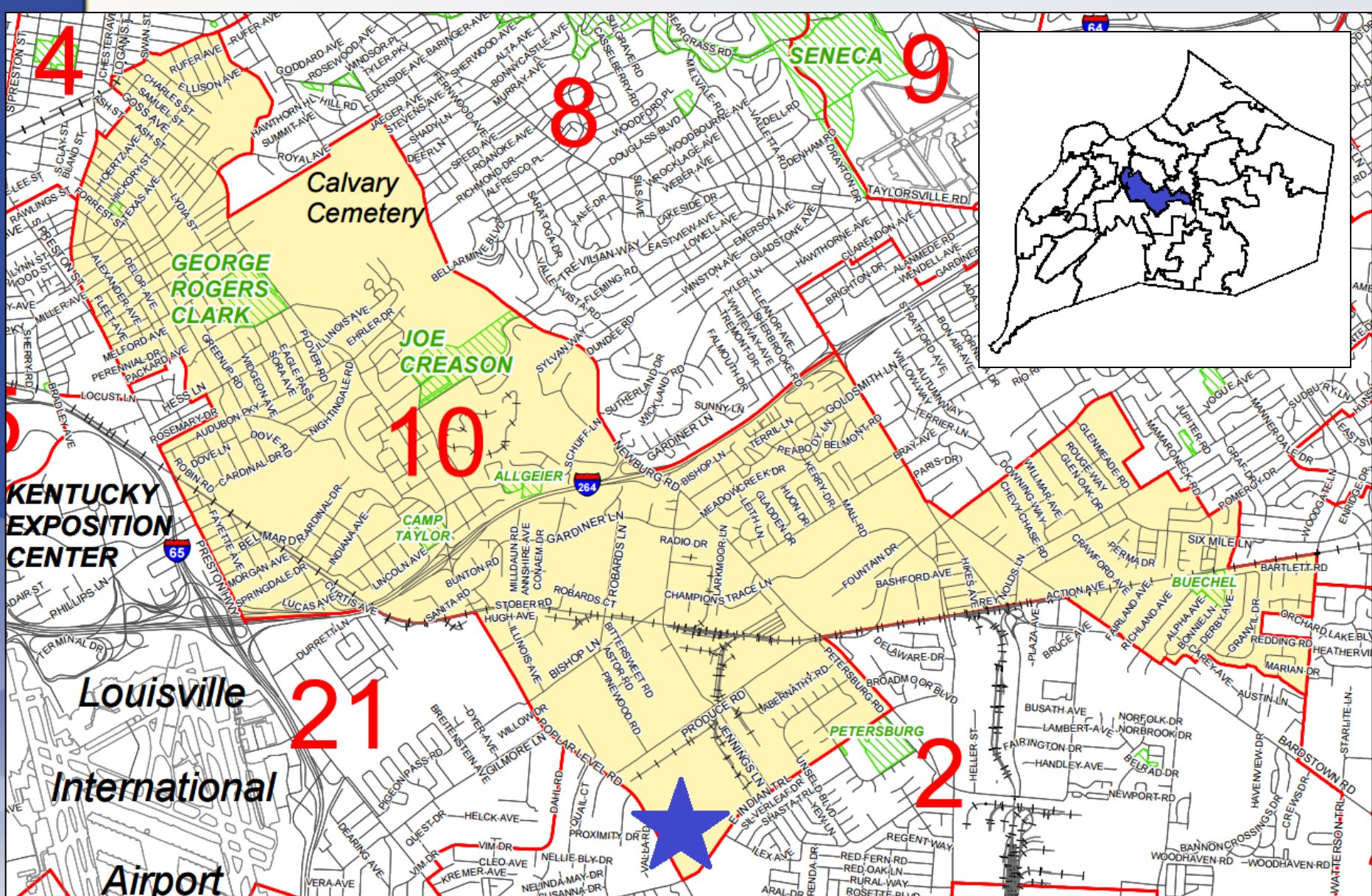


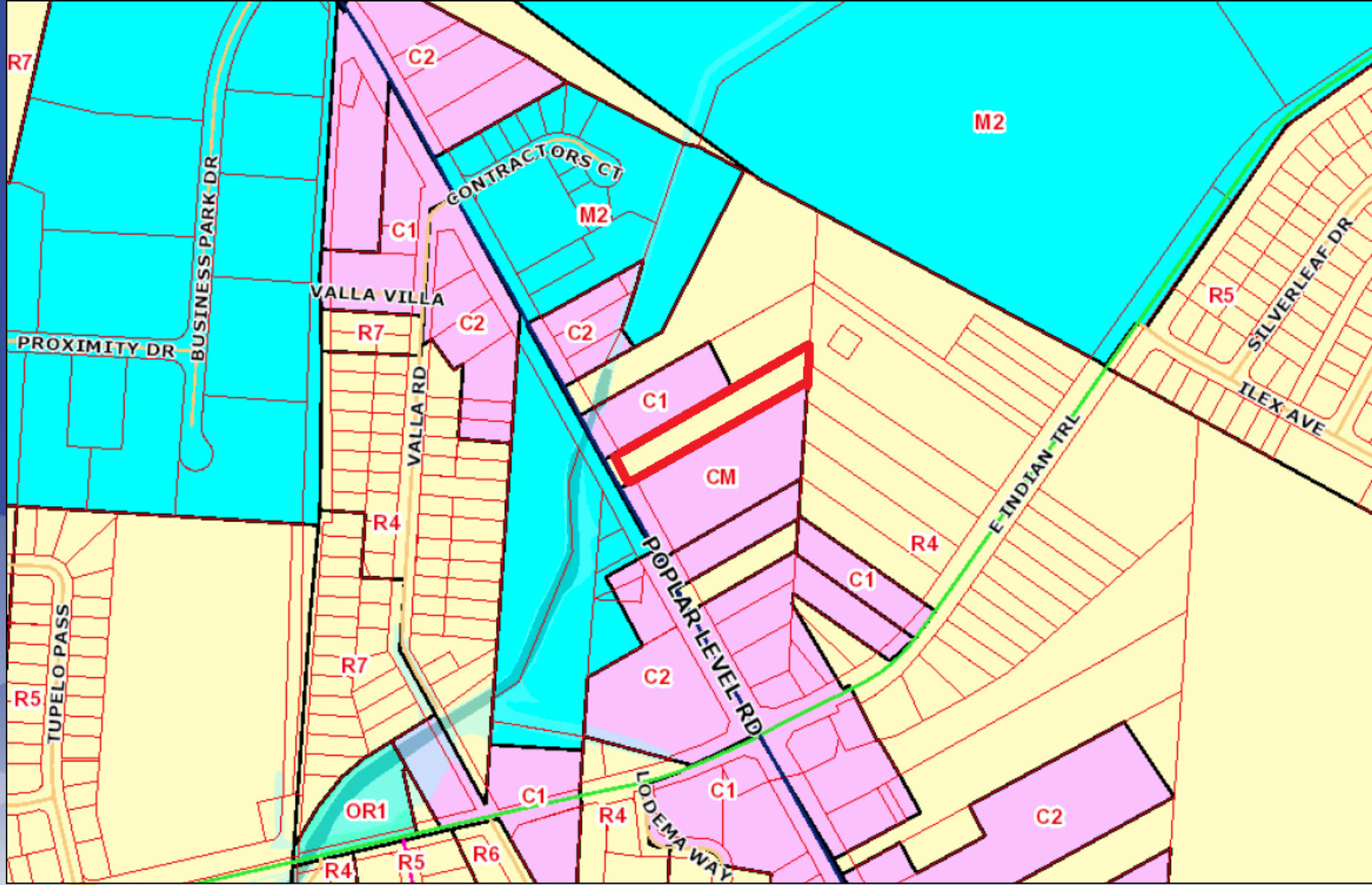
**17ZONE1000**

**Marilla Warehouse**



**Planning/Zoning, Land Design & Development**  
**May 30, 2017**







# Request(s)

- **Change-in-Zoning** from R-4 Single-Family Residential to CM Commercial-Manufacturing on 1.41 acres
- **Conditional Use Permit** for Contractor's Yard, Land Development Code (LDC) 4.2.51
- **Waiver** of LDC, section 10.2.4.A to reduce the thirty-five foot landscape buffer area along the Northwestern property line abutting an R-4 zoning district
- **Variance** from LDC, section 5.3.2.C.2.B to encroach upon the twenty-five foot setback required for non-residential uses abutting residential zoning districts
- **Detailed District Development Plan**

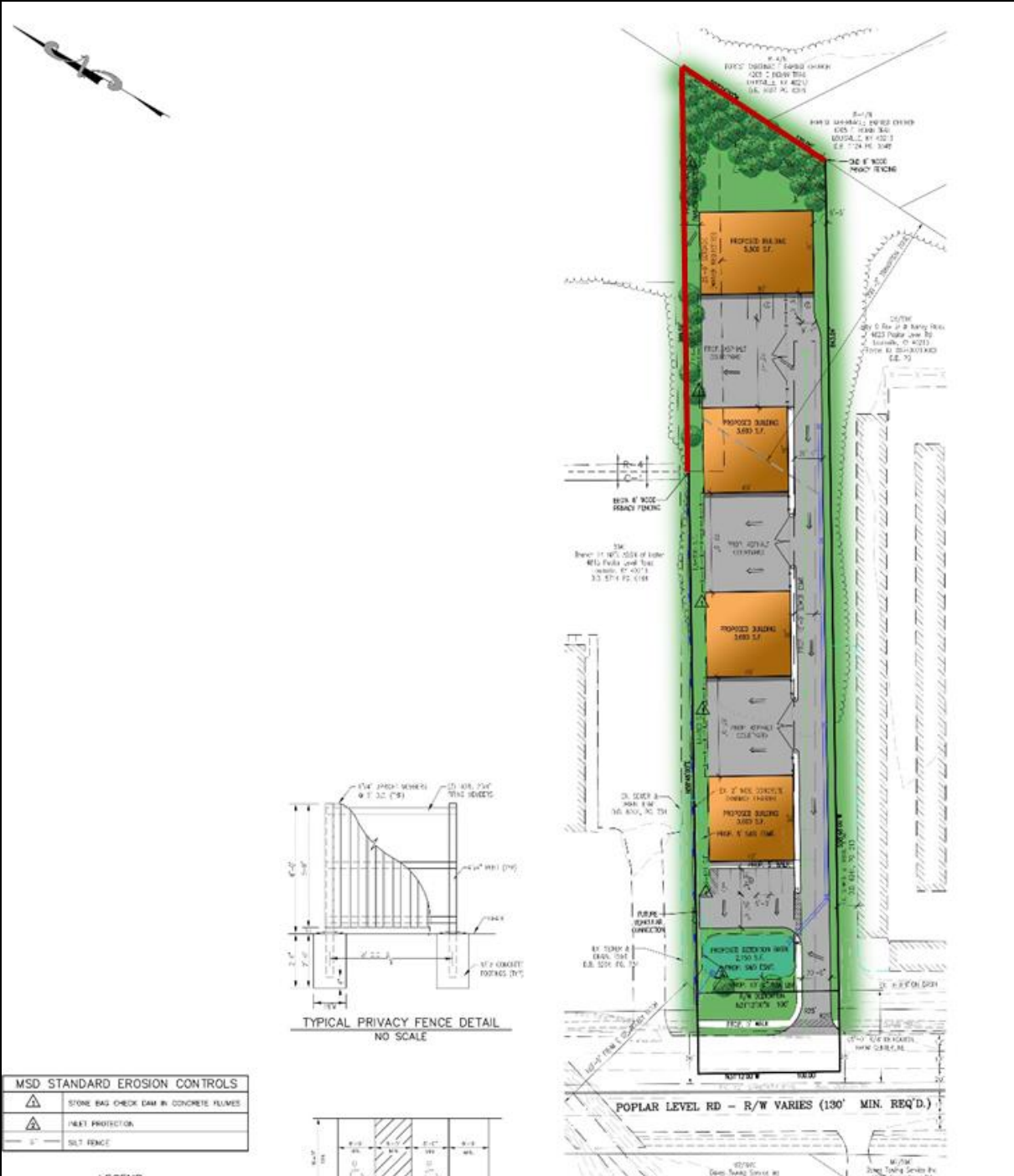
# Case Summary

- Proposed Contractor's business park on 1.4 acres in Central Louisville Metro along Poplar Level Road
- Corridor contains a mixture of commercial and industrial uses of varying intensities
- 16,400 square feet of warehouse/storage space is proposed across four buildings
- Outdoor storage of equipment and material within the internal courtyards
  - Secured and screened from view
- Relief from subsection 'A' of the CUP standards has been requested to allow for outdoor storage to take place within the two-hundred foot transition zone
  - Property in Neighborhood form used for religious grounds
- LBA of ten feet is proposed with a six foot wood privacy fence along Northwest Line abutting R-4.



**Louisville** METRO **Removed**

17ZONE1000







POPLAR LEVEL ROAD

E INDIAN TRAIL

# PC Recommendation

- The Planning Commission conducted a public hearing on 4/20/2017
- No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to CM by a vote of 8-0 (8 members voted)