

# Kenney Office Building

19ZONE0029

September 12th, 2019

## Land Development & Transportation Committee

**Bissell Roberts, Attorney**

Bardenwerper, Talbott & Roberts, PLLC

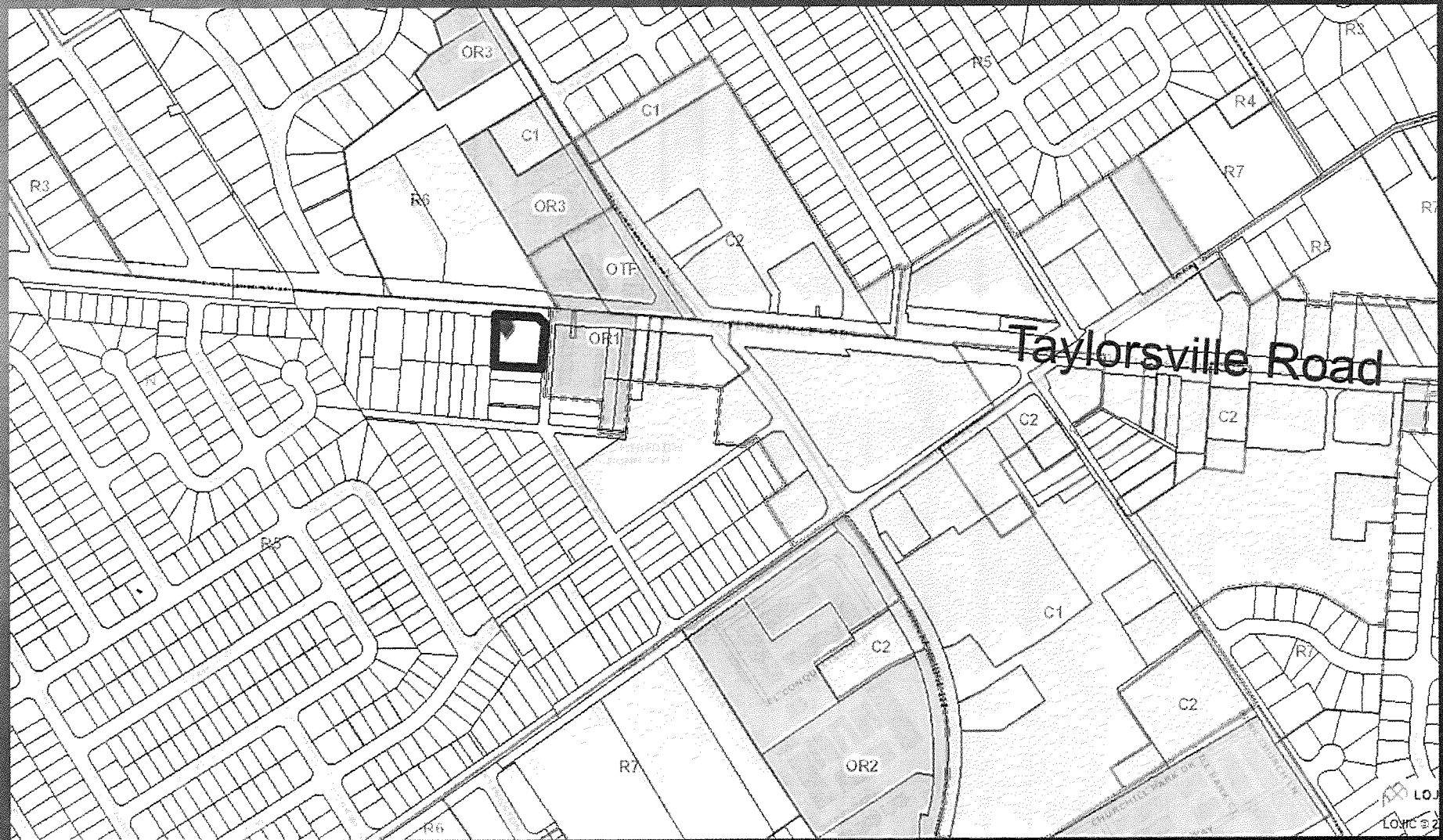
**Sarah Beth Sammons, RLA**



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

# Existing Area Zoning





# Existing Site

Taylorville Road

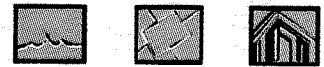
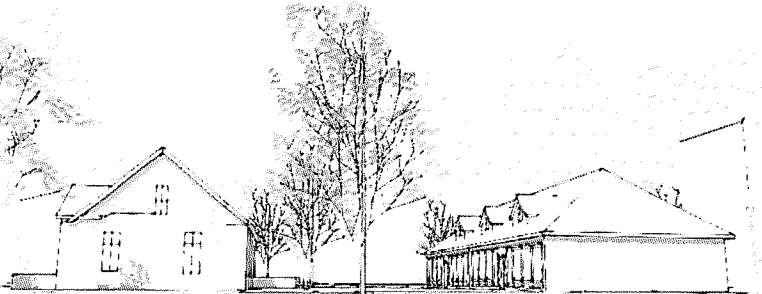
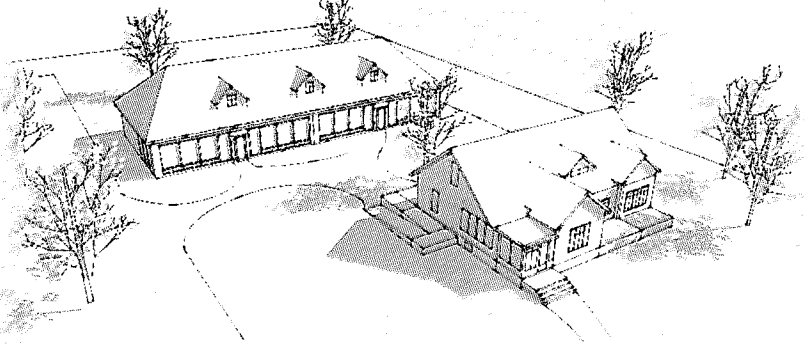
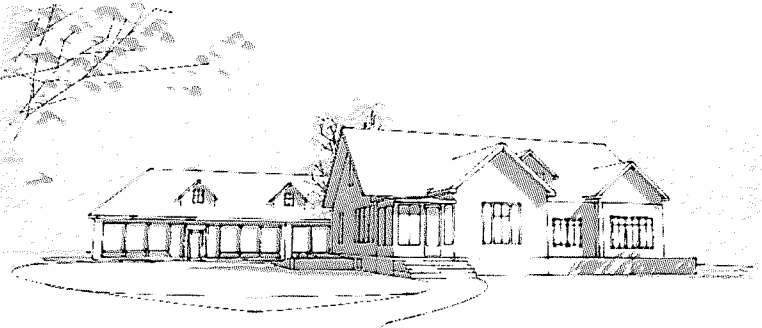
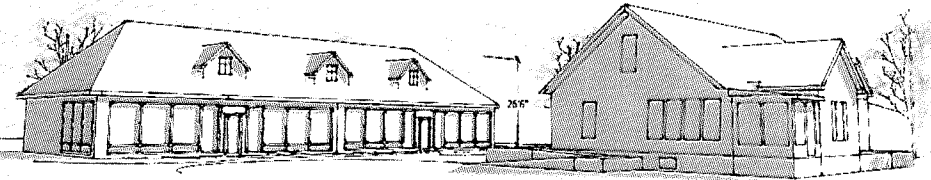
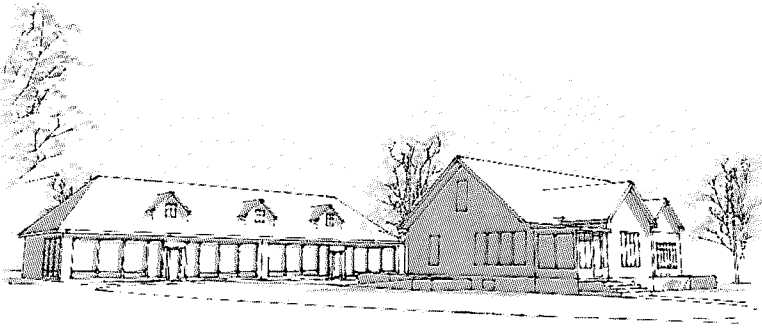


Melbourne Avenue





# Future Office Building Addition







# Kenney Office Building

19ZONE0029

October 17, 2019

## Louisville Metro Planning Commission

**Bissell Roberts, Attorney**

Bardenwerper, Talbott & Roberts, PLLC

**Sarah Beth Sammons, RLA**







# Existing 1.1 Acre Site 3822 Taylorsville Road







# Existing use - Proposed use

- Vacant Single Family Residential
- Conversion of Single Family to 2,655 sq. ft. State Farm Insurance Office
- Remove all fencing and add landscaping
- Additional parking - 22 spaces
- Removal of existing concrete block garage
- Construction of new one story 4,000 sq. ft. office building
- Add TARC pad and benches

# VIEW TOWARDS EAST

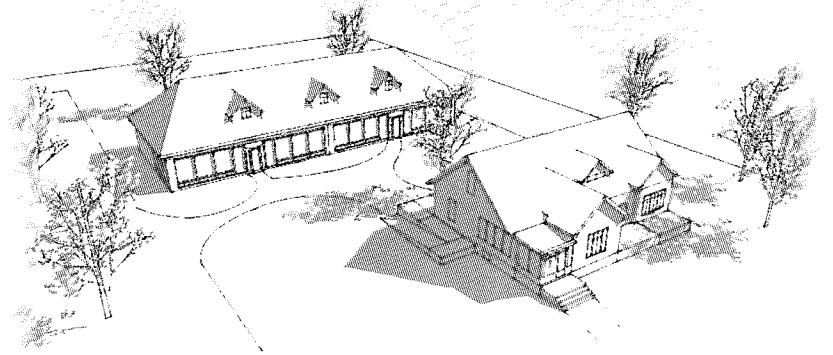
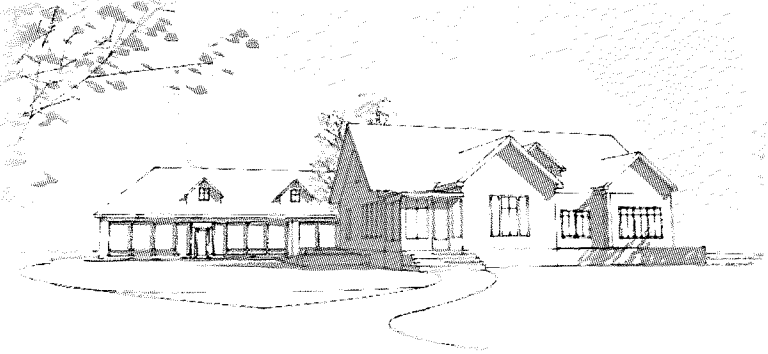
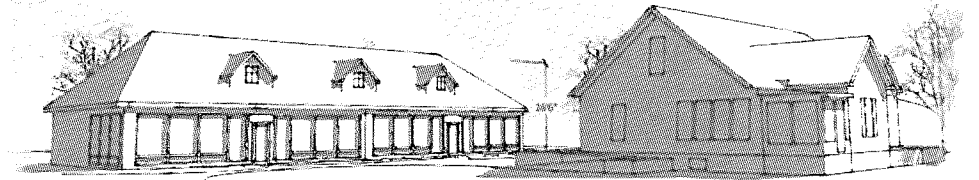
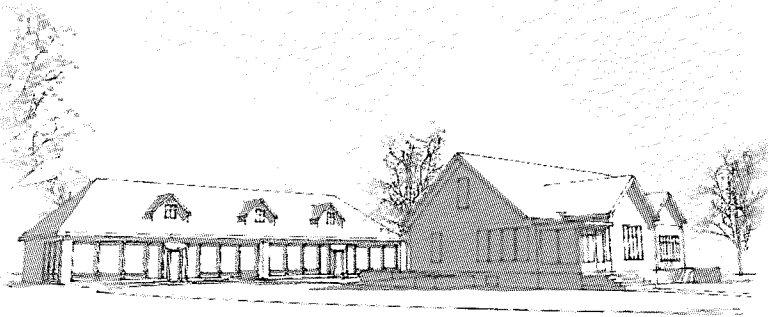




# VIEW TOWARDS SOUTH



# Renderings of Conversion And New Office Building



# Proposed Monument Sign





# SUMMARY OF NEIGHBORHOOD MEETING

During the meeting neighbors and other interested persons asked questions pertaining to the following issues:

- Whether any apartments were planned of the site;
- The location of any privacy fences;
- Landscaping and buffering on the south and west side of the site;
- When “clean up” and development of the site would begin; and
- Whether Kenney had purchased the site and owned it.

## PURSUANT TO KRS 100.213 THE COMMISSION SHOULD FIND

- (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
- (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

# PHOTOGRAPHS OF SITE AND NEIGHBORHOOD



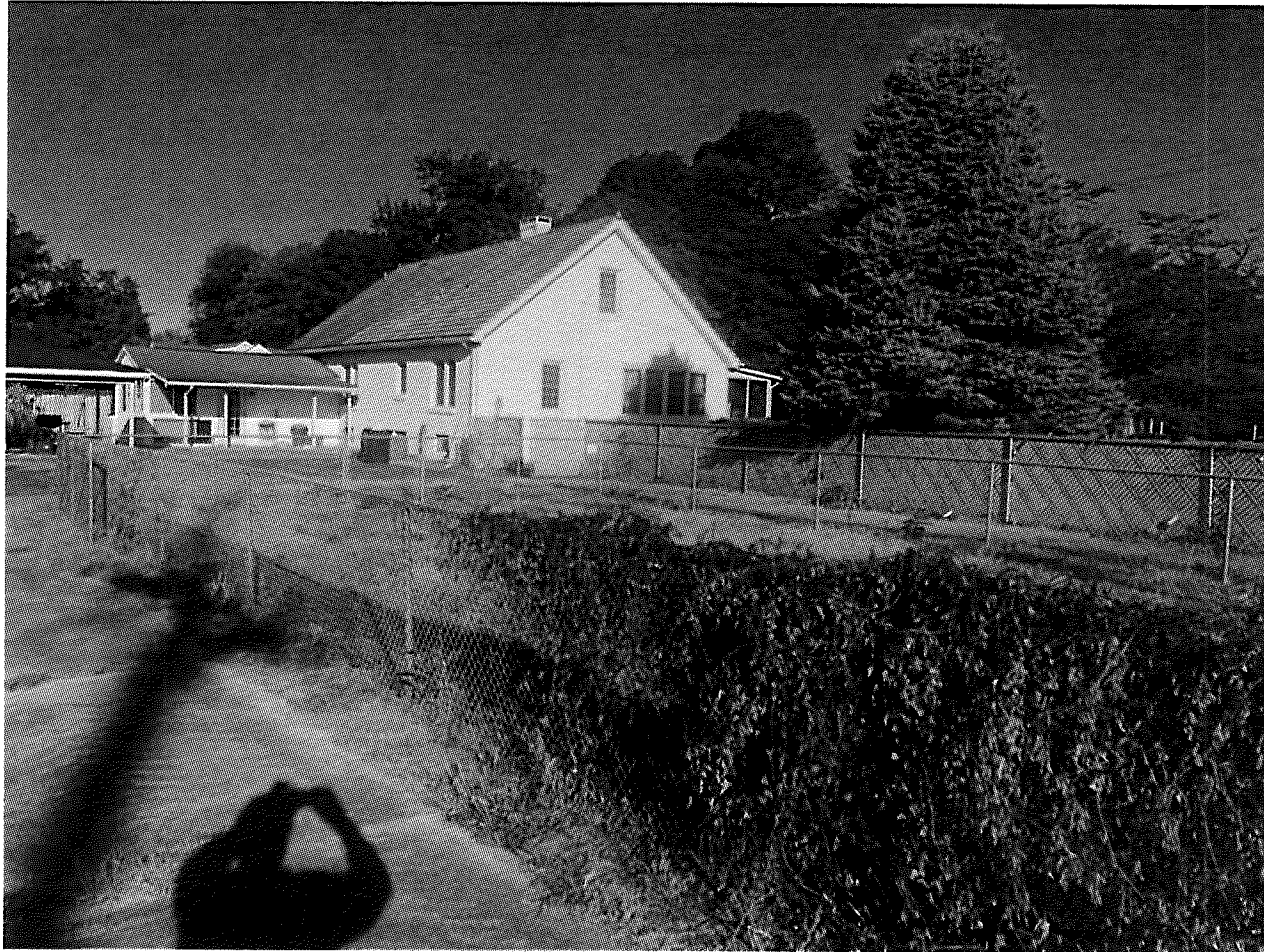
# 3822 TAYLORSVILLE ROAD



# 3822 TAYLORSVILLE ROAD

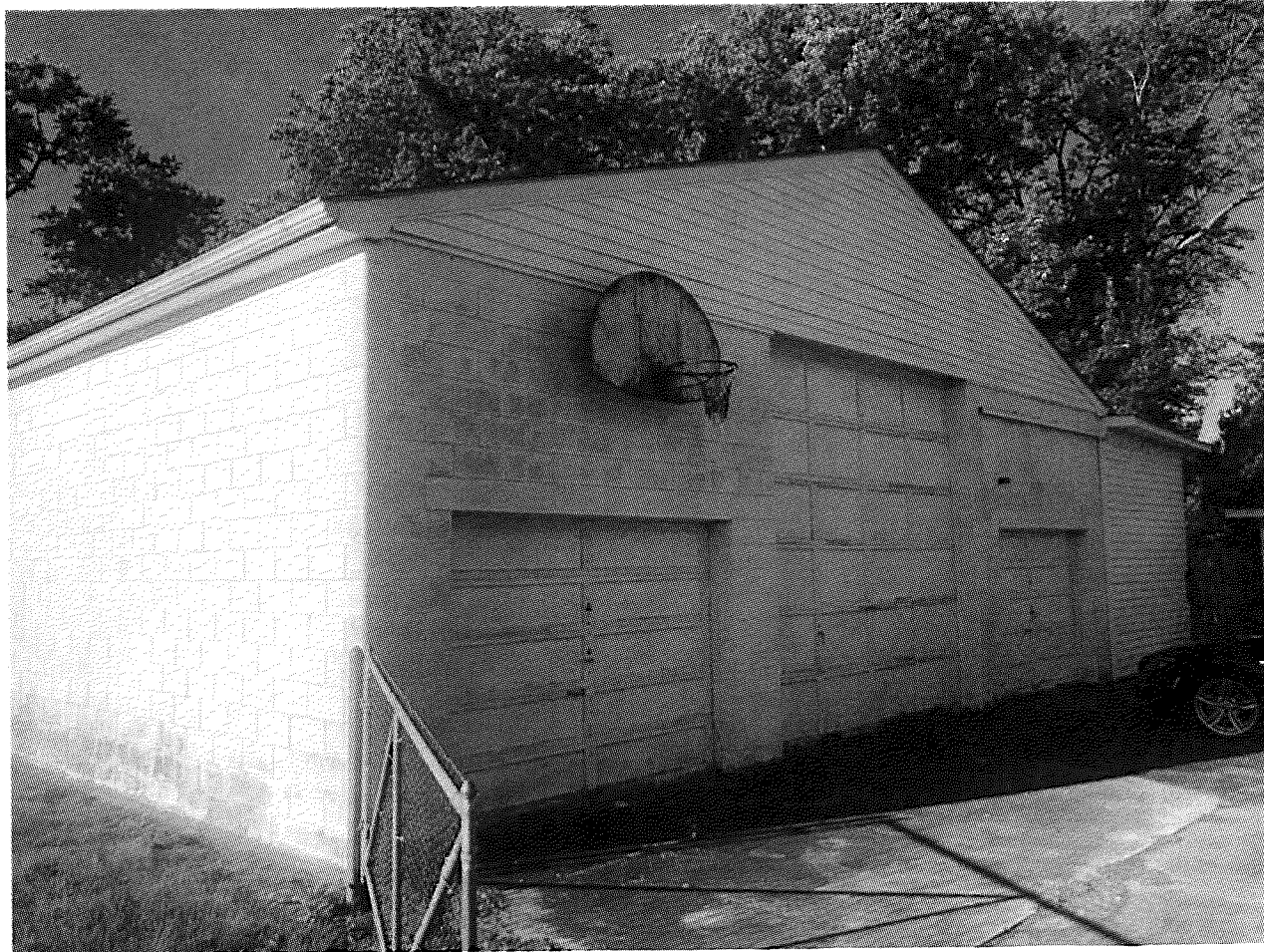


# VIEW FROM SOUTH AT MELBOURNE - FENCING TO BE REMOVED

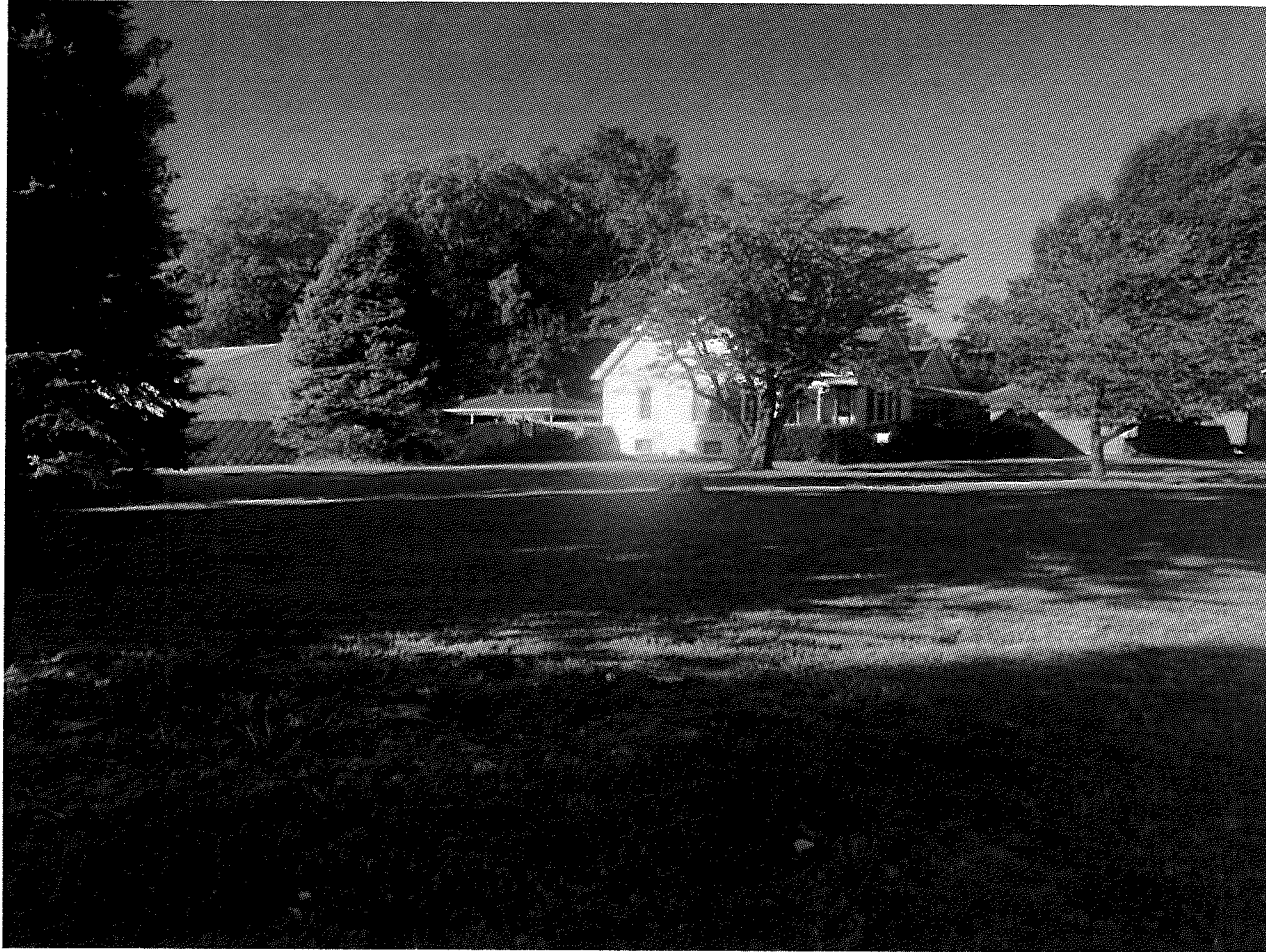




# EXISTING CONCRETE BLOCK GARAGE - TO BE REMOVED



# 3822 TAYLORSVILLE ROAD



# MELBOURNE VIEW OF REAR YARD FENCING TO BE REMOVED





# NEIGHBOR TO WEST



# VIEW TO NORTH ON TAYLORSVILLE ROAD



# TAYLORSVILLE @ MELBOURNE SOUTH VIEW



# ROYAL OAKS CONDOS – R-6

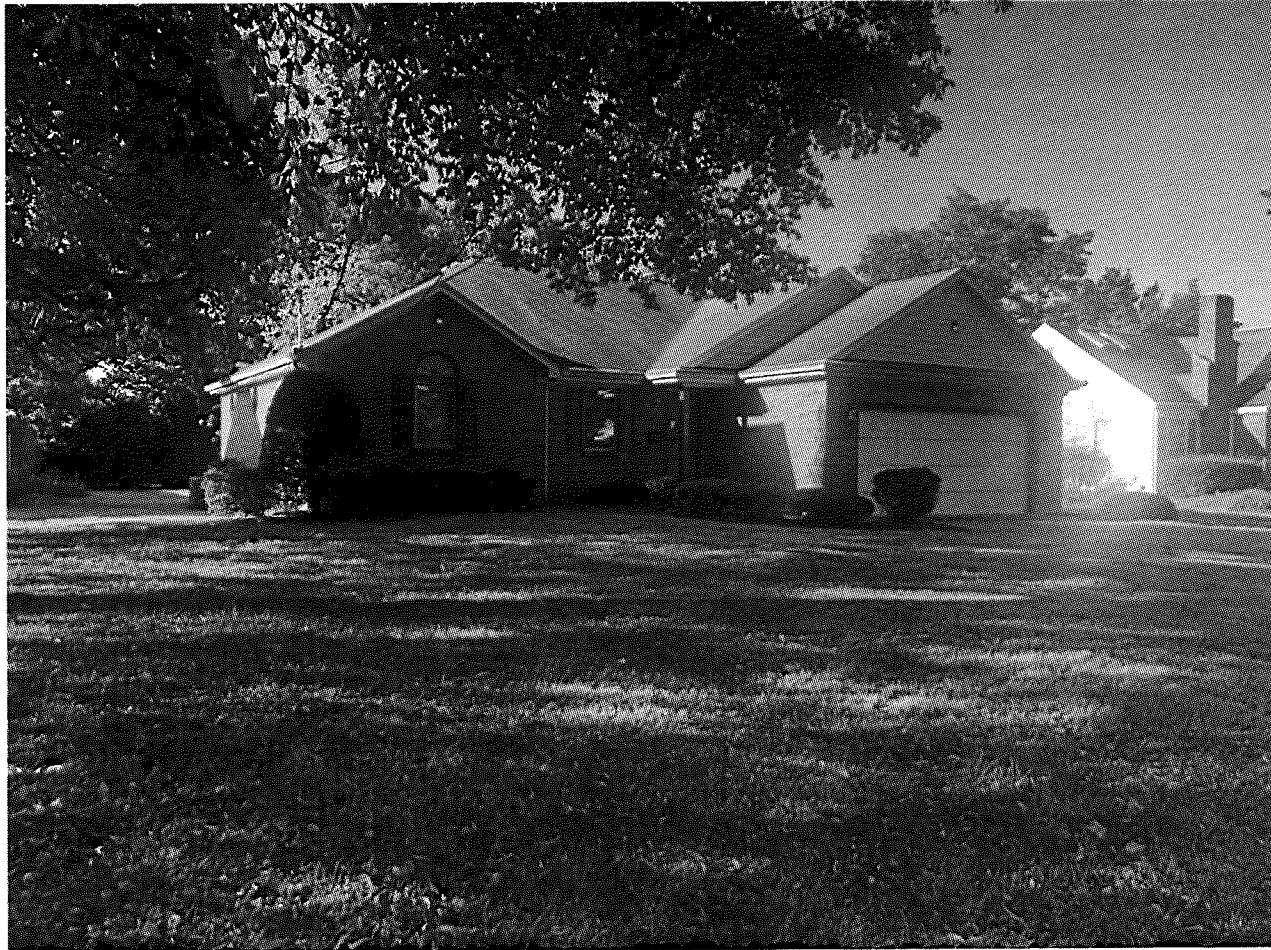




# ROYAL OAKS CONDOS – R-6



# NEIGHBOR TO NORTH



# 3830 TAYLORSVILLE ROAD – OFFICES – OR1



# 3832 TAYLORSVILLE RD.- OR-1





# 3832 TAYLORSVILLE ROAD – OR-2



# 3834 TAYLORSVILLE ROAD – OR-1



3834 TAYLORSVILLE RD.  
VERANDA GARDENS – OR-1



# THE POINT OFFICE CONDOS 2950 BRECKINRIDGE LN- OTF





# DENTIST'S OFFICE

## 3827 TAYLORSVILLE RD.- OR-1



# JOHNSON ANIMAL CLINIC 3838 TAYLORSVILLE RD. – C-2



# JOHNSON ANIMAL CLINIC TAYLORSVILLE ROAD – C-2



# REPUBLIC BANK

## TAYLORSVILLE RD. AT BRECKINRIDGE LN. – C-2

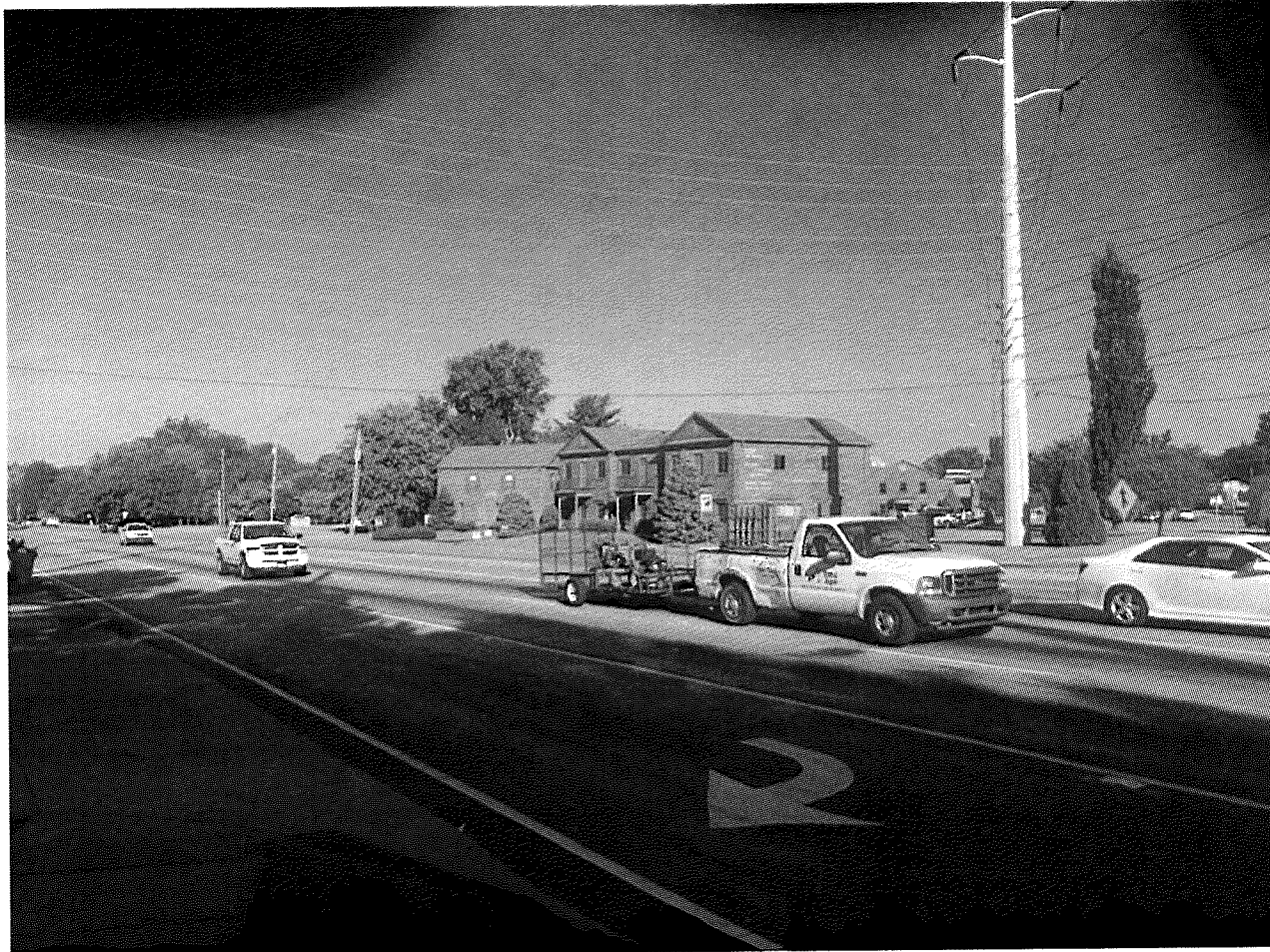




# PNC BANK – HIKES POINT – C-2



# THE POINT OFFICE CONDOS TAYLORSVILLE RD. @ BRECKINRIDGE LN. - OTF

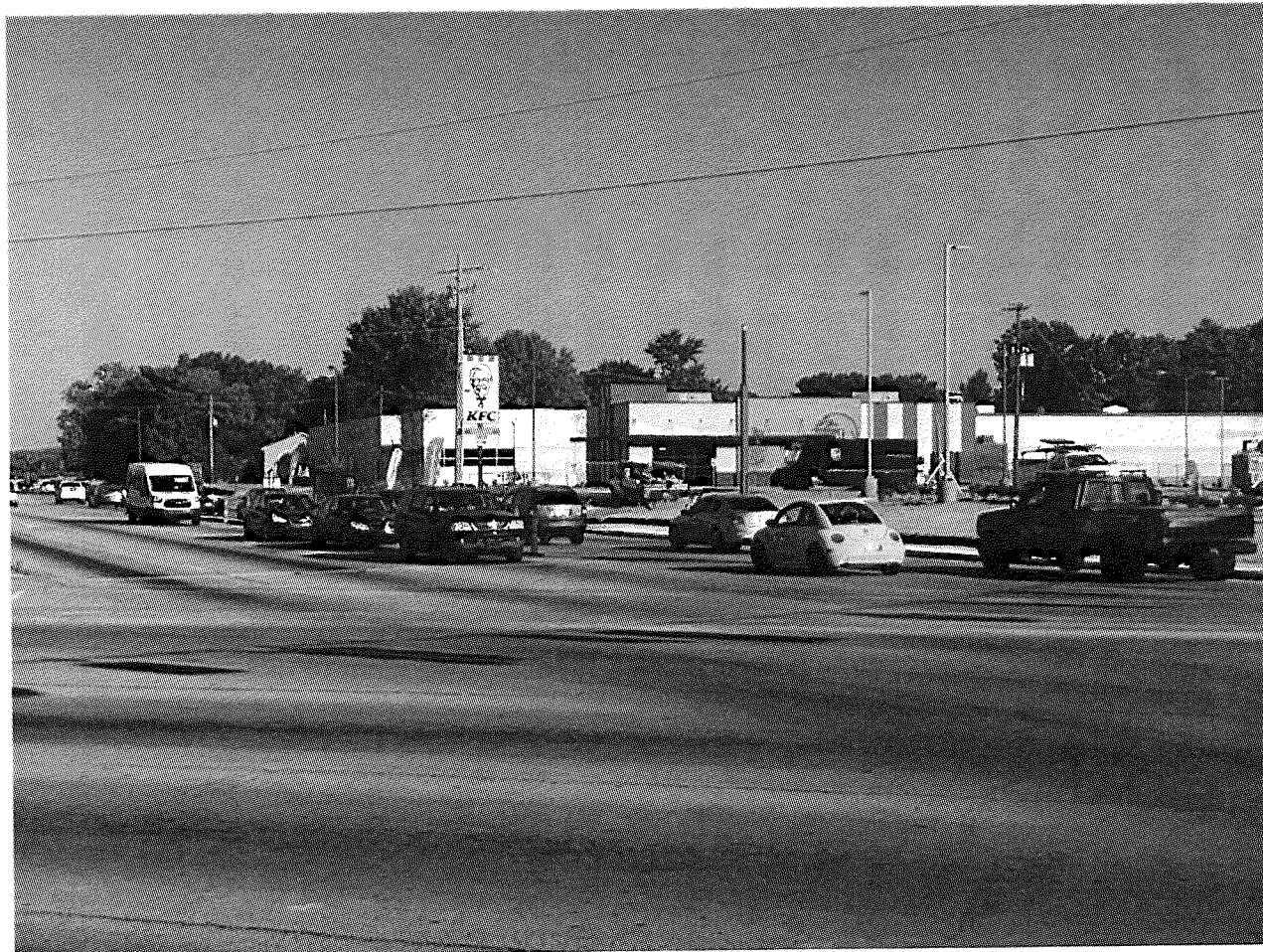


# CVS PHARMACY

## TAYLORSVILLE RD. @ BRECKINRIDGE LN. – C-2



# VIEW EAST ON BRECKINRIDGE LANE – C-2





# CAPTAINS D's BRECKINRIDGE LANE – C-2



# ARBYS BRECKINRIDGE LANE – C-2



# CVS & "THE POINT" CONDOS HIKES POINT





# VERANDA GARDENS & 3830 & 3822 TAYLORSVILLE ROAD





# BINDING ELEMENTS

**PROPOSED FINDING OF FACT AND  
COMPLIANCE WITH “PLAN 2040”  
HANDOUT**



# MIKE KENNEY'S REQUEST

- RECOMMEND REZONING OF SITE TO OR.
- APPROVAL OF DISTRICT DEVELOPMENT PLAN.
- PC SHOULD FIND -

(a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;

OR

(b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.



# QUESTIONS?