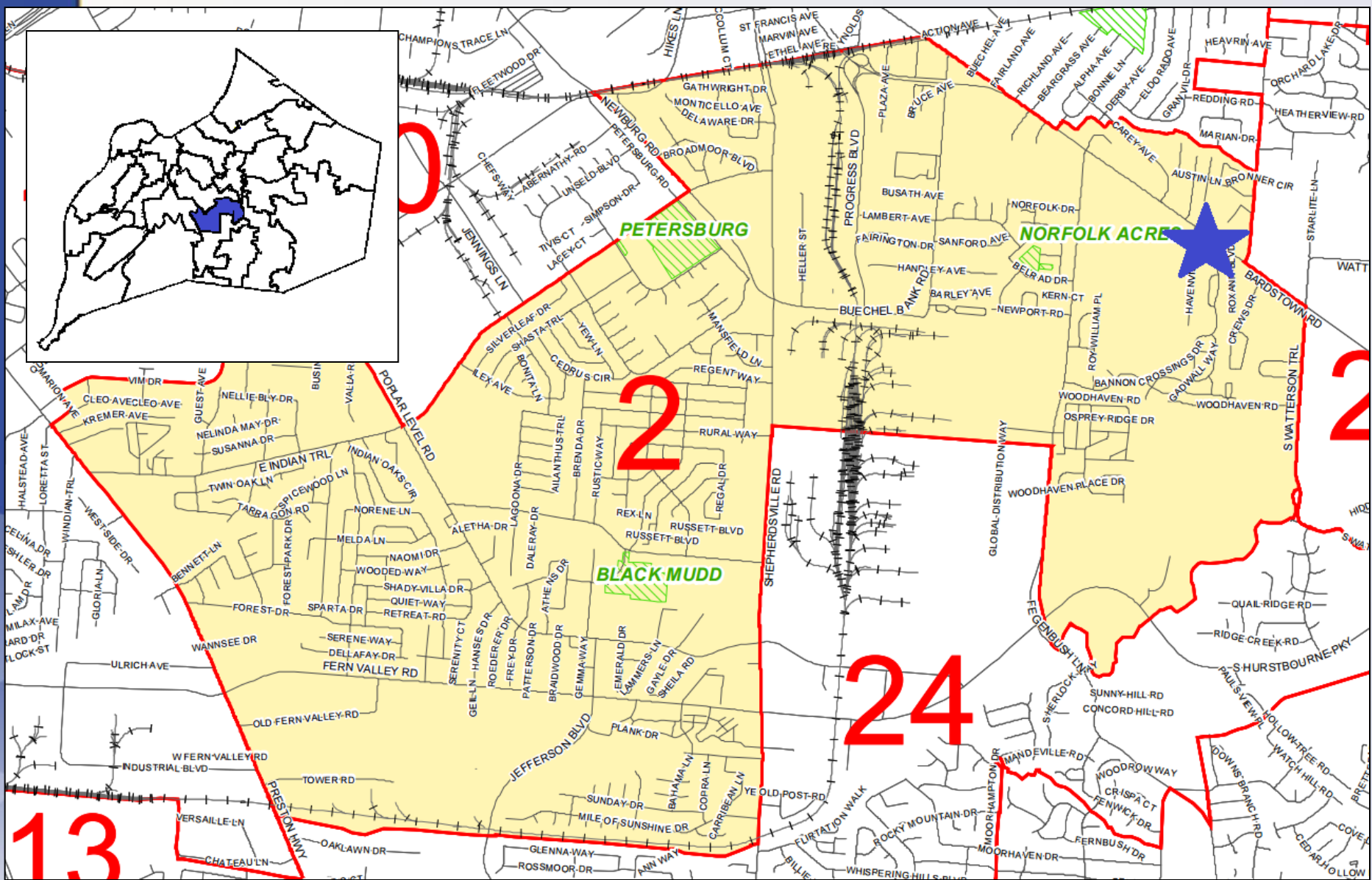


16ZONE1016

Curtis Center

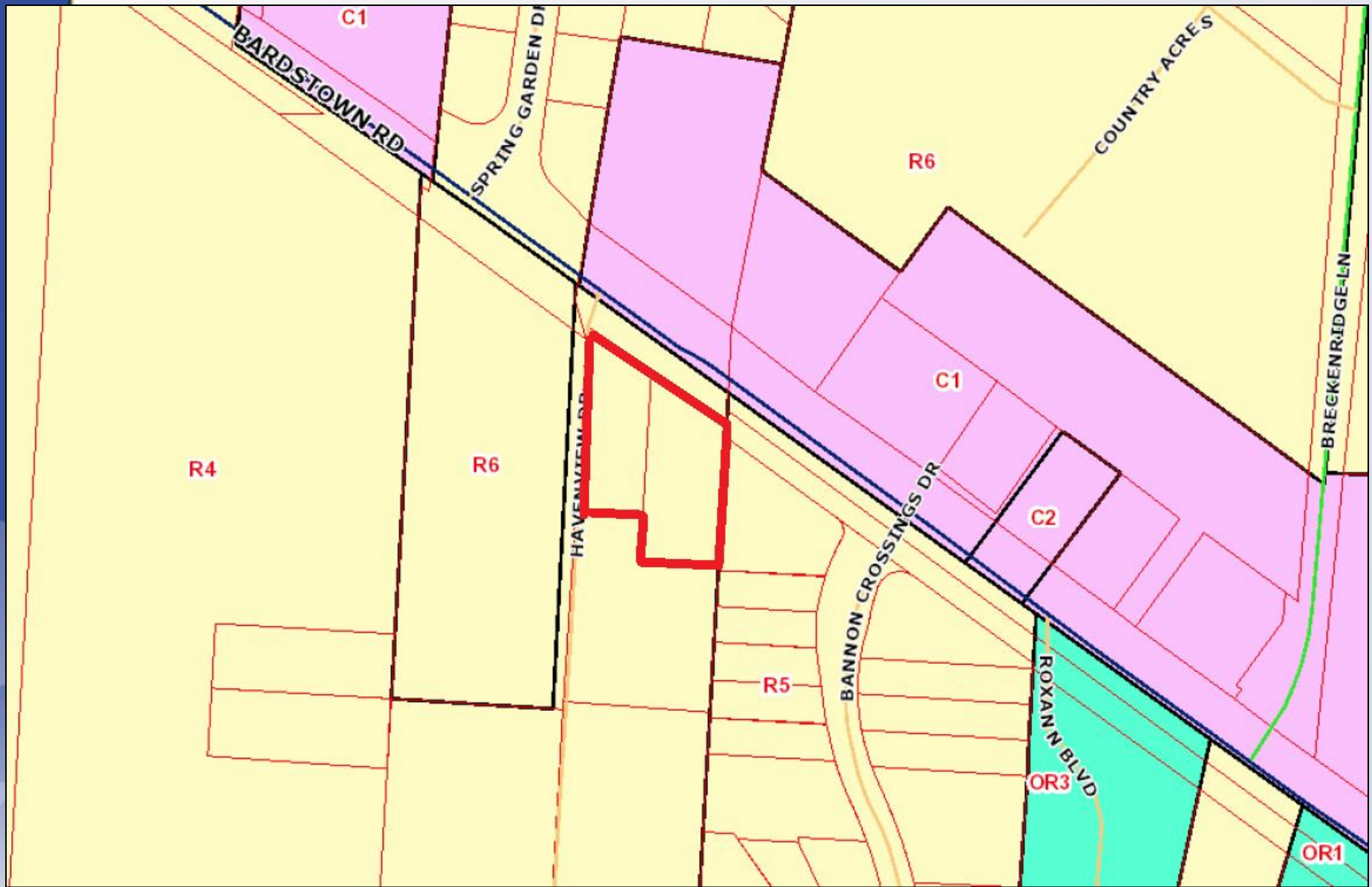


Planning/Zoning, Land Design & Development
June 13, 2017



4500 & 4506 Bardstown Road
District 2 - Barbara Shanklin

16ZONE1016



Subject Property:

Existing: R-4/N

Proposed: C-1/N



Request(s)

- Change in Zoning from R-4 to C-1 on 1.27 acres
- Variance to permit an encroachment into 30' setback
- Waiver to permit encroachment into 25' LBA
- District Development Plan

Case Summary / Background

- Proposed 9,315 square foot office/retail building
- Frontage on Bardstown Road and Havenview Drive(private)
- Two National Register eligible structures are proposed to be demolished

Site Photos-Subject Property





PROPOSED FLOOR PLAN

SCALE 1/8"=1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/8"=1'-0"



PROPOSED SIDE ELEVATION

SCALE 1/8"=1'-0"

PC Recommendation

- The Planning Commission conducted a public hearing on 5/11/2017
- 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 C-1 by a vote of 8-0 (8 members voted)