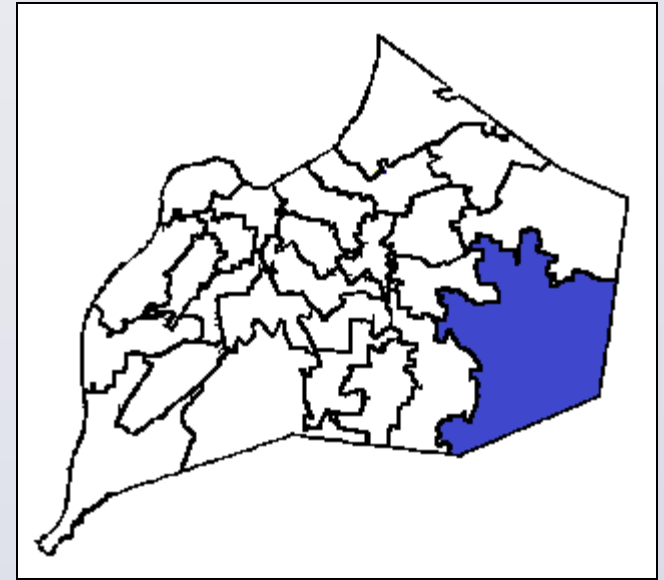
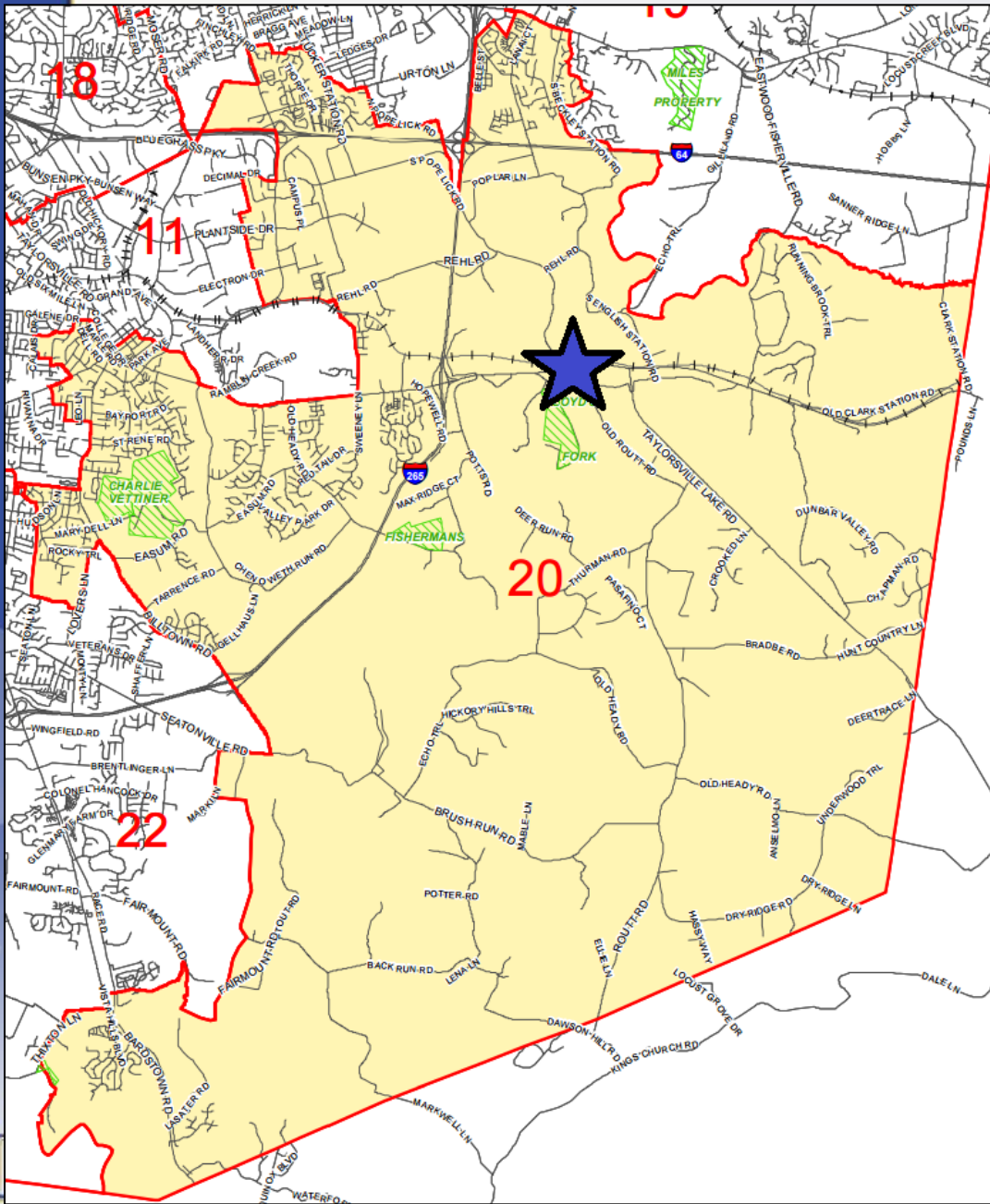


# 14ZONE1064

## ■ Pope Lick Station



Planning/Zoning, Land Design & Development  
December 13, 2016



**14005 Taylorsville Road  
District 20 - Stuart  
Benson**

# Request(s)

- Change in zoning from R-R to C-1 on 5.89 acres
- Variances
  1. Variance from 5.3.1.C.5 to permit the 9,100 SF building to exceed the maximum 80' setback by approximately 100' along Taylorsville Road (20'+/- variance).
  2. Variance from 5.3.1.C.5 to permit the encroachment of the parking lot and retaining wall into the 30' setback along the north property line (20'+/- variance).
  3. Variance from 5.3.1.C.5 to permit the 2 story building to be 41' instead of the required 30' (11' variance)
- Waiver from 10.2.7 to permit encroachments into the 25' LBA along the north property line.
- Floyds Fork Development Review Overlay
- District Development Plan

# Case Summary / Background

- Existing church site
- 3 commercial buildings proposed: 6,000 sf retail, 9,100 sf retail/restaurant and 11,900 sf retail
- Heavily treed site
- Floyds Fork Development Review Overlay District
- 20% or more slopes adjacent to the railroad to the north

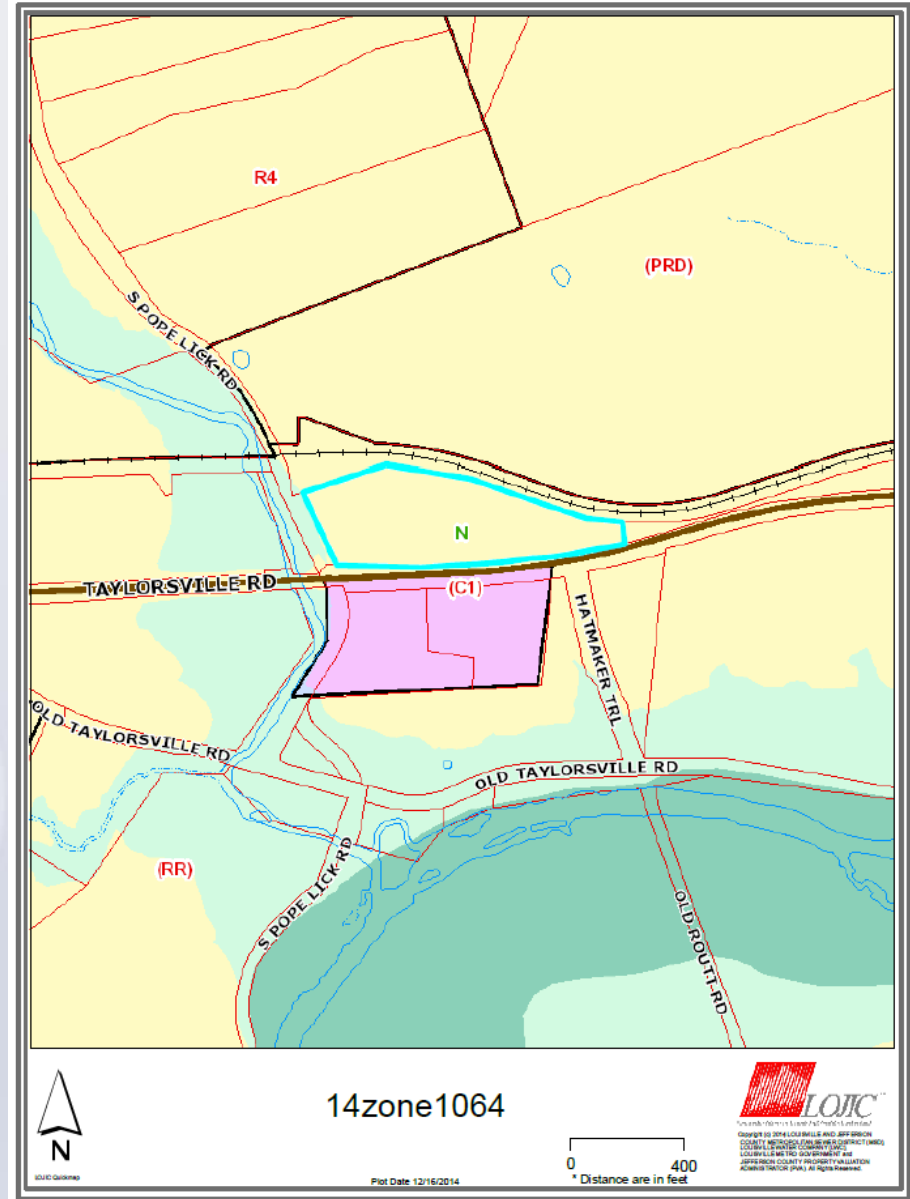
# Zoning/Form Districts

## Subject Property:

- Existing: RR/N
- Proposed: C-1/N

## Adjacent Properties:

- North: RR, PRD/N
- South: C-1/N
- East: RR/N
- West: RR/N



# Aerial Photo/Land Use

## Subject Property:

- Existing: Church
- Proposed: Commercial

## Adjacent Properties:

- North: Railroad, Vacant
- South: Commercial
- East: Vacant
- West: Vacant



# Site Photos-Subject Property



LOUISVILLE

14ZONE1064

# Site Photos-Surrounding Areas









# PC Recommendation

- Public Hearing was held on 11/17/2016
  - 13 people spoke in opposition to the request
- The Commission recommended denial of the zoning map amendment from R-R to C-1 by a vote of 8-0 (8 members voted)