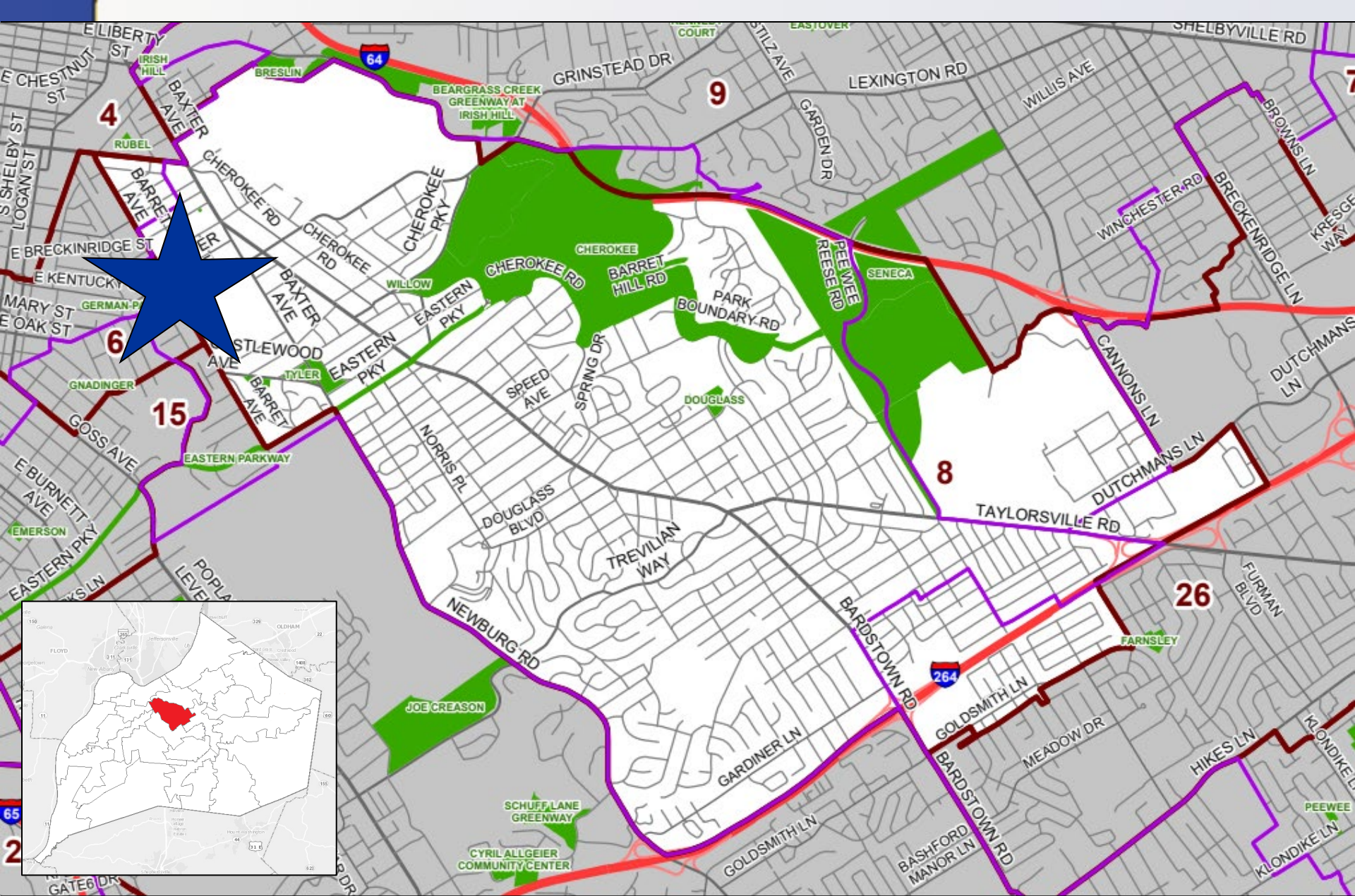


20-ZONE-0037
969 BARRET AVENUE



Planning & Zoning Committee
September 13, 2022

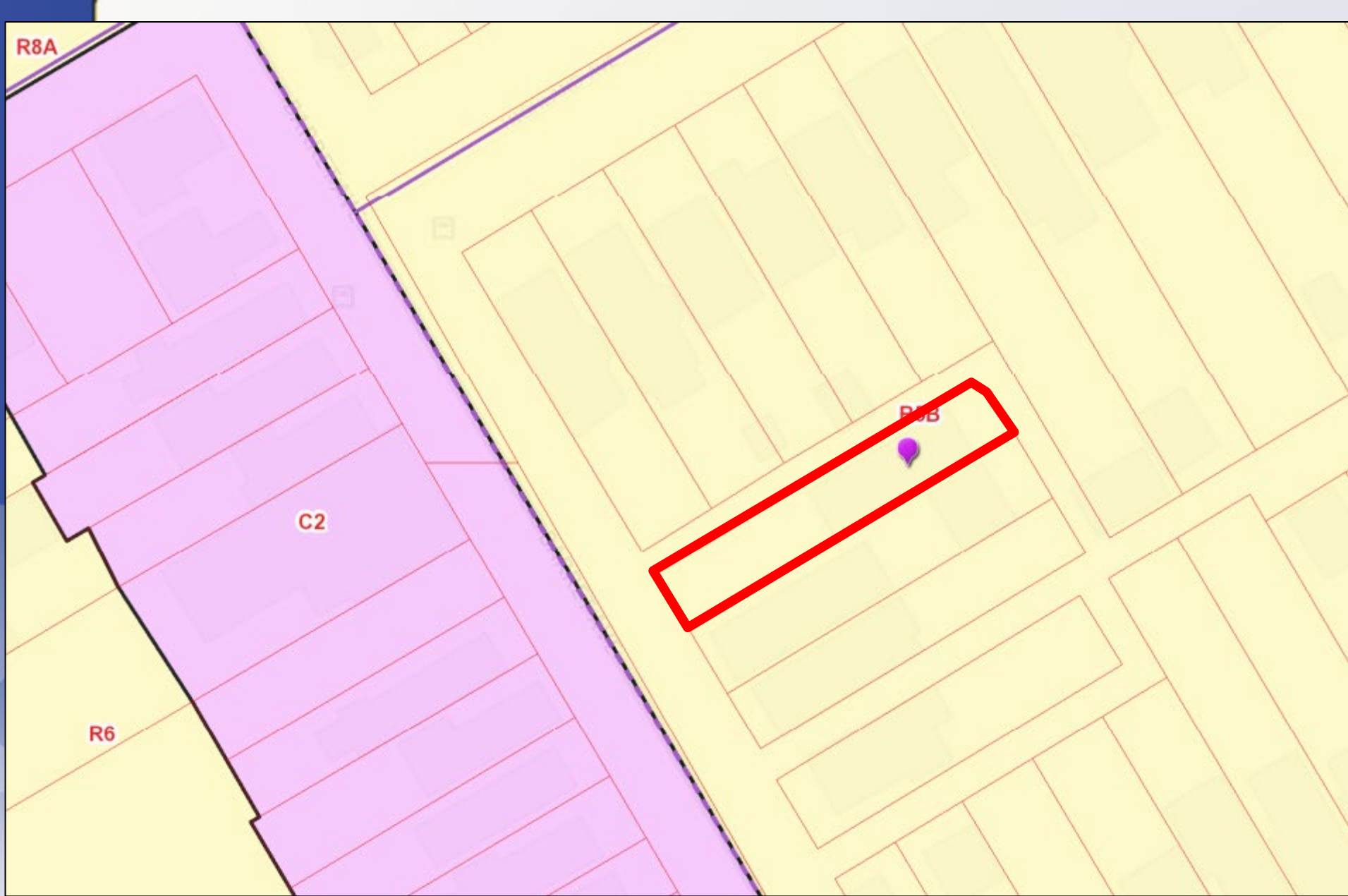


LOUISVILLE
METRO

969 Barret Avenue
District 8 - Cassie Chambers Armstrong

20-ZONE-0037





Request(s)

- **Change-in-Zoning** from R-5B to OR-1
- **Waiver** of Land Development Code, section 10.2.4 to omit the landscape buffer area adjacent to R-5B district (20-WAIVER -0120)
- **Detailed District Development Plan**

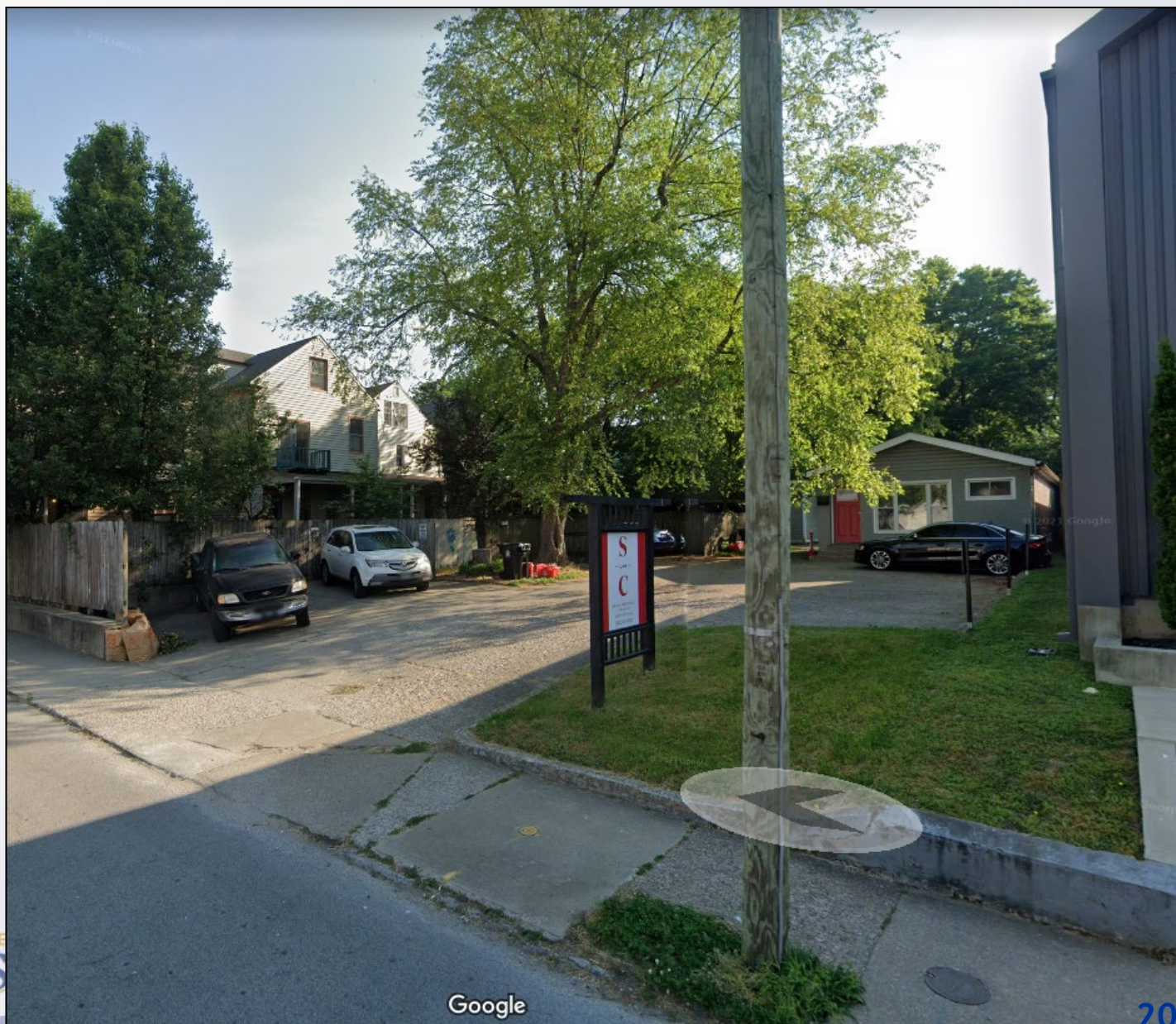
Case Summary

- Current use is office
- Non-conforming to the R-5B district
- No change in use proposed at this time
- Request to facilitate future commercial use
- No improvements to the structure
- Parking areas in front and curb work along Barret Ave will be performed

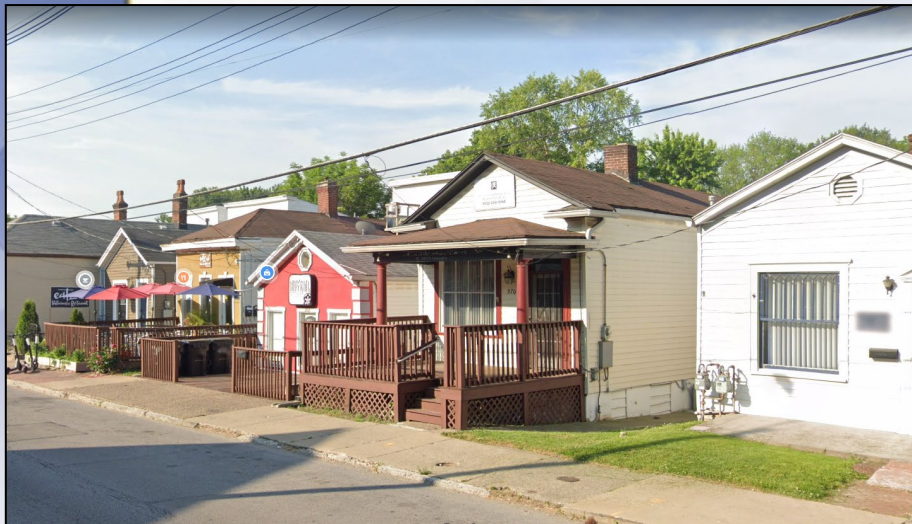
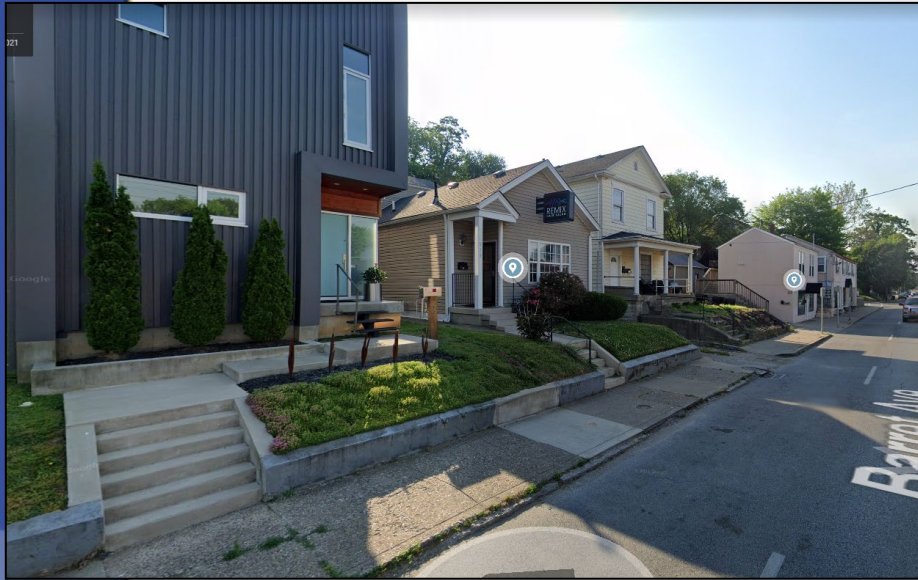
Neighborhood Plan

- The Original Highlands Neighborhood Plan (2006) applies to the site. The plan recommends this area to be the Barret Avenue Arts District. The Plan recommends the area across Barret Avenue from the site be re-zoned to C-R while the site was recommended as R-5B. An areawide change in zoning (case #16074) was approved for the site in 2013. It appears that the prior zoning on the site before the areawide change in zoning was C-1.

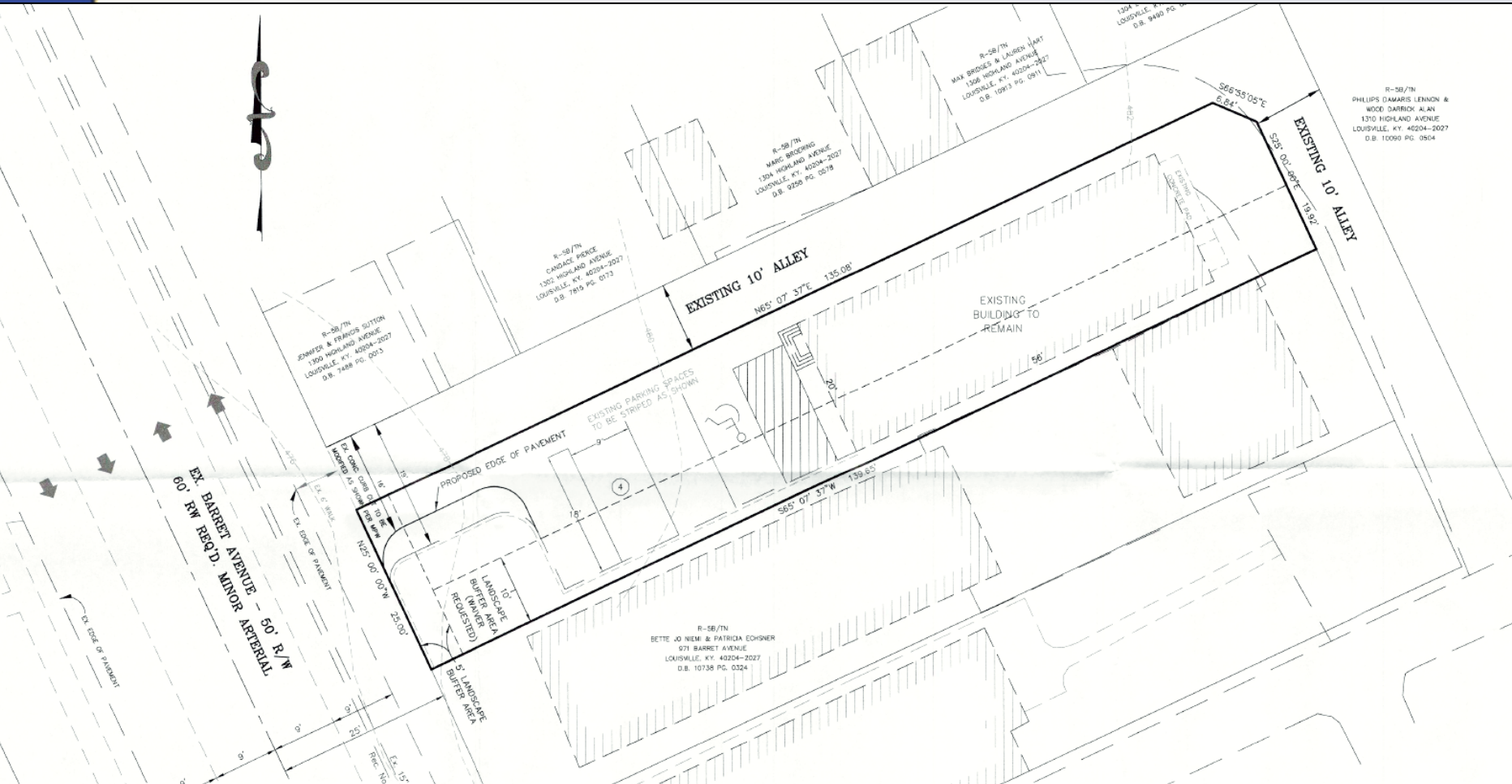
Site Photos-Subject Property



Site Photos-Surrounding Areas



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 1/10/2020
- LD&T meeting on 4/14/2022
- Planning Commission public hearing on 8/18/2022
 - One person spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-5B to OR-1 by a vote of 8-0.