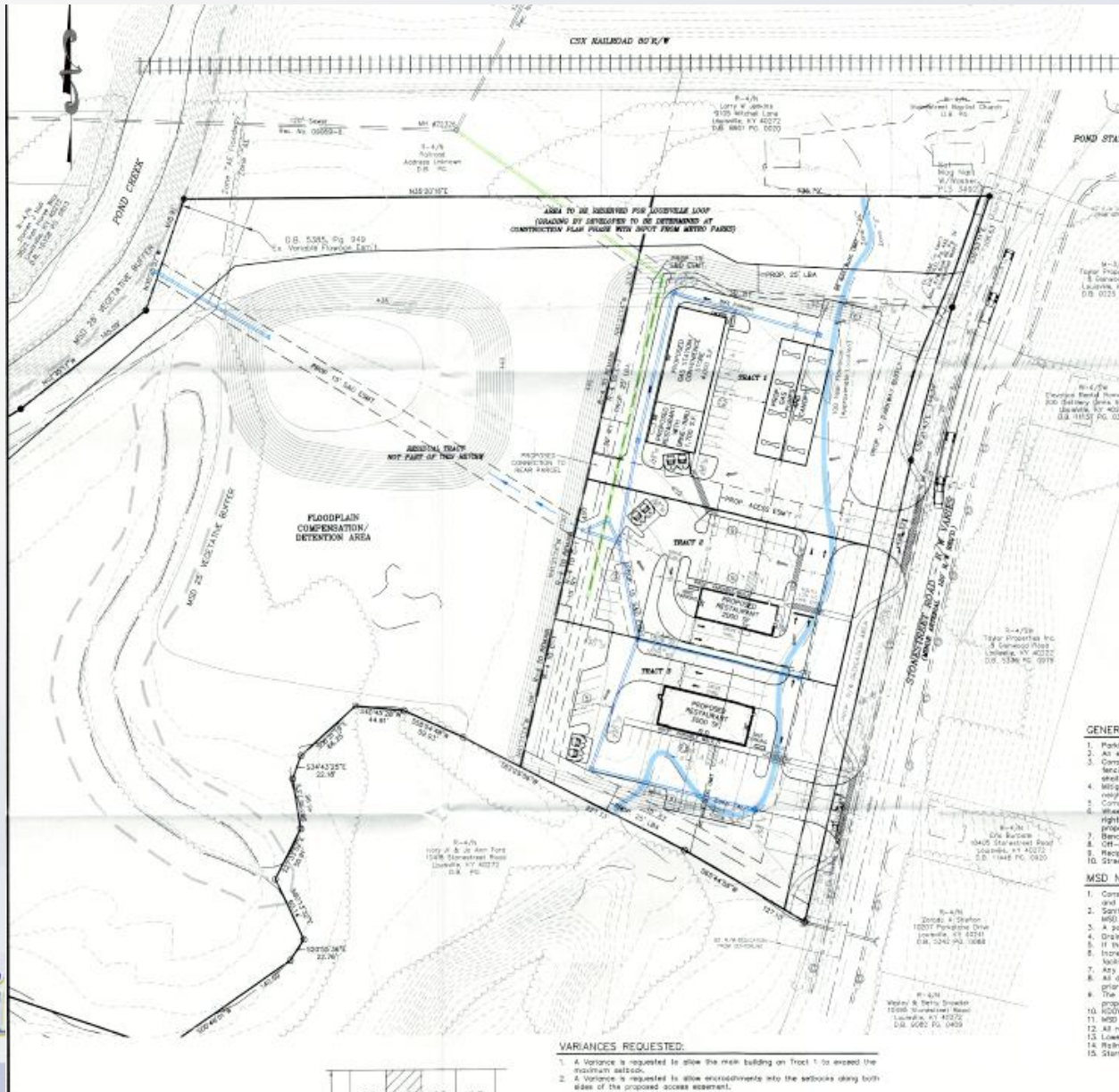


# Site Photos-Surrounding Areas





# Applicant's Development Plan

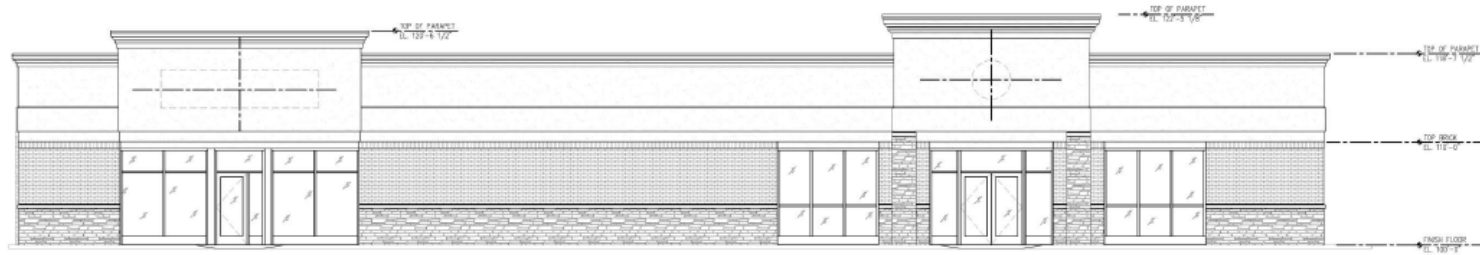






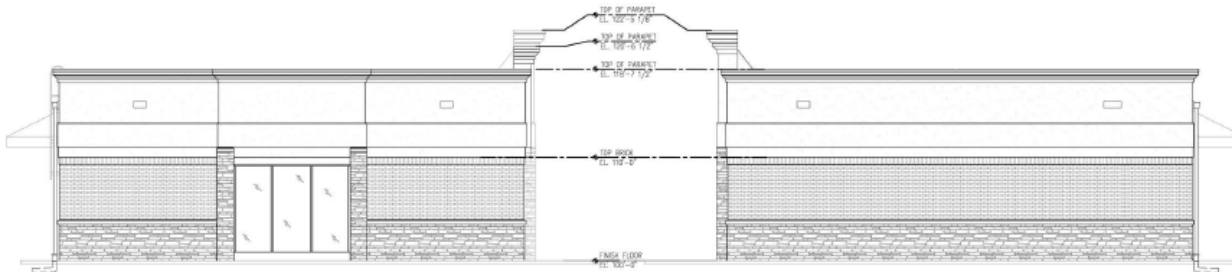
# Applicant's Rendering

These elevations are for the Tract 1 building on the Axis Stonestreet Road project (Case 21-ZONE-0150).



**A** FRONT ELEVATION

Scale: 3/16" = 1'-0"

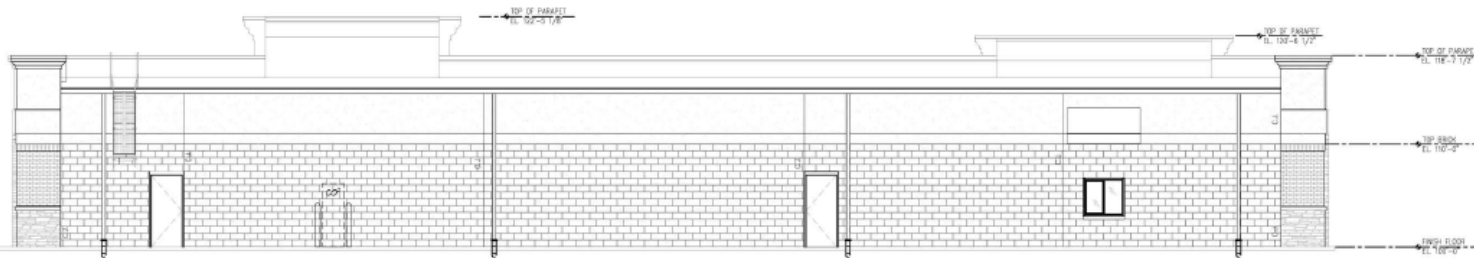


**B** LEFT SIDE ELEVATION

Scale: 3/16" = 1'-0"

**C** RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"



**D** REAR ELEVATION

Scale: 3/16" = 1'-0"

# Staff Finding

- The proposal is ready for a public hearing date to be set