

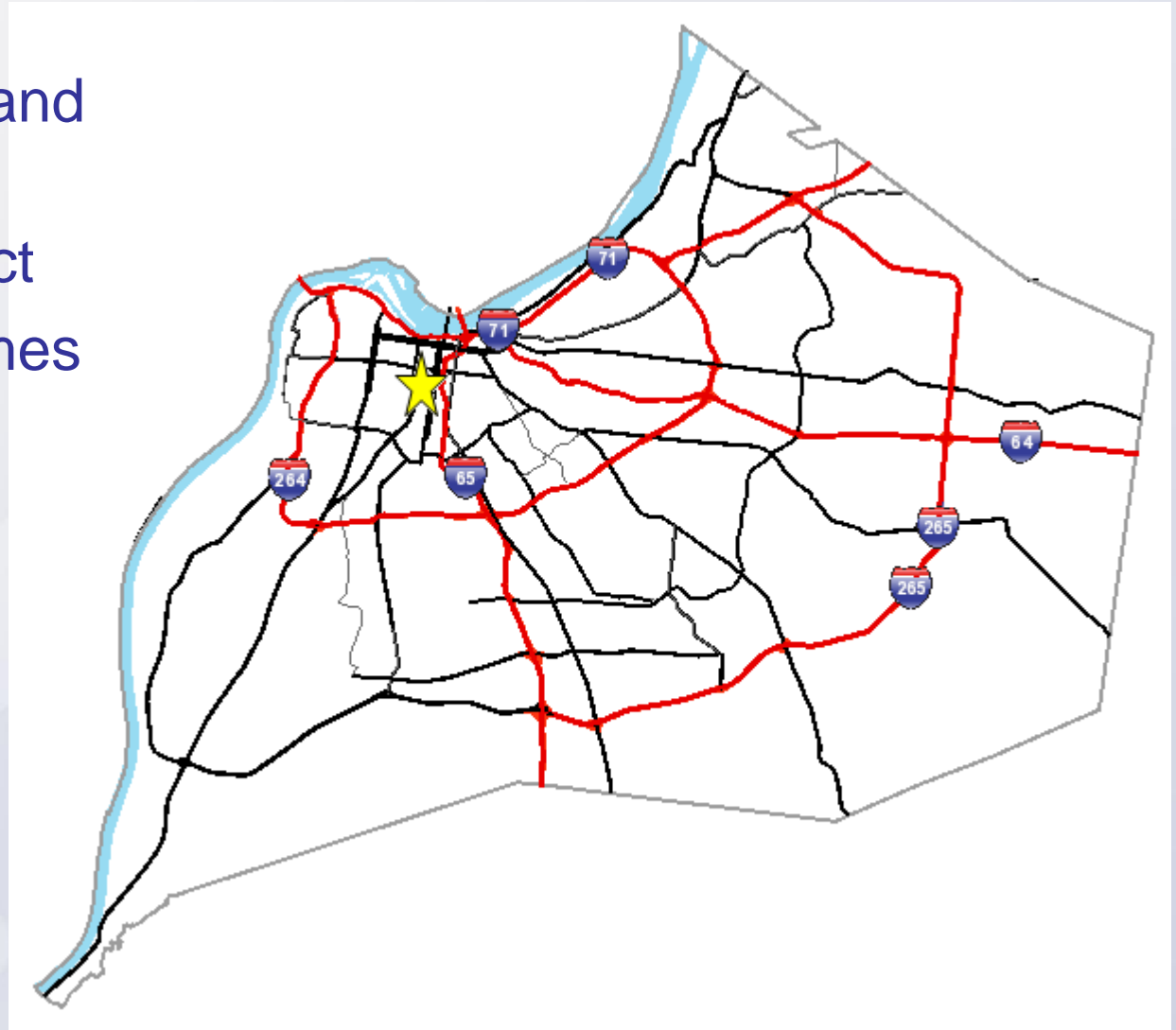
# 14ZONE 1044 and 14STREETS1024 Life Safety Warehouse



Planning/Zoning, Land Design & Development  
March 31, 2015

# Location

- 701-713 Garland Avenue
- Council District 6 – David James



# Request(s)

- Change in Zoning from OR-2 to CM
- District Development Plan
- Alley Closure for the alleys between 7<sup>th</sup> and 8<sup>th</sup> Streets and Garland Ave. and Breckinridge Street

# Case Summary / Background

- Vacant property
- Proposed Warehouse
- Alley closure

# Zoning/Form Districts

- Subject Property:
  - Existing: OR-2/TN
  - Proposed: CM/TN
- Adjacent Properties:
  - North: CM/TN
  - South: R-7/TN
  - East: PD/Downtown
  - West: CM/TN





# Aerial Photo/Land Use

- Subject Property:
  - Existing: Vacant
  - Proposed: Warehouse
- Adjacent Properties:
  - North: Industrial
  - South: Multi-Family
  - East: Industrial/Office
  - West: Vacant



# Site Photos-Subject Property





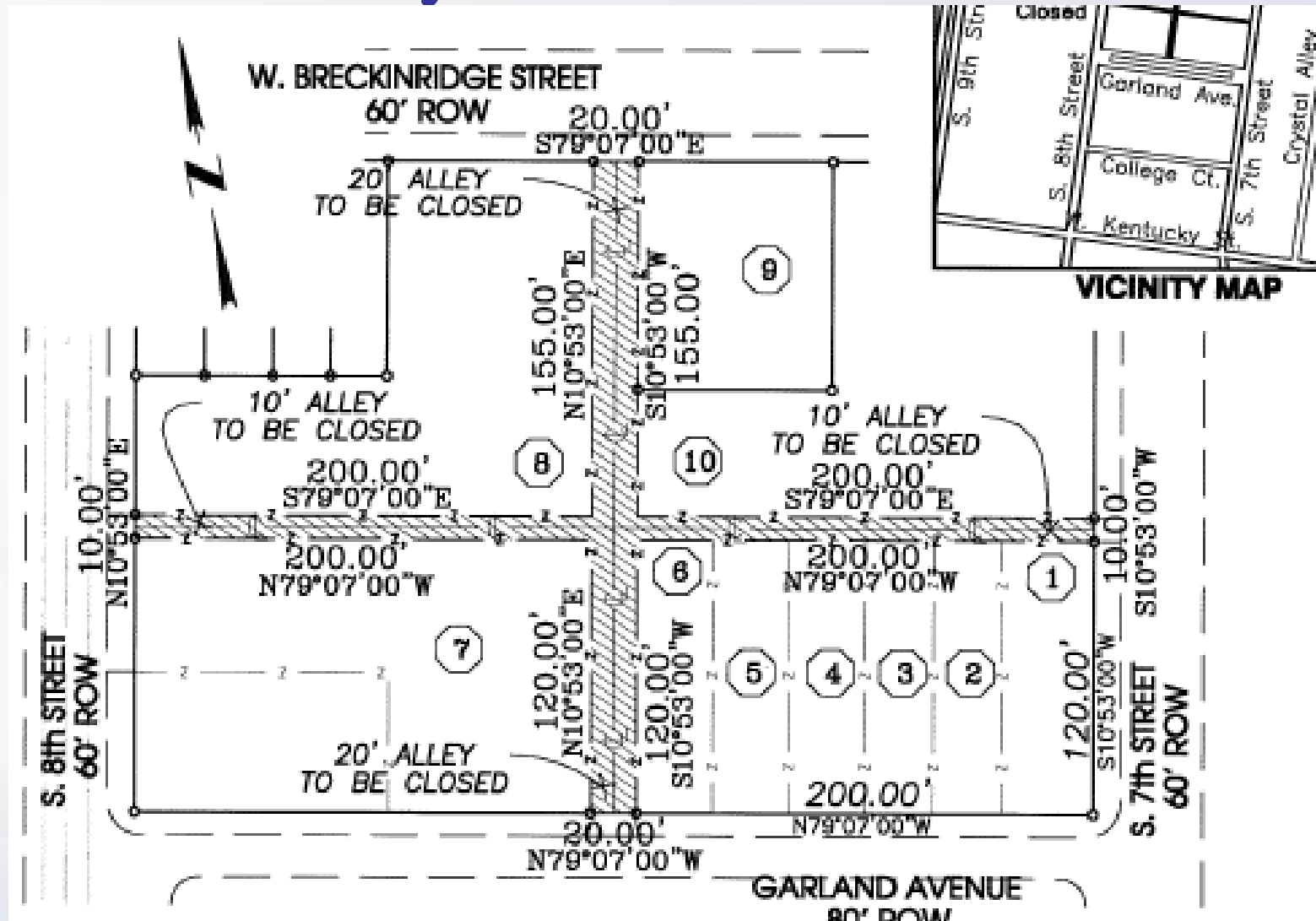
# Site Photos-Subject Property







# Alley Closure Exhibit



# PC Recommendation

- Public Hearing was held on 2/19/2015
  - No one spoke in opposition to the proposal at the public hearing.
- 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 OR-2 to CM to Louisville Metro Council as well as the proposed Alley Closure (6 members voted)