

AXIS INVESTMENTS – 17 ZONE 1070

Proposed Rezoning from R-4 to C-2

Property: 4949 Terry Road

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Axis Investments, LLC (the “Applicant”) proposes to redevelop the property located at 4949 Terry Road (the “Subject Property”). The Subject Property currently houses a bar and liquor store and has housed other commercial uses through the year. The proposed redevelopment will involve the demolition of the existing building and the construction of a fuel station and restaurant building and an island for fuel pumps. The proposed redevelopment will require the rezoning of a very small portion of the subject property from R-7 Multifamily to C-2 Commercial.

The proposed redevelopment complies with the Cornerstone 2020 Comprehensive Plan, and the Planning Commission should recommend approval of the proposed rezoning to the Louisville Metro Council.

Guideline 1-Community Form

The subject property is within the Neighborhood Form District at the intersection of Terry Road, a collector road, and Cane Run Road, an arterial road. The proposed redevelopment complies with the intent of Guideline 1 because it will allow a neighborhood serving commercial use at an appropriate location.

Guideline 2-Centers

The proposed redevelopment complies with the intent and applicable Policies of Guideline 2-Centers. The subject property is almost entirely commercially zoned and used, with a small triangle of residentially zoned property at the southern end. The property is surrounded by other commercial and multifamily properties in this small center along Cane Run Road.

Guideline 3-Compatibility

The proposed redevelopment complies with the intent of and applicable Policies of Guideline 3-Compatibility. The proposed redevelopment will bring a well-designed fuel station to the subject property, along with a drive through restaurant as part of the main building. The proposed redevelopment should not have an adverse traffic, noise or odor impact compared to the existing commercial uses on the subject property. The applicant will provide required buffering adjacent to the apartments to the west of the subject property, along with a sidewalk connection directly to

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that property.

Guideline 7-Circulation

The proposed redevelopment complies with the intent and applicable Policies of Guideline 7-Circulation. The proposed redevelopment will have access on both Terry Road and Cane Run Road. Access to Cane Run Road will be evaluated by the Kentucky Department of Transportation. The Applicant is providing a pedestrian connection directly to the property to the west of the subject property. There is no shared vehicular access to adjoining properties existing and none is proposed.

Guideline 9-Bicycle, Pedestrian and Transit

The proposed redevelopment complies with the intent and applicable Policies of Guideline 9-Bicycle, Pedestrian and Transit. The proposed redevelopment will connect a sidewalk to the adjacent multifamily property and will provide sidewalks around the site as required by the LDC. Bike parking will be provided on site, and transit service is available on Terry Road.

Guideline 10-Flooding and Stormwater and 11-Water Quality

The proposed redevelopment complies with the intent and applicable Policies of Guidelines 10 and 11. The Applicant will incorporate storm water design measures consistent with MSD requirements for water quantity and quality.

Guideline 12 Air Quality

The proposed redevelopment complies with the intent of Guideline 12. The proposed redevelopment will provide sidewalks and bike parking and is adjacent to a transit corridor, mitigating the impact of the proposed fueling station use.

Guideline 13 Landscape Character

The proposed redevelopment complies with the intent of Guideline 13. The proposal will provide landscaping in keeping with the LDC, improving the appearance of the site.