

# 21-ZONE-0051

## Linley Properties I, LLC



**Louisville Metro Planning Commission**

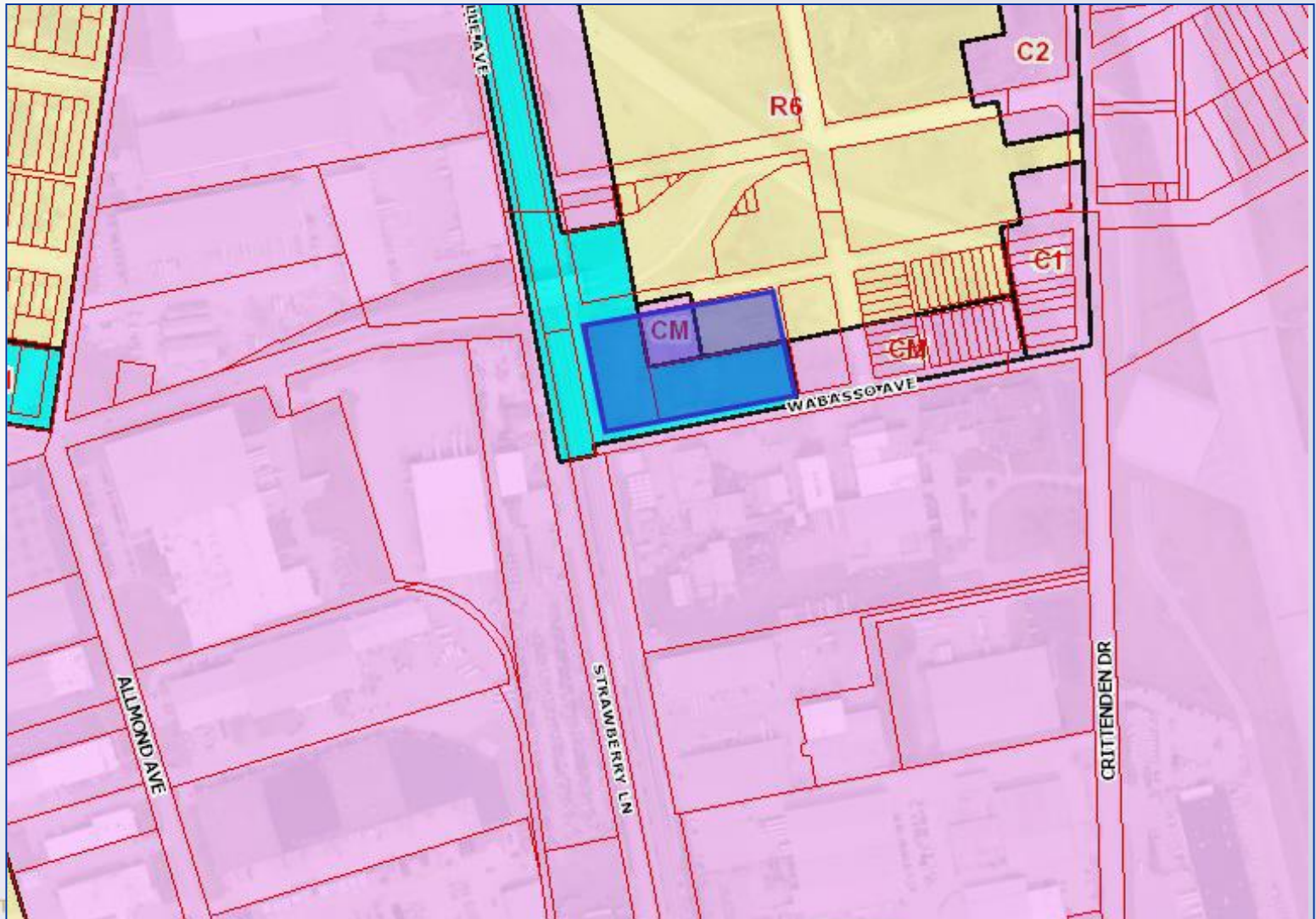
Joel Dock, AICP, Planner II

July 1, 2021

# Requests

- **Change-in-Zoning** from R-6, CM & M-2 to EZ-1
- **Waiver** of Land Development Code (LDC), section 10.2 to omit the 15' vehicle use area landscape buffer area (VUA LBA)
- **District Development Plan**

# Zoning and Form



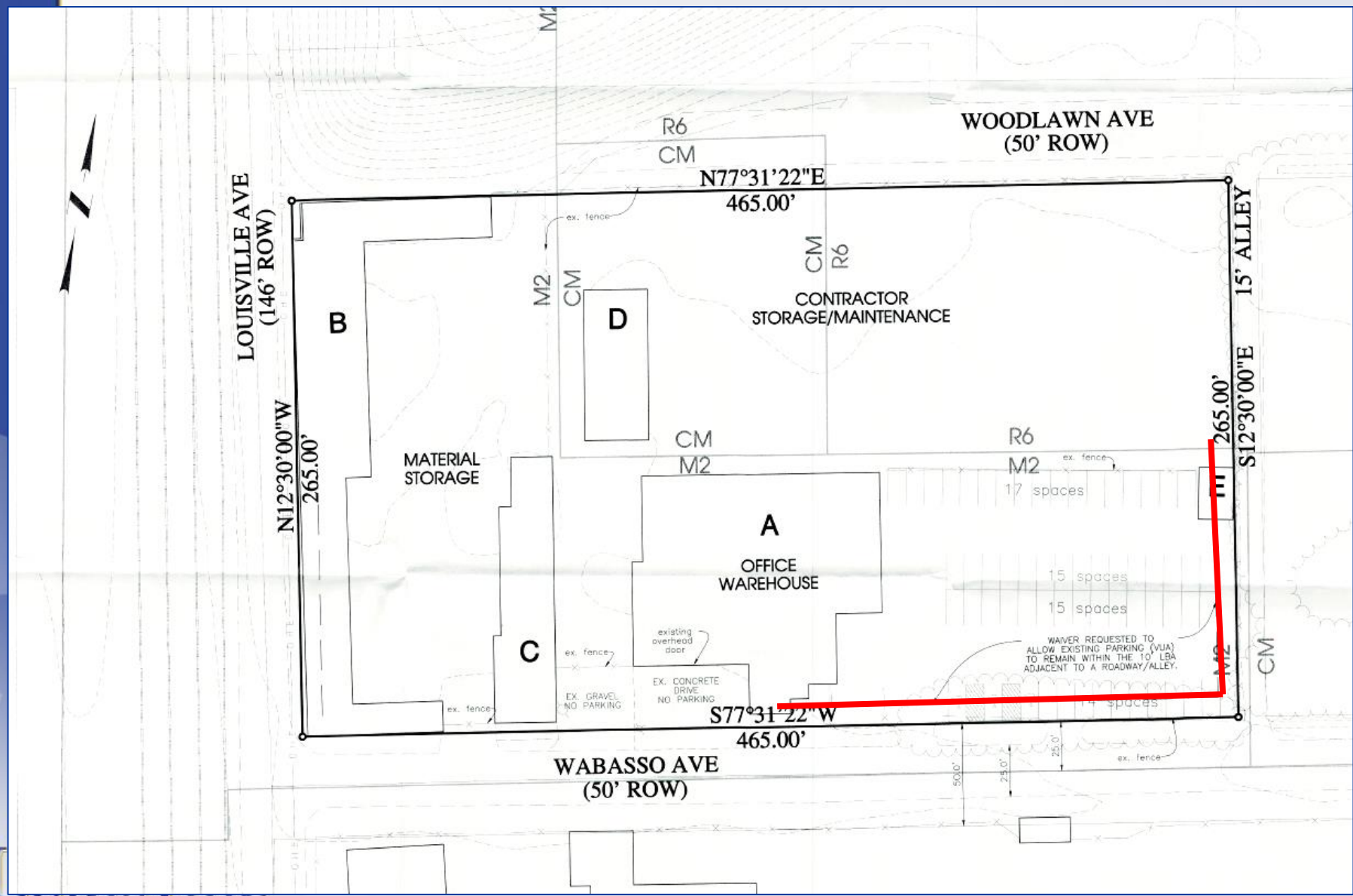
# Site Aerial



# Case Summary

- No improvements or change in the use of the properties is proposed with this application
- At the time of development or redevelopment, a detailed district development plan will be required
- Due to the change in intensity classification, landscape buffers are required

# Proposed Plan



# Staff Finding

- The proposed change in zoning is in conformance with the land use and development policies of Plan 2040:
  - The proposed district is appropriately located within the Suburban Workplace form district and concentrates industrial activities near the airport within the same zone.

# Required Actions

- **RECOMMEND** to the Louisville Metro Council that the change in zoning from **Change-in-Zoning** from R-6, CM & M-2 to EZ-1 on property described in the attached legal description be **APPROVED** or **DENIED**
- **APPROVE** or **DENY** the **Waiver** of Land Development Code (LDC), section 10.2 to omit the 15' vehicle use area landscape buffer area (VUA LBA)
- **APPROVE** or **DENY** the **District Development Plan**