

# 14ZONE1056

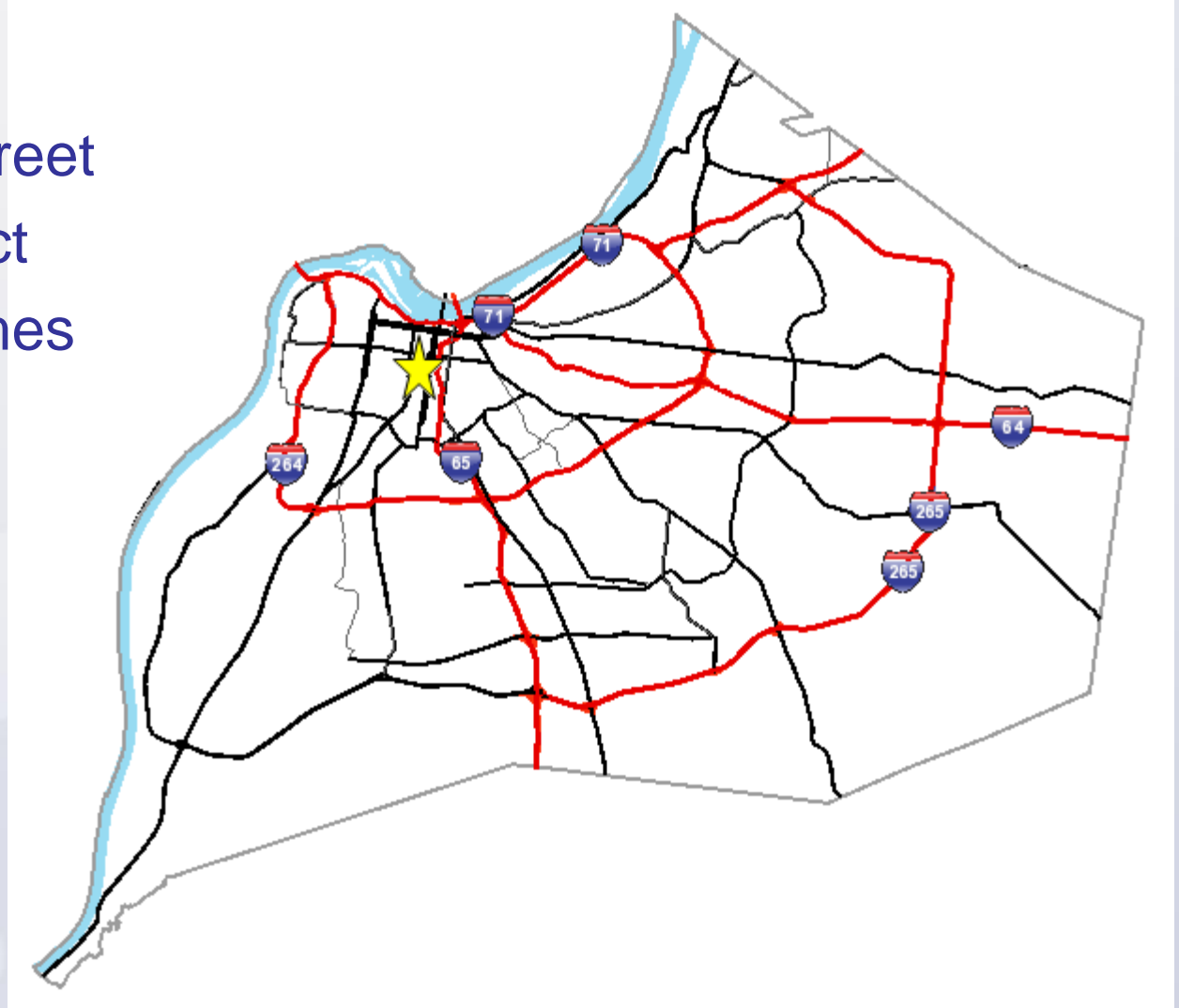
## The Edison Center



Planning/Zoning, Land Design & Development  
April 28, 2015

# Location

- 1228 S. 7<sup>th</sup> Street
- Council District  
6 – David James



# Request(s)

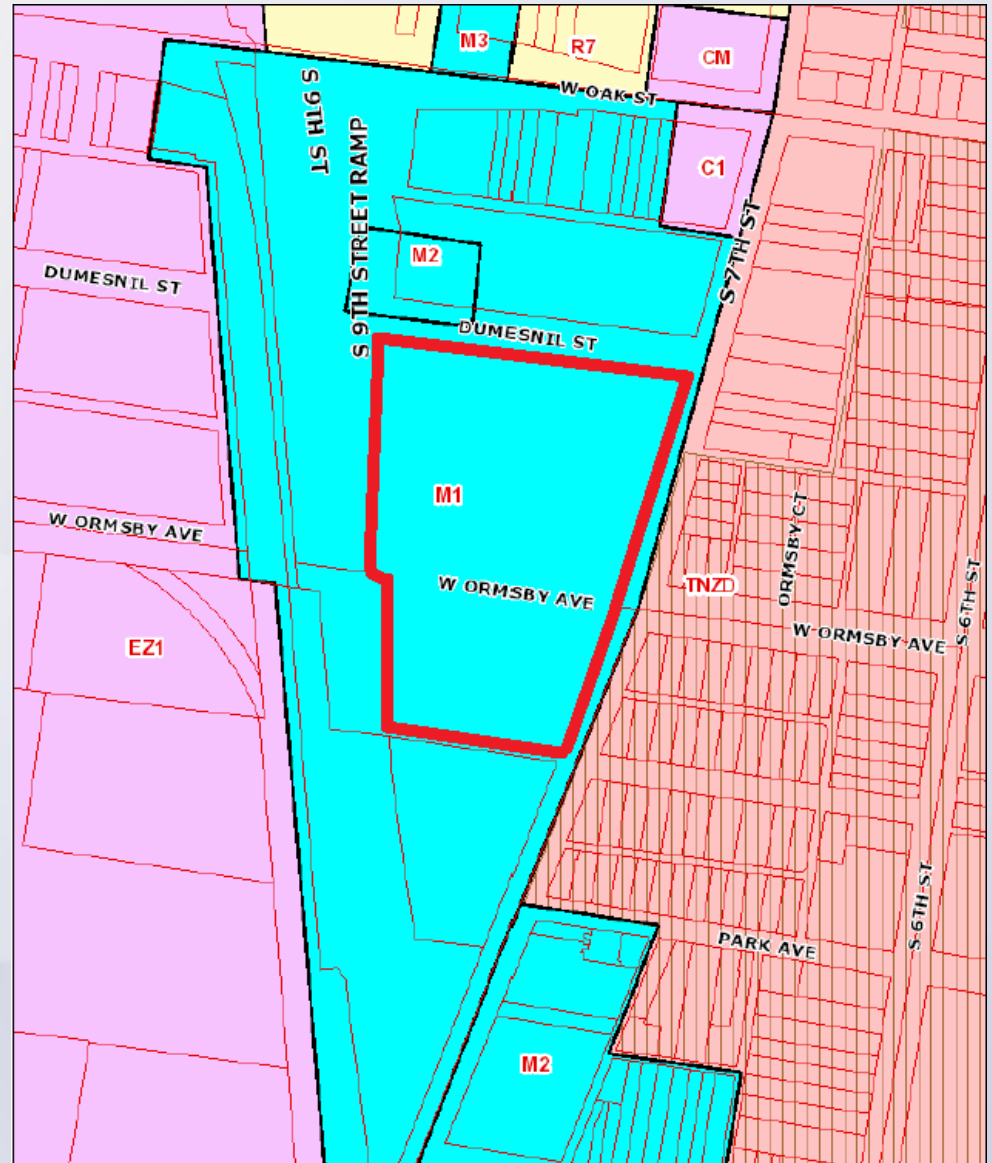
- Change in zoning from M-1 to EZ-1
- District Development plan
- Waivers:
  1. Waiver from 5.8.1.B to not provide sidewalks along 9<sup>th</sup> Street and Dumesnil Street
  2. Waiver from 5.9.2.A.1.b.1 to not provide a pedestrian connection from 9<sup>th</sup> Street and Dumesnil Street to the primary structure
  3. Waiver from 5.9.2.C.4 to permit traffic circulation in front of the principal structure
  4. Waiver from 5.5.1.A.3 to permit parking in front of the building and to not provide a masonry wall to screen the parking from the ROW

# Case Summary / Background

- The buildings on this site are on the National Register of Historic Places
- Previously owned by Louisville Gas and Electric for offices and warehousing

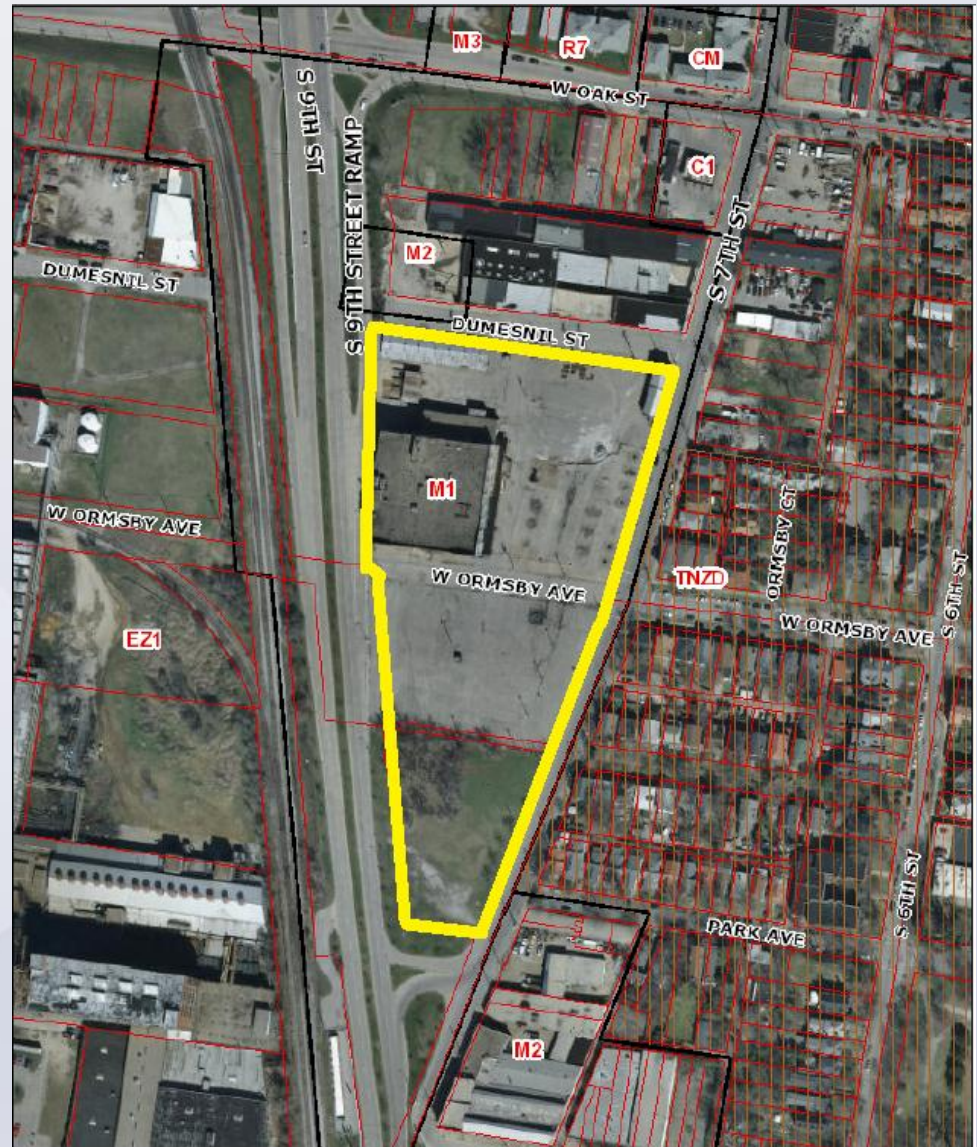
# Zoning/Form Districts

- Subject Property:
  - Existing: M-1/TW
  - Proposed: EZ-1/TW
- Adjacent Properties:
  - North: M-2&M-1/TW
  - South: M-1/TW
  - East: TNZD/TN
  - West: EZ-1/TW



# Aerial Photo/Land Use

- Subject Property:
  - Existing: Vacant Industrial
  - Proposed: Office
- Adjacent Properties:
  - North: Industrial
  - South: Vacant
  - East: Residential/Commercial
  - West: Railroad/Industrial



# Site Photos-Subject Property



# Site Photos-Surrounding Areas

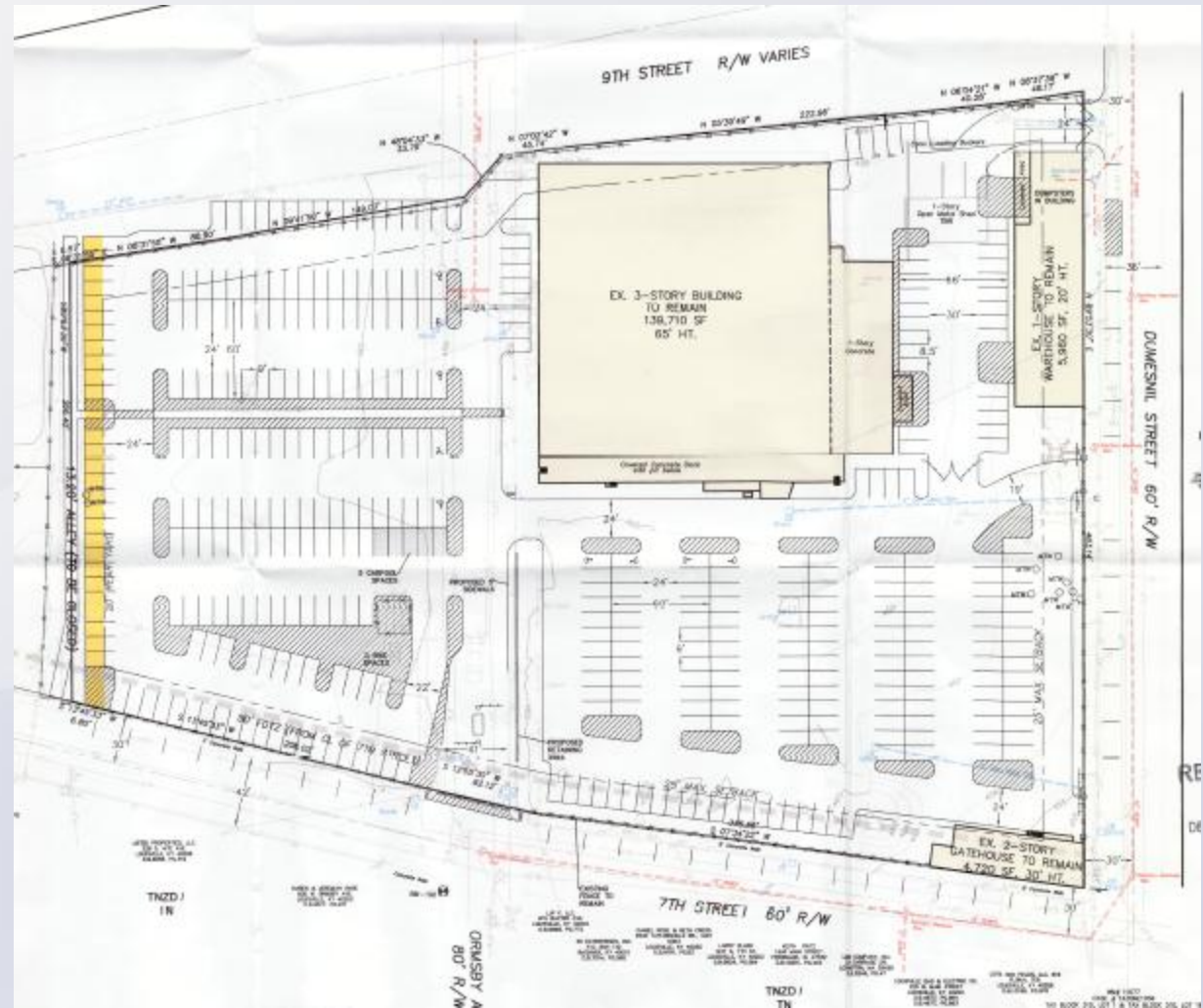




# Applicant's Development Plan

## Highlights:

- Office
- 46,113 Square Feet
- 432 Parking spaces



# PC Recommendation

- Public Hearing was held on 4/2/2015
  - 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 street name change to Louisville Metro Council (9 members voted)