

ORDINANCE No. 044, SERIES 2014

AN ORDINANCE CHANGING THE ZONING FROM R-6 MULTI-FAMILY RESIDENTIAL TO C-1 COMMERCIAL ON PROPERTY LOCATED AT 611-617 BAXTER AVENUE CONTAINING 0.389 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 17611).

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD


WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 17611; and,

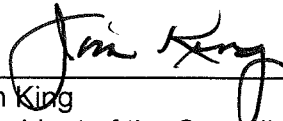
WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 17611 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

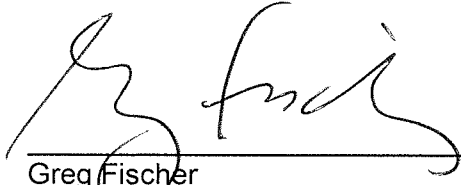
NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

Section I: That the zoning of the property located at 611-617 Baxter Avenue containing 0.389 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 17611, is hereby changed from R-6 Multi-Family Residential to C-1 Commercial; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 17611.

Section II: This Ordinance shall take effect upon passage and approval.


H. Stephen Ott
Metro Council Clerk

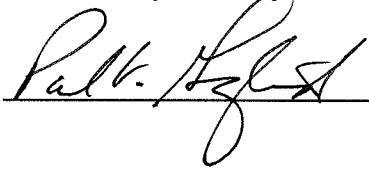

Jim King
President of the Council


Greg Fischer
Mayor

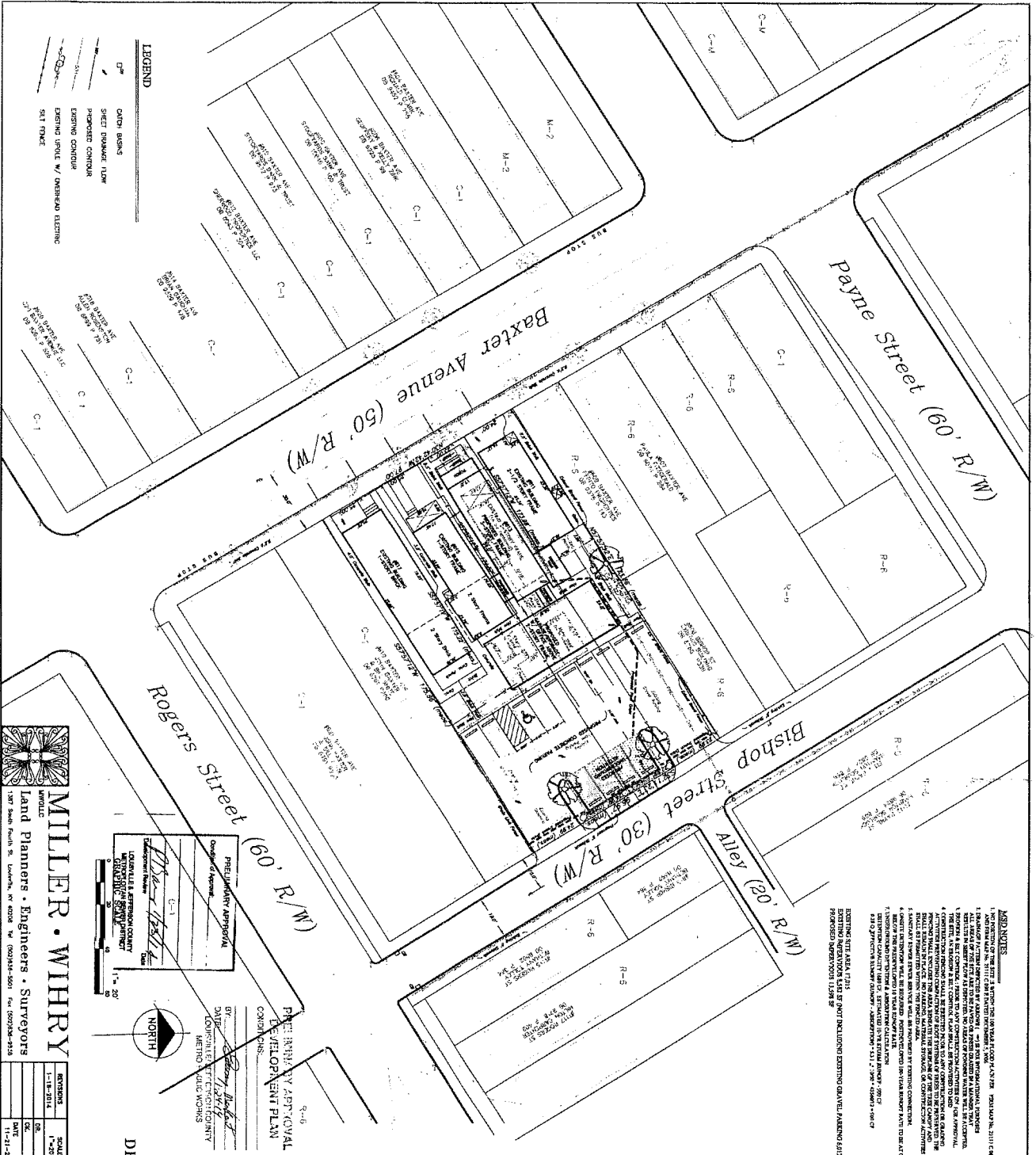
Approved: 3/19/14
Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: 

**LOUISVILLE METRO COUNCIL
READ AND PASSED**
March 13, 2014



LEGEND

- CDM LINES
- SHEET BOUNDARY LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING LITTLE W/ OVERHEAD LINES
- SIT FENCE

PRELIMINARY APPROVAL

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: 11/21/2013

BY: [Signature]

FOR: [Signature]

SCALE: 1" = 20'

MILLER • WHIRRY

Land Planners • Engineers • Surveyors

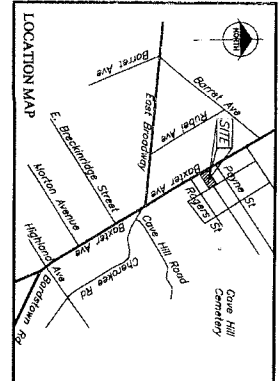
1387 South Fourth St., Louisville, KY 40204 • Tel: (502)484-8501 Fax: (502)484-8518

REVISIONS	DATE	BY	SCALE
1-18-2014	20	CK	1"=20'
06	06	CK	1"=20'
11-21-2013			

RECEIVED

AM 11/21/14

DESIGN SERVICES



PROJECT DATA

EXISTING ZONING: R-6
 PROPOSED ZONING: C-1
 EXISTING FORWARD DISTRICT: TRADITIONAL NEIGHBORHOOD
 TOTAL SITE AREA: 0.390 ACRES
 170,516 SQUARE FEET
 * Lots 611, 613 & 615 Baxter to be considered per this plan.
 EXISTING TOTAL BUILDING AREA: 7,983 SF
 PROPOSED TOTAL BUILDING AREA: 1,203 SF
 EXISTING TOTAL BUILDING AREA TO BE CONSTRUCTED: 4,329 SF
 EXISTING PARK: 0.042 ACRES
 PROPOSED PARK: 0.138 ACRES
 * 200 sq. ft. of existing paved area to be removed or proposed 1,200 sq. ft. garage.

611 Baxter Avenue
 SITE AREA: 0.09 ACRES
 EXISTING BUILDING AREA: 1,179 SF
 1ST FLOOR: 944 SF
 2ND FLOOR: 235 SF
 EXISTING AND PROPOSED USE: RESIDENTIAL (1) Dwelling (Unit)
 Does not include 108 ft of Garage shed to be removed.

613 Baxter Avenue
 SITE AREA: 0.09 ACRES
 EXISTING BUILDING AREA: 1,188 SF
 1ST FLOOR: 943 SF
 1ST FLOOR: 67 SF
 2ND FLOOR: 178 SF
 EXISTING AND PROPOSED USE: RESIDENTIAL (2) Dwelling (Unit)

615 Baxter Avenue
 SITE AREA: 0.08 ACRES
 EXISTING BUILDING AREA: 1,188 SF
 1ST FLOOR: 324 SF
 2ND FLOOR: 864 SF
 EXISTING AND PROPOSED USE: General Office

COMBINED BAKTER AVENUE LOTS:
 REQUIRED OFFICE PARKING: MAXIMUM 1706 @ 2920
 MINIMUM 1706 @ 2920
 REQUIRED RESIDENTIAL PARKING: MINIMUM 1706 @ 2920
 MINIMUM 1706 @ 2920
 TOTAL REQUIRED PARKING: MAXIMUM 3412
 MINIMUM 3412
 TOTAL REQUIRED PARKING: MAXIMUM 3412
 MINIMUM 3412
 15 SPACES PROVIDED ***

ENTERING VIA: 1,518 SF PROPOSED VIA: 1,512 SF NO LULS REQUIRED

THIS CONVEYANCE AGREEMENT

THE CARRY OVER AGREEMENT

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4. WATER IS REQUESTED TO ALLOW BUILDING AND PARKING TO BE BROUGHT UP TO 1.57 INTO THE

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DETAILED DISTRICT DEVELOPMENT PLAN

Baxter Tracts

PDS #17611

611, 613, 615, & 617 BAXTER AVENUE

Glenmary Investment Group, LLC

615 Baxter Avenue, Louisville, KY 40204-1105

DDP