

Case No. 14ZONE1048

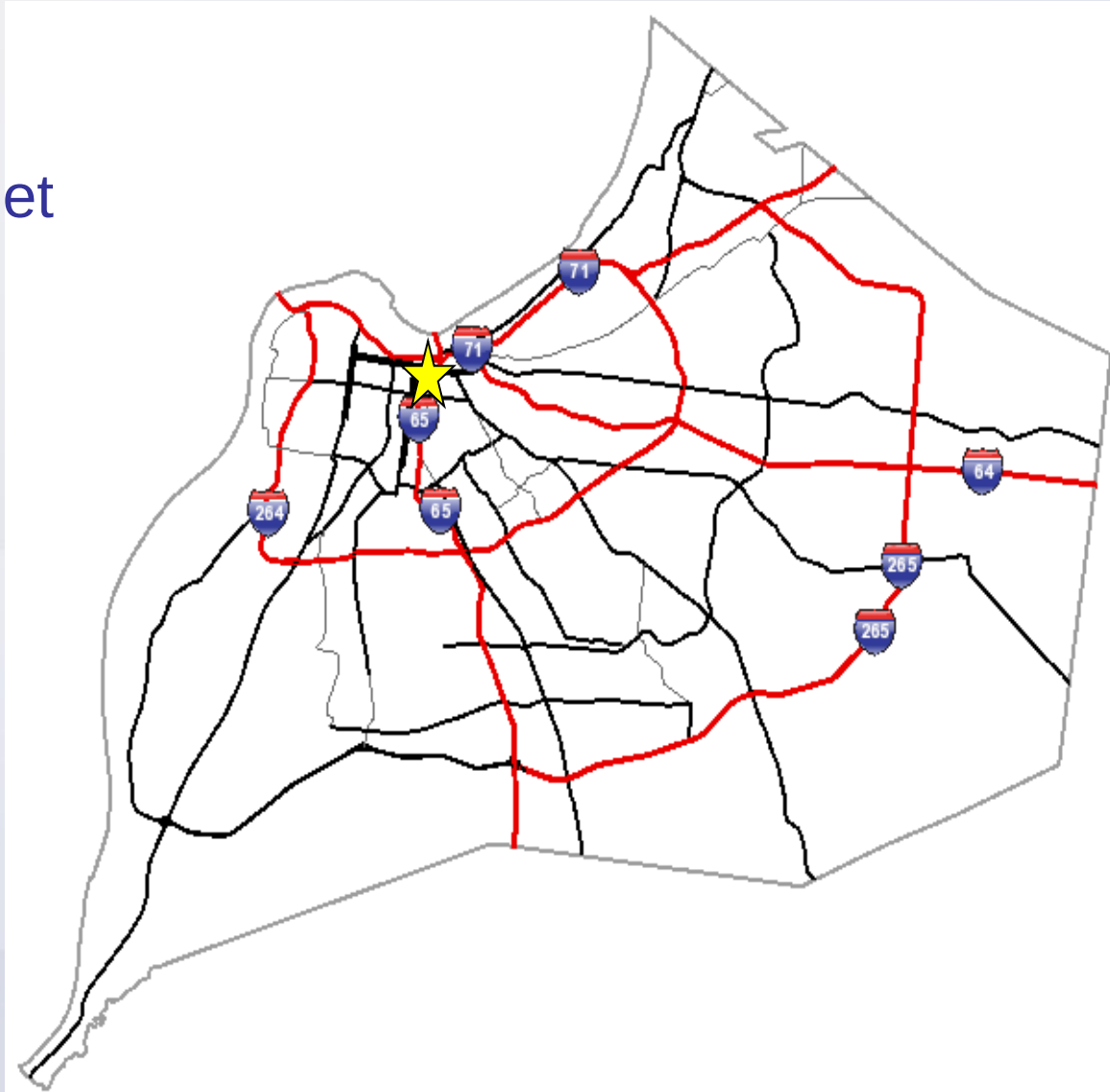
Market Street Mini-Warehouse



Planning/Zoning, Land Design & Development
March 3, 2015

Location

- 201 E. Market Street
- Council District 4 – David Tandy



Request(s)

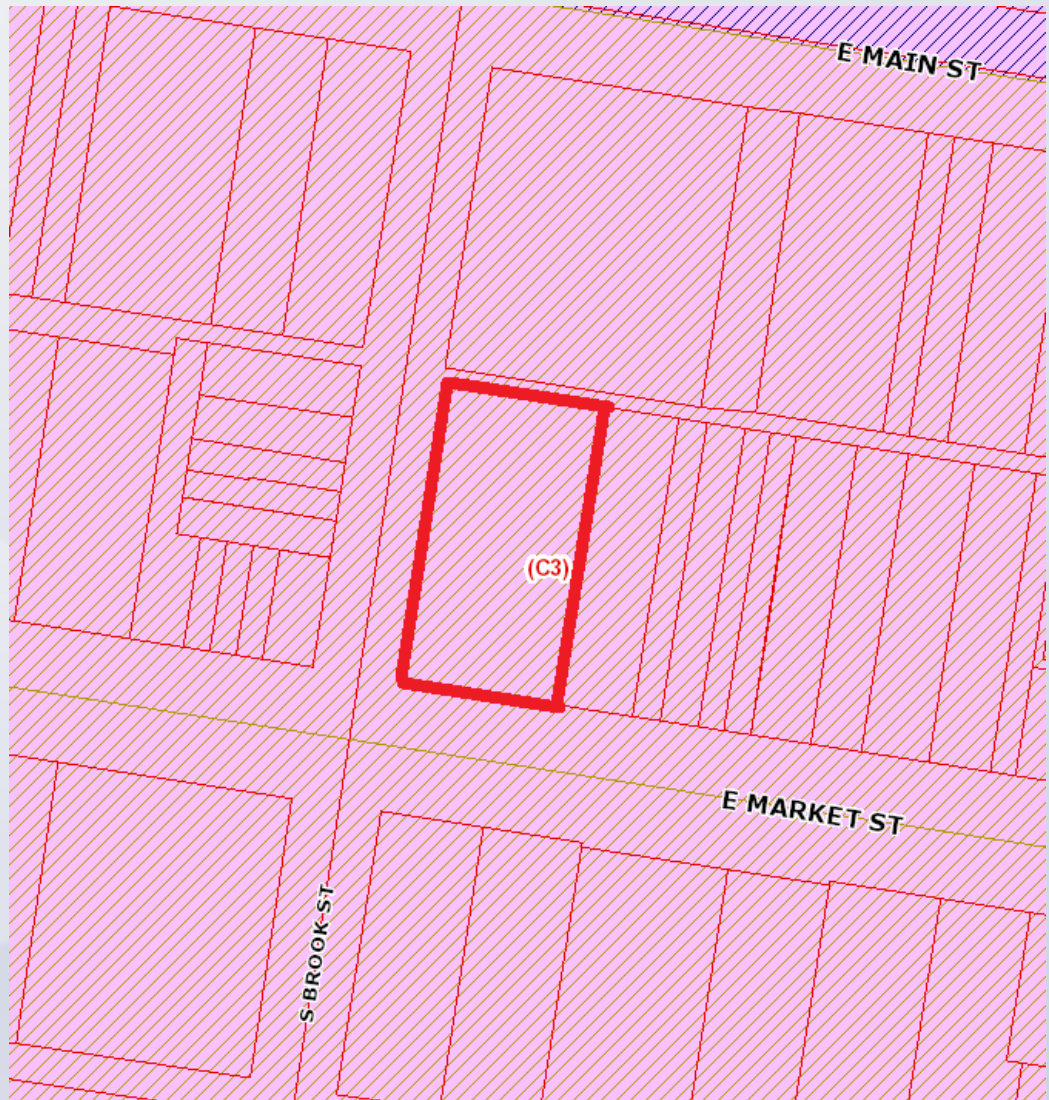
- Change in Zoning from C-3 to EZ-1
- District Development Plan

Case Summary / Background

- Permit the existing National Register Kurfees building to be renovated into a mixed use structure for commercial and mini-warehouse.
- No new construction is proposed.

Zoning/Form Districts

- **Subject Property:**
 - Existing: C-3/Downtown
 - Proposed: EZ-1/Downtown
- **Adjacent Properties:**
 - North: C-3/Downtown
 - South: C-3/Downtown
 - East: C-3/Downtown
 - West: C-3/Downtown



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant Paint Manufacturer
 - Proposed: Warehouse/Commercial
- **Adjacent Properties:**
 - North: Warehouse
 - South: Commercial
 - East: Parking lot
 - West: Warehouse



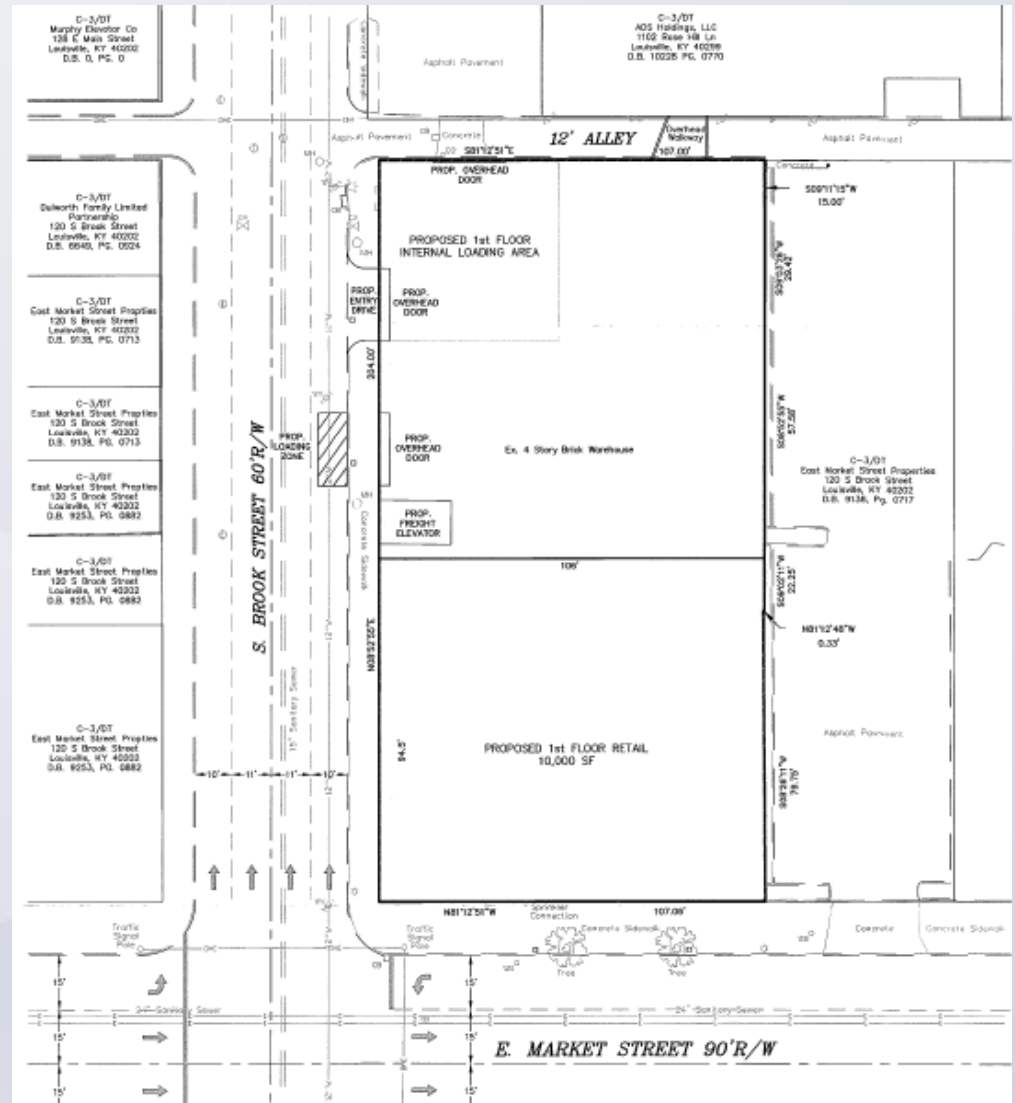
Site Photos-Subject Property



Applicant's Development Plan

Highlights:

- Warehouse/Commercial
- Size: 87,500 Square Feet



PC Recommendation

- Public Hearing was held on 1/29/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the change in zoning from C-3 to EZ-1 to Louisville Metro Council (9 members voted)