

**20-ZONE-0006**

# **Vogt Retail Development**



**Louisville Metro Planning Commission**

**Dante St. Germain, AICP, Planner II**

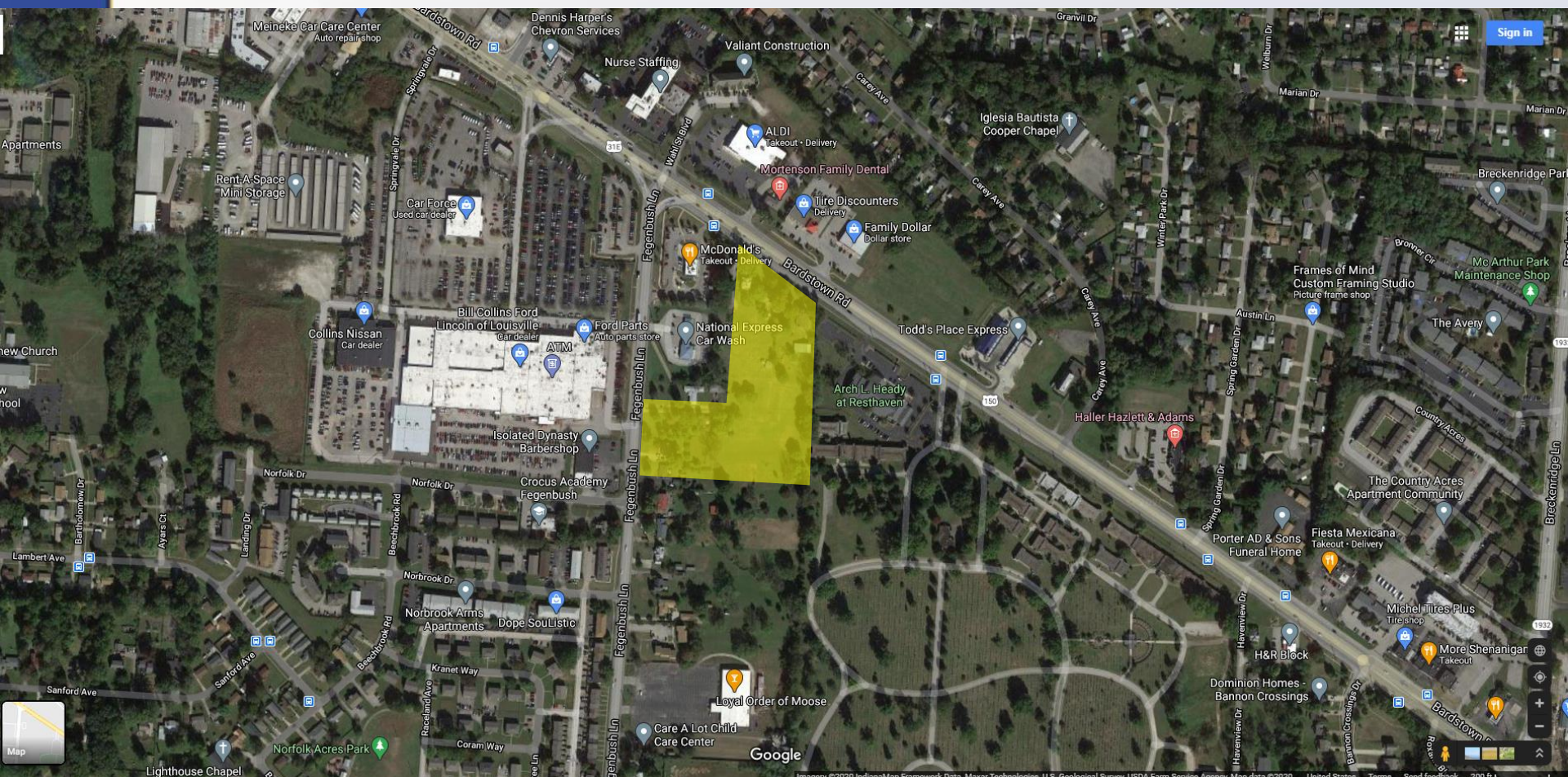
**September 3, 2020**

# Requests

- Form District change from Neighborhood to Suburban Marketplace Corridor
- Zoning change from R-4 Single Family Residential to C-1 Commercial
- Detailed District Development Plan with Binding Elements



# Site Context

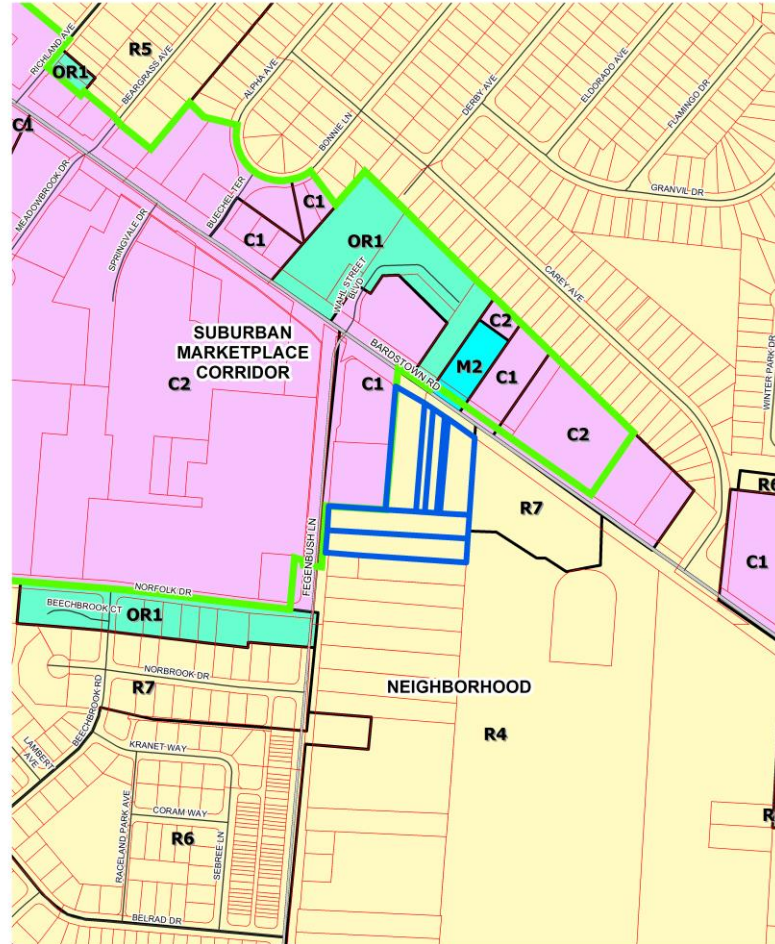


# Case Summary

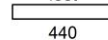
- Developed with single-family residences
- Structures are not proposed to be preserved
- Mixed retail/office/restaurant development



# Zoning/Form Districts



19-ZONEPA-0082  
feet



440  
Map Created: 12/5/2019



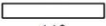
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# Aerial Photo



19-ZONEPA-0082

feet



440

Map Created: 12/5/2019



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# Site Photos-Site Context

View of site  
from Bardstown  
Road



View of site  
from  
Fegenbush  
Lane



# Site Photos-Surrounding Areas

Bill Collins Ford  
across  
Fegenbush



Tire  
Discounters  
across  
Bardstown  
Road

The logo for Louisville Metro, featuring a stylized fleur-de-lis above the word "Louisville" and "METRO" above "Louisville".





# Site Photos-Surrounding Areas

McDonald's at the corner



Car wash along Fegenbush Lane







# Staff Finding

- Change in Form District is compliant with Plan 2040
- Adjacent to existing SMC
- Rezoning is compliant with Plan 2040
- Adjacent to existing commercial at the intersection
- Development plan meets LDC and Comprehensive Plan
- Issues raised at LD&T = connectivity to adjacent commercial

# Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Form-District** from NFD to SMCFD
- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to C-1
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**