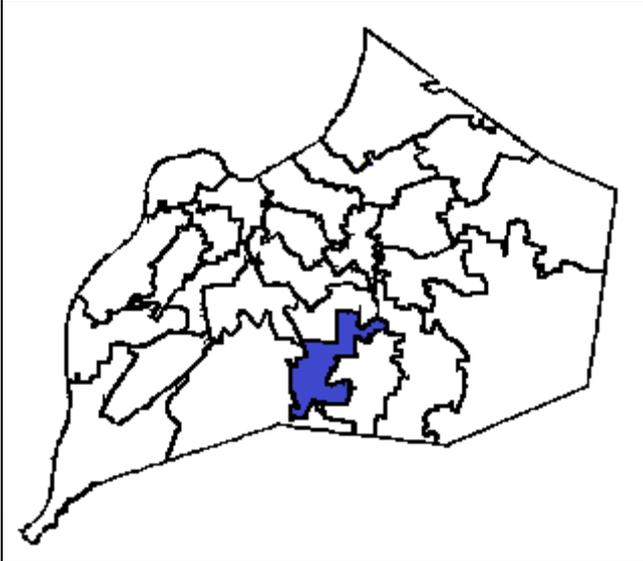
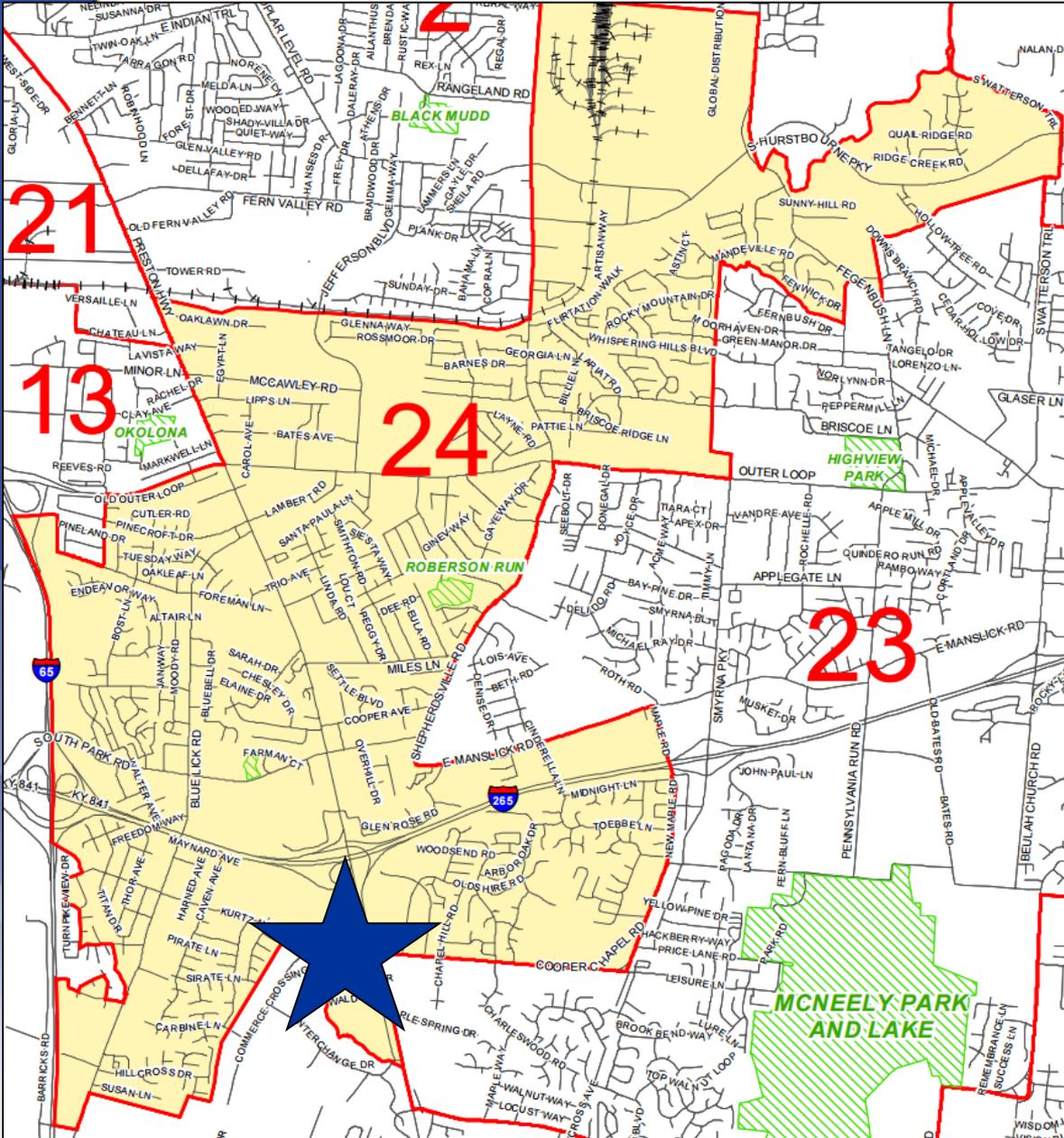


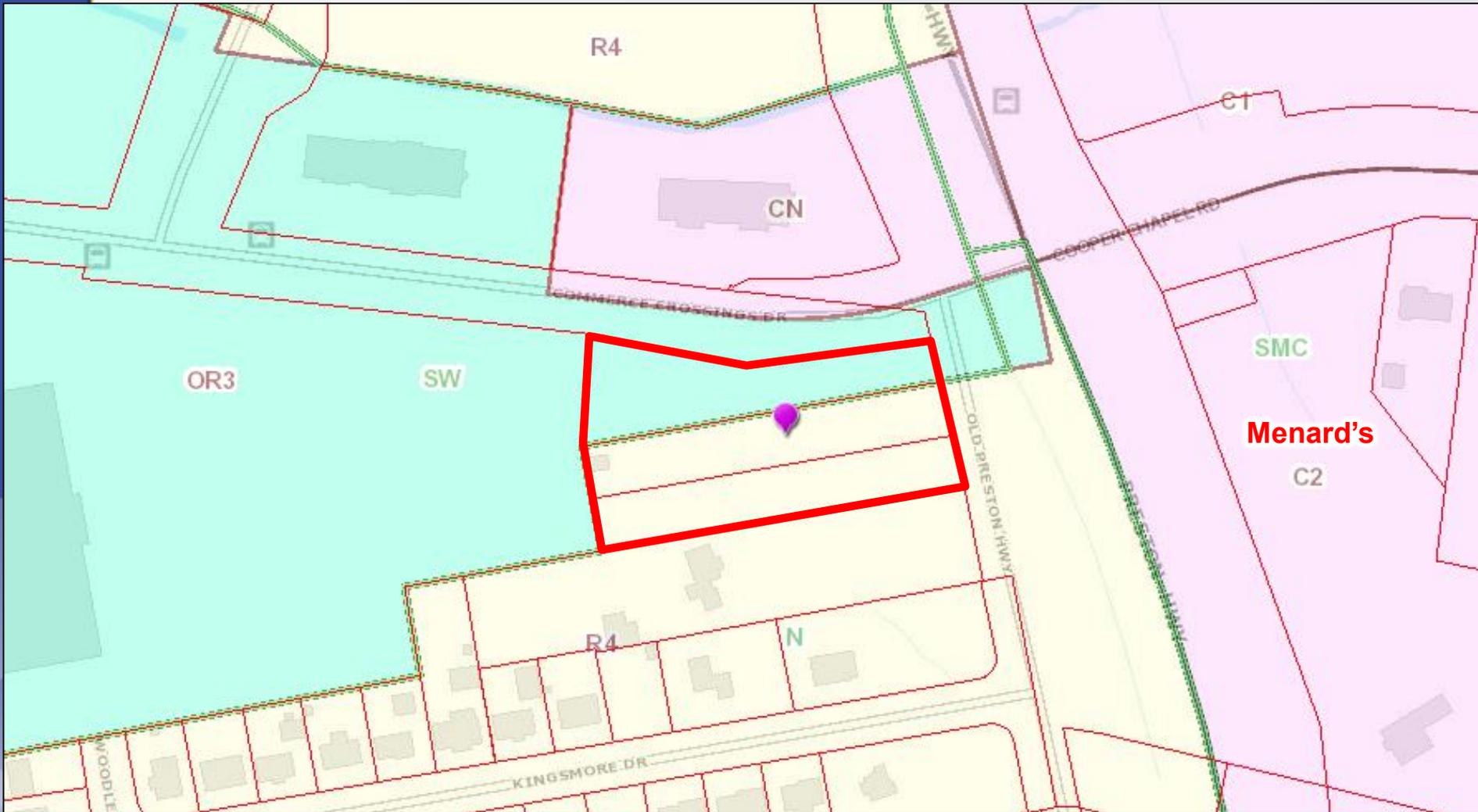
**19-ZONE-0036**  
**COMMERCE CROSSINGS**  
**RETAIL**



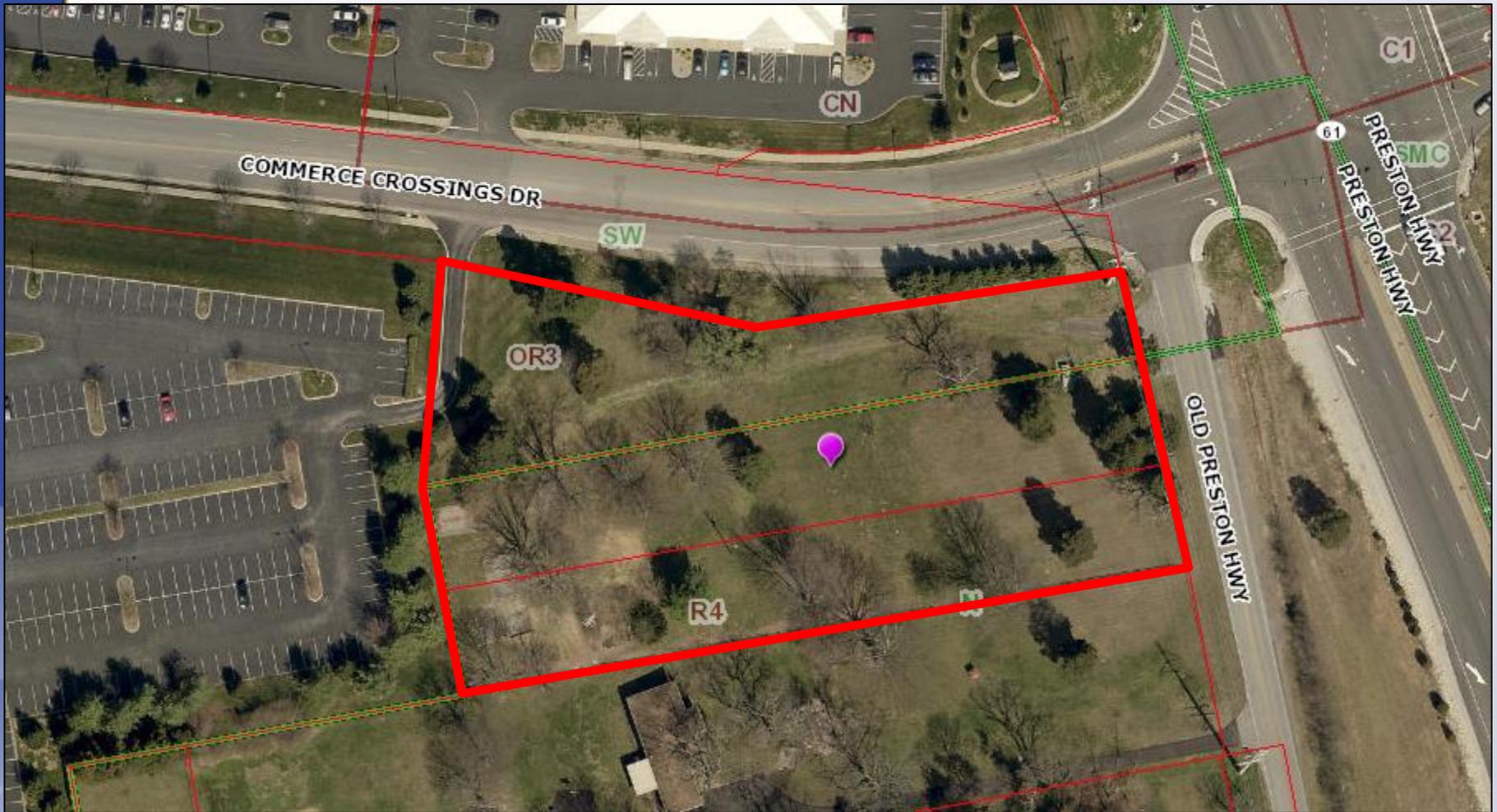
**Planning & Zoning Committee**  
**February 11, 2020**



**5210 Commerce Crossings  
Drive  
District 24 - Madonna Flood**



Existing: R-4 & OR-3/N & SW  
Proposed: C-2/N & SW



Existing: Vacant  
Proposed: Retail

# Requests

- **Change-in-Zoning** from R-4 & OR-3 to C-2 Commercial on 2.1 acres
  
- **Variances:**
  1. **Variance** of Land Development Code, Section 5.3.1.C.5 to reduce the non-residential to residential setback along the west property line from 30' to 20'
  2. **Variance** of Land Development Code, Section 5.3.1.C.5 to increase the maximum setback along Old Preston Highway from 80' to 190'
  
- **Detailed District Development Plan**

# Case Summary

- 1-story, 17,000 sq. ft. retail center with parking and cross connectivity with adjacent uses.
- The site is split between Neighborhood and Suburban Workplace form districts and adjoins residential to the south, office to the west, and commercial to the north and east.
- Variances requested are associated with the requirements of the Neighborhood form district.

# Site Photos-Site Context



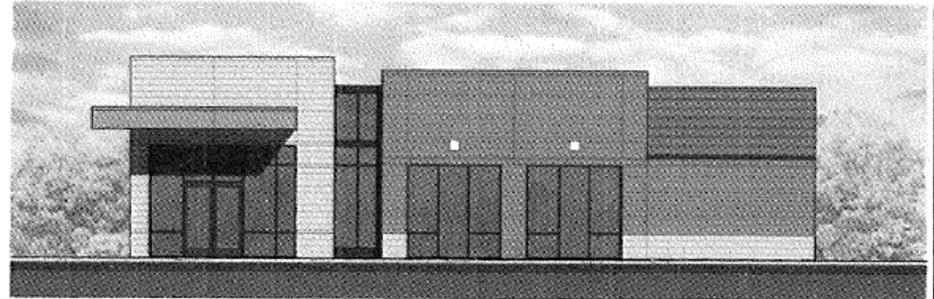
# Site Photos-Surrounding Areas



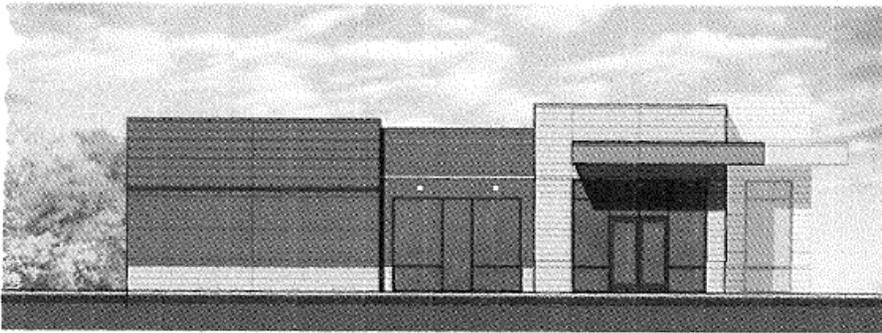
LOUISVILLE



**DKNI**



**WEST ELEVATION**



**EAST ELEVATION**



**SOUTH (FRONT) ELEVATION**

COMMERCE CROSSINGS  
RETAIL BUILDING for CAPSTONE DEVELOPMENT

DONHOFF KARGL NALL  
ARCHITECTS

11.1.2019  
JTMCD  
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# Public Meetings

- Neighborhood Meeting held on 6/10/2019
  - Nine people attended the meeting.
- LD&T meetings on 11/14/2019
- Planning Commission public hearing 12/5/2019
  - No one spoke in opposition.
  - The Commission recommended approval of the zoning map amendment from R-4 and OR-3 to C-2 by a vote of 5-0 (four members were not present).