

Case No. 14ZONE1039

OBC Lots C & D



Louisville Metro Planning Commission Public Hearing

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January 15th, 2015

Requests

- Change in zoning from C-1 to C-2
- Revised Detailed District Development plan

Case Summary / Background

- Proposing a change in zoning from C-1 to C-2 to allow a tavern use
- Proposed mixed commercial and office building on the subject site
- All uses proposed on the site with the exception of the tavern require only the existing C-1 zoning
- The proposed building will remain at the previously approved 40,724 SF
- The minimum parking requirement will increase with the tavern use which parks at a rate of 1 space per 100 square feet
- The minimum parking requirement of 179 spaces will be met
- Located within the Old Brownsboro Crossing development which was originally rezoned from under Docket #9-55-01
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Case Summary / Background

- A detailed district development plan was recently approved for the subject site under Docket #14DEVPLAN1051
- Building elevations were approved with 14DEVPLAN1051
- Interested parties in the area have raised concerns about the building in regards to existing general plan binding element #10
 - 10. The materials and design of proposed structures shall be substantially the same as depicted in renderings presented at the time of detailed district development plan approval for each parcel. The building materials for the retail component and hotel shall be drivit, tile, brick, masonry and stone except nationally or regionally recognized chain operations may utilize wood exteriors where such exterior appearance is part of an established and generally used trade dress. The building materials for the office component shall be brick or stone or a combination of brick and stone. All structures adjacent to KY 22 shall have a consistent architectural style and exterior color scheme. An Architectural Review Committee shall be established by the Developer and reflected within the Deed Restrictions recorded prior to the submittal of the first detail district development plan.

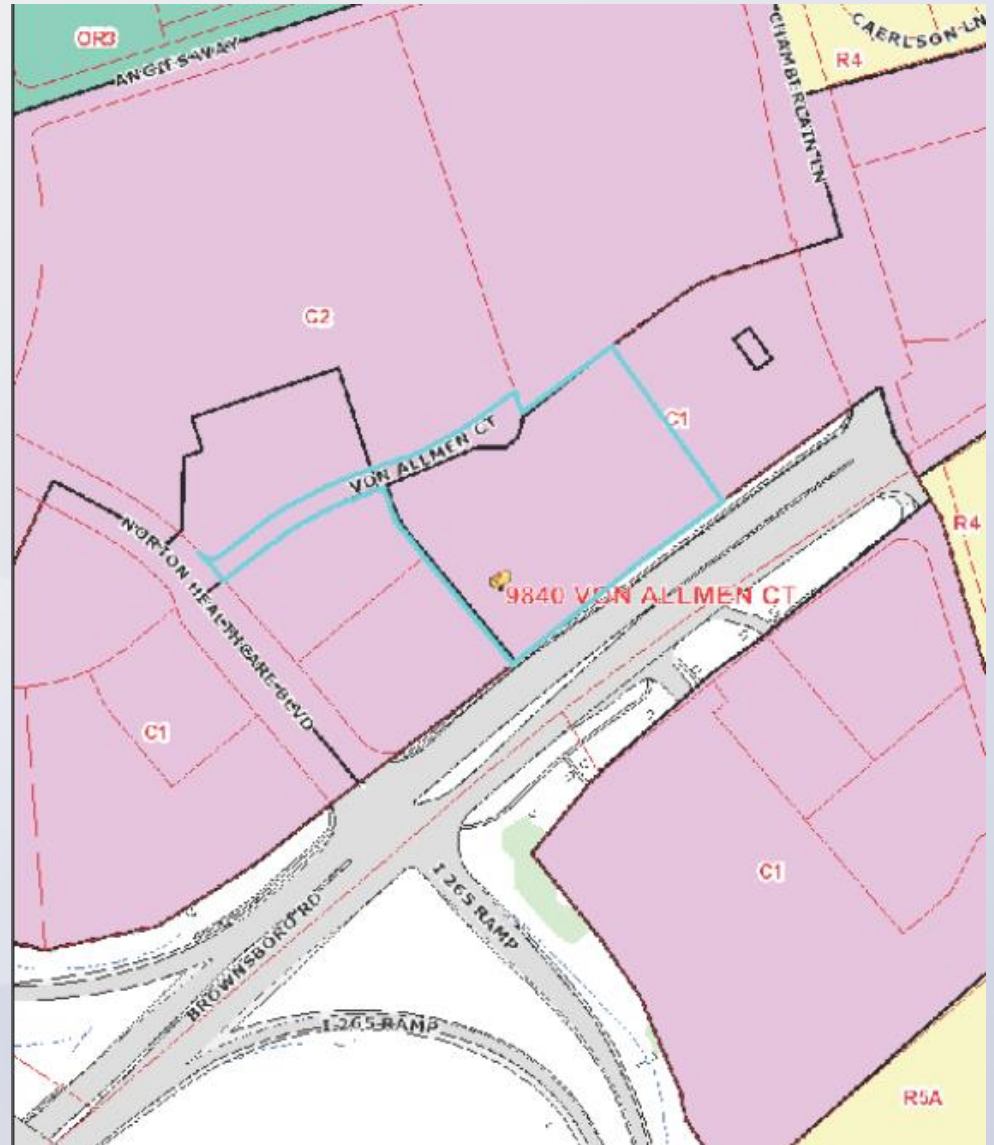
Zoning/Form Districts

- Subject Property:

- Existing: C-1/RC
- Proposed: C-2/RC

- Adjacent Properties:

- North: C-2/RC
- South: C-1/RC
- East: C-1/RC
- West: C-2/RC



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant
 - Proposed: Commercial/Office

- Adjacent Properties:
 - North: Vacant
 - South: Mixed Commercial
 - East: Restaurant
 - West: Bank & Restaurant



Site Photos



Site Photos



Site Photos



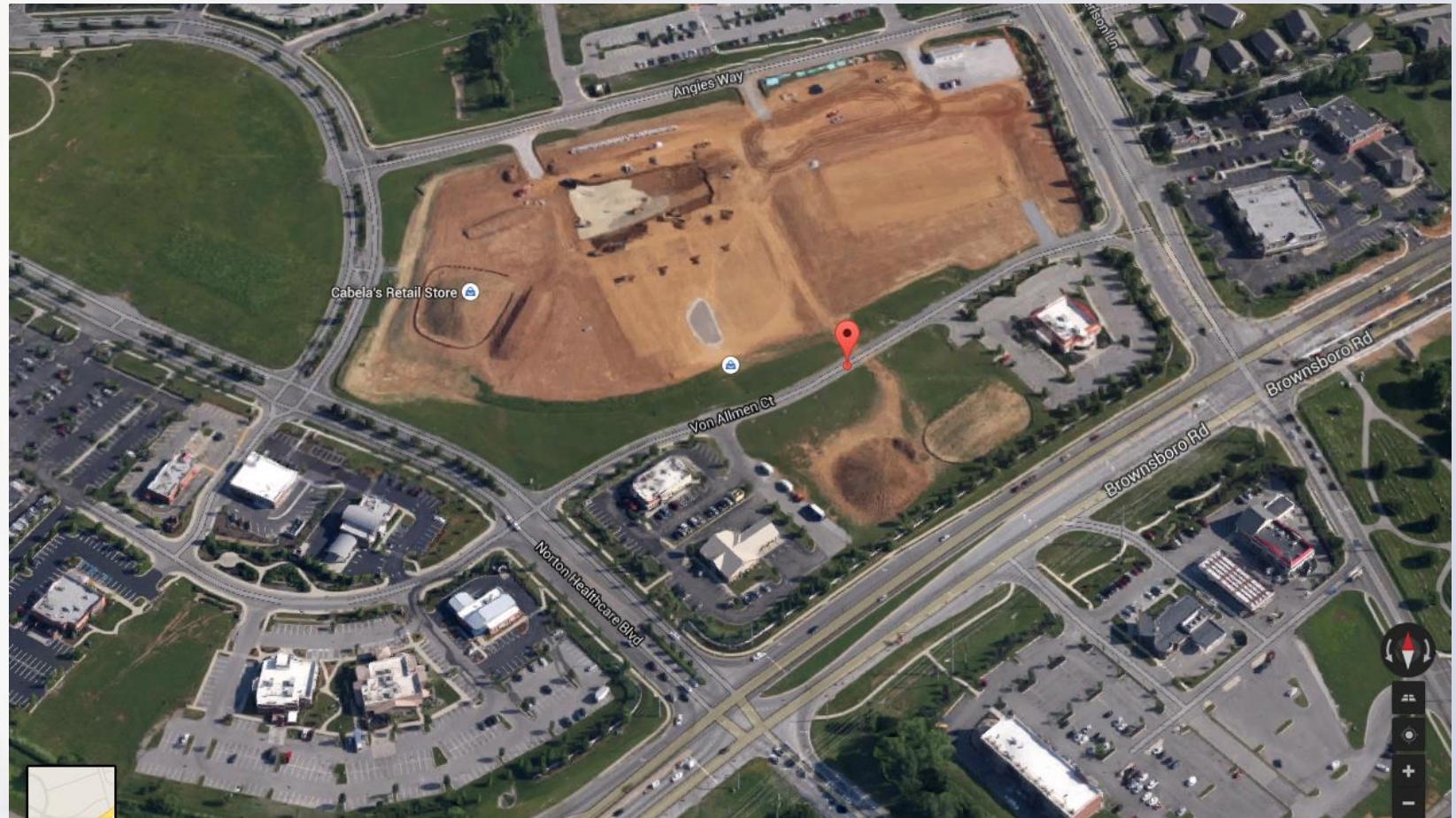
Site Photos



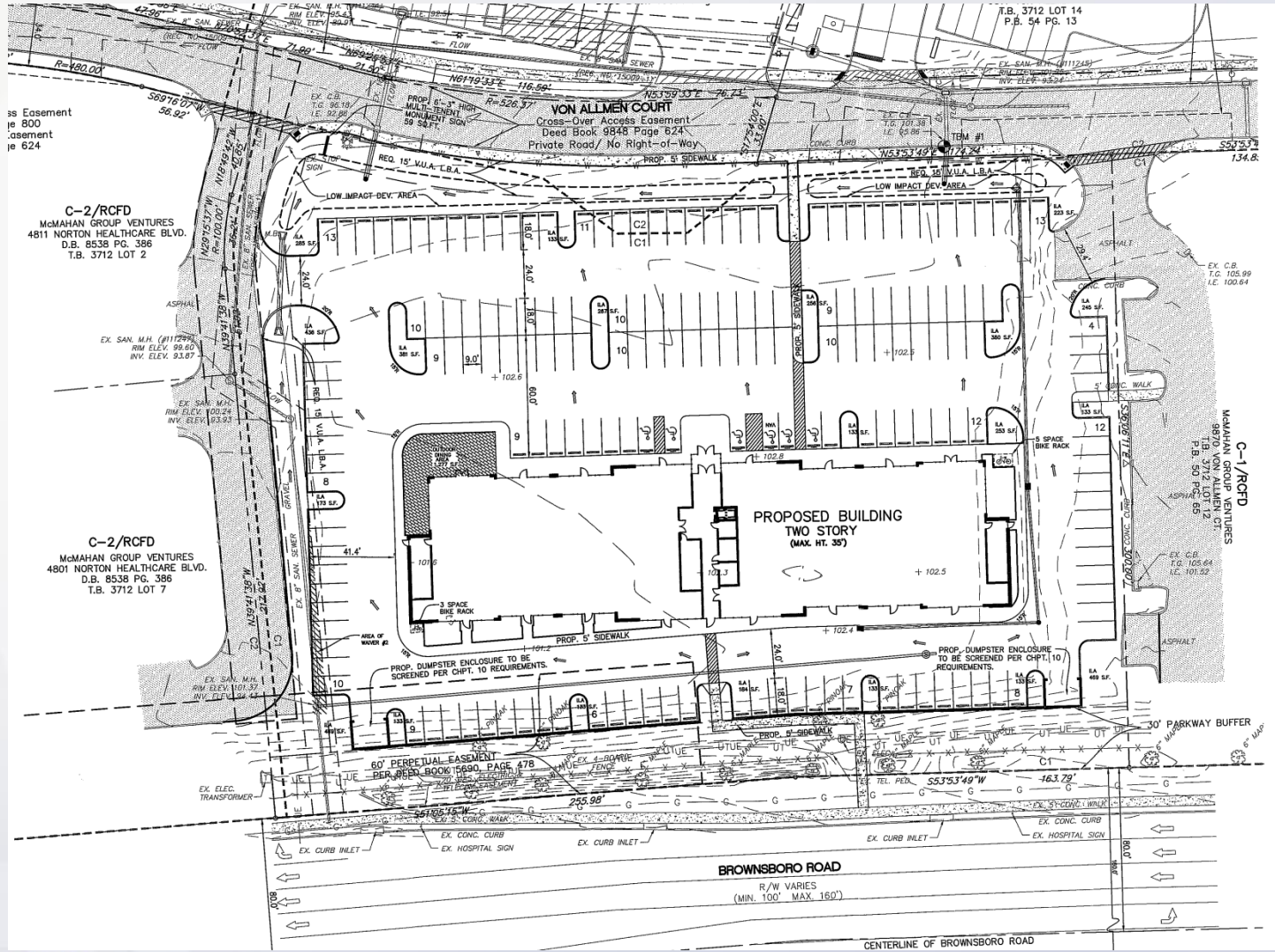
Site Photos



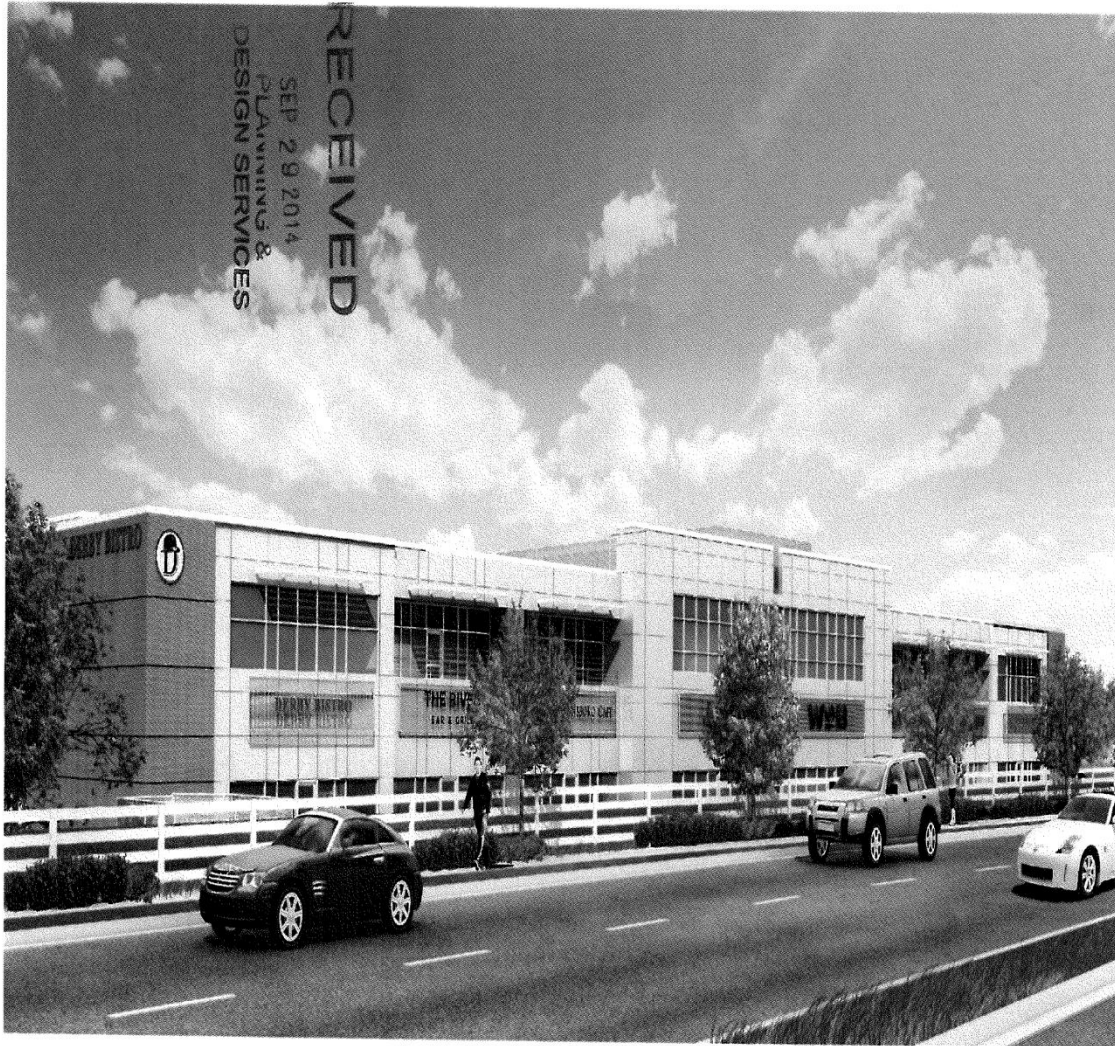
Aerial -Surrounding Areas



Applicant's Development Plan



Applicant's Elevations



Ground View from Brownsboro Rd.

Staff Analysis and Conclusions

- Rezoning
 - Appears to comply with all applicable guidelines and policies of Cornerstone 2020
- RDDDP
 - Appears to comply with all applicable guidelines and policies of Cornerstone 2020

Required Actions

- RECOMMEND to the legislative council of Louisville Metro government that the change in zoning from C-1, Commercial, to C-2, Commercial, on property described in the attached legal description, be APPROVED or DENIED
- APPROVE or DENY the associated Revised Detailed District Development plan with binding elements