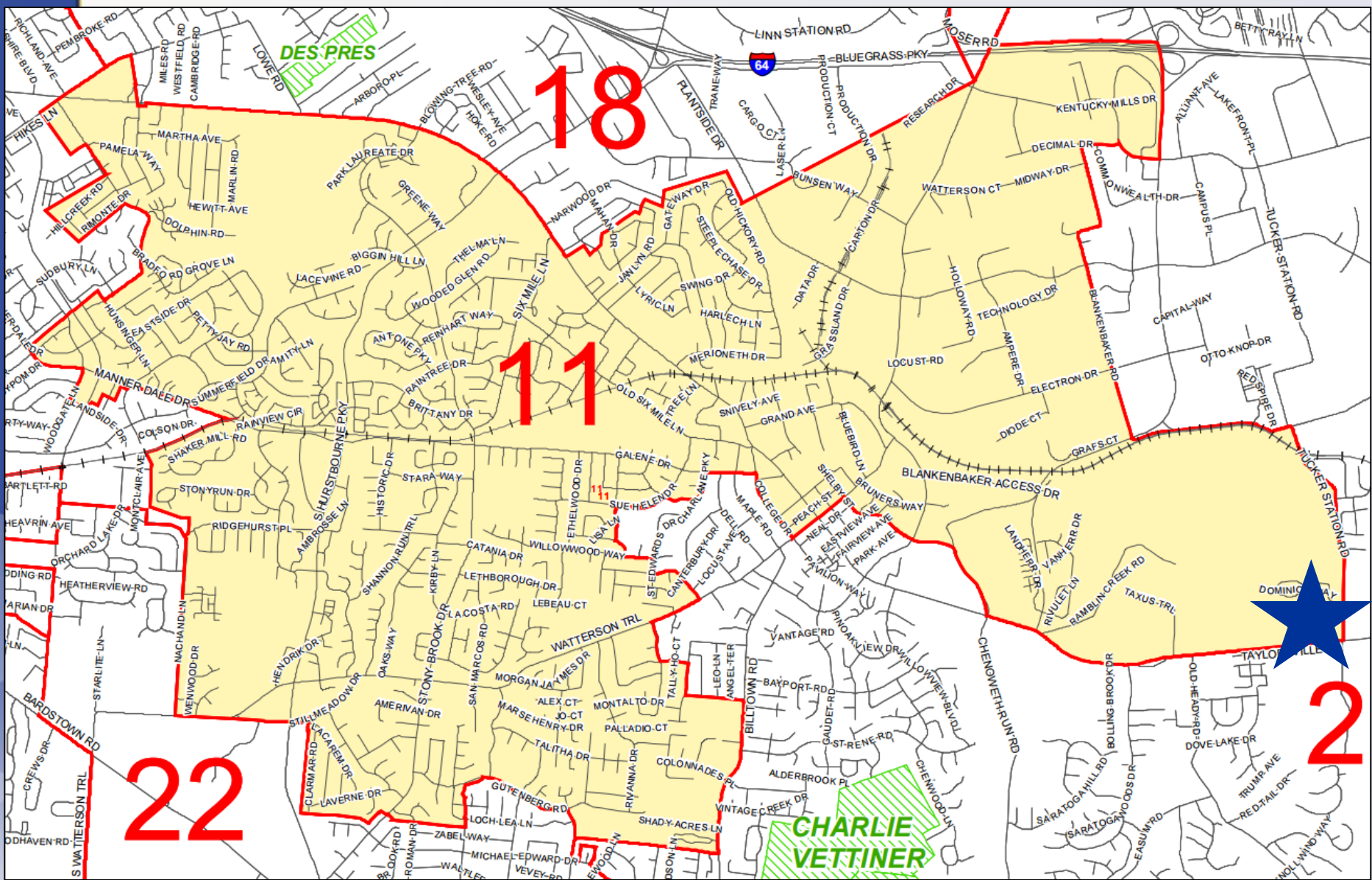


**16ZONE1031**

**Circle K**



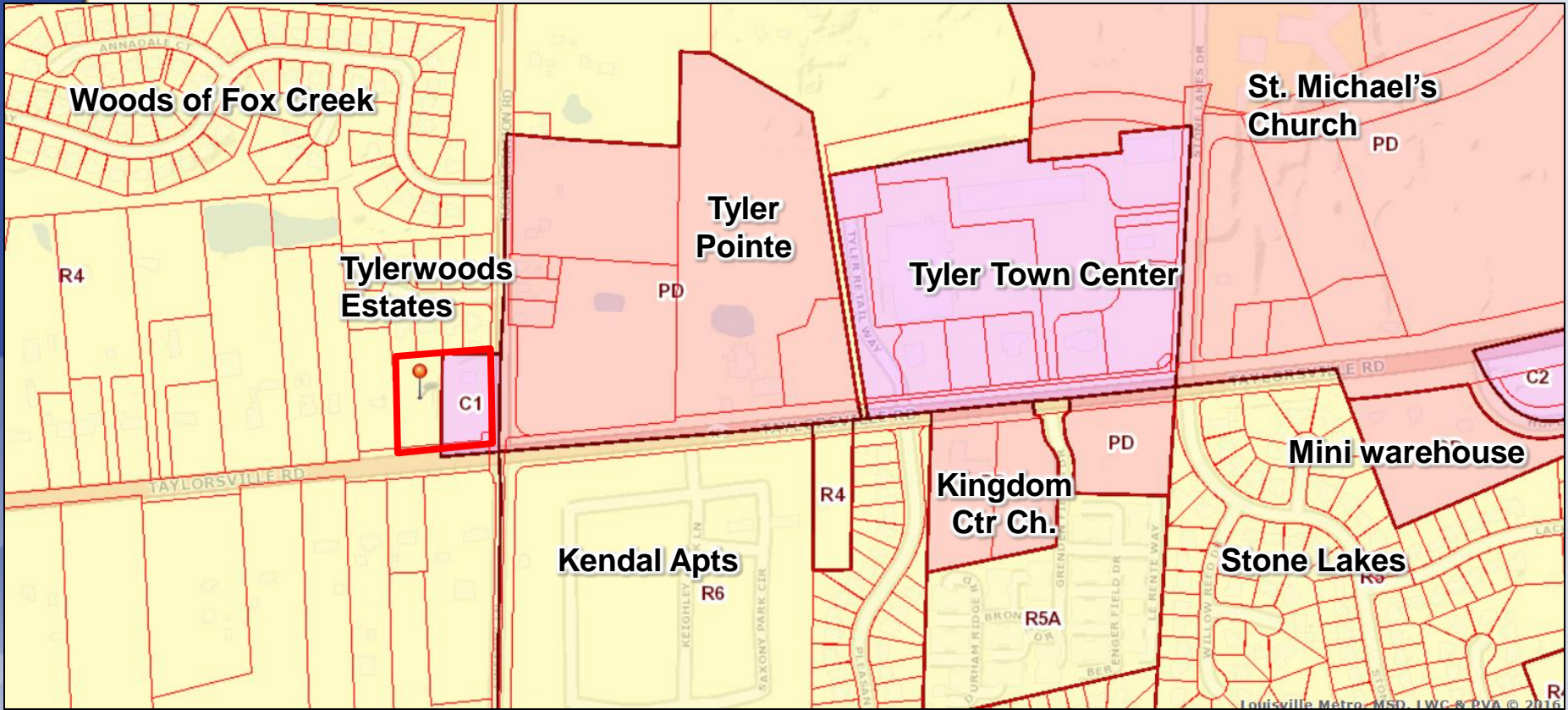
**Planning, Zoning & Annexation Committee**  
**March 13, 2018**



12411 & 12415 Taylorsville Road  
 District 11 - Kevin Kramer

16ZONE1031





Existing: C-1 & R-4/N  
 Proposed: C-1/N





12415 Taylorsville Rd

Louisville, Kentucky

Google, Inc.

Street View - Oct 2014



# Request(s)

- Change in zoning from R-4 to C-1 on 1.04 acres (2.09 acres total)
- Variance from 5.1.8 to exceed the maximum 80' setback by 10' on the Tucker Station Road side and between 101' and 111' on the Taylorsville Road side.
- Waiver from 5.5.2 and 5.6.1.C to not provide animating features or clear windows and doors on the Tucker Station Road building façade.
- District Development Plan with Binding Elements

# Case Summary / Background

- Existing gas station on the corner lot
- 4,604 sf convenience store
- 10 gas pumps
- Tyler Rural Settlement National Register District











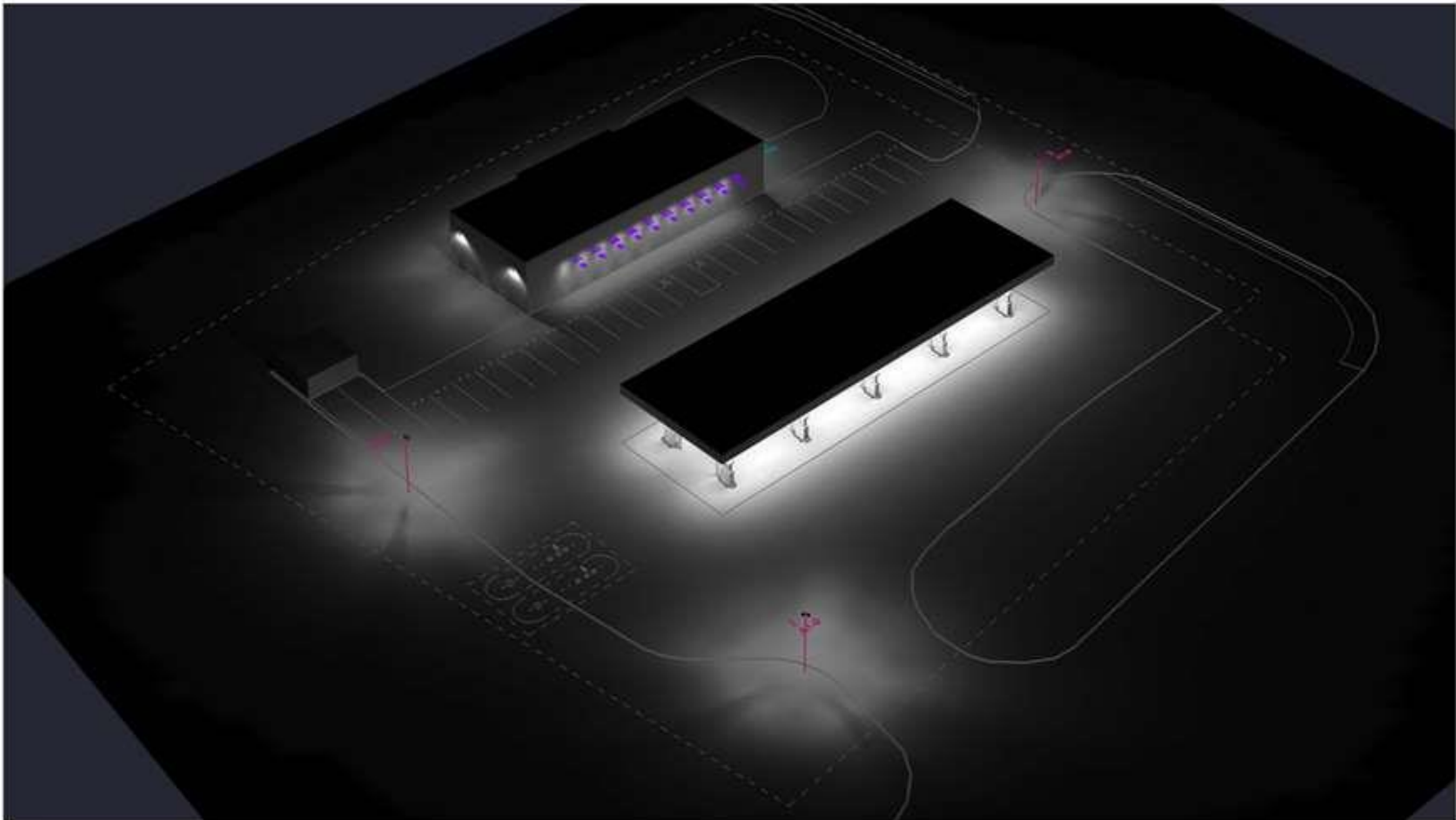




Depiction of 8 ft tall solid fence per agreed upon Binding Element



CLICK THE IMAGE TO ACTIVATE THE VIDEO / RIGHT CLICK TO DISABLE





# Public Meetings

- Neighborhood Meeting on 5/25/2016 and 11/29/2016
  - Conducted by the applicant
- LD&T meeting on 12/14/2017
- Planning Commission public hearing on 2/15/2018
  - Four people spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 to C-1 with a vote of 5-1. Four members were not present.