

Request for Change in Zoning - Justification Bishop Business Center

CASE # 18ZONE1034

Summary

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The applicant is requesting a change in zoning from OR-3 and C-1 to C2 to allow the adaptive reuse of an existing one story building and the new construction of a one story building. The subject site is located in the Suburban Workplace form district. The proposed land uses are retail and contractors shops.

Compliance with the Comprehensive Plan

Community Form

- The proposed use does create the opportunity for more jobs in the area.
- The proposed request provides for the adaptive re-use of an existing “dated” vacant building, in the suburban workplace form district.
- The proposed request also allows the creation of more commercial square footage in this existing form district, with minimal impact on the area.
- The proposed development is compact but compatible in use, mass, and scale with surrounding properties.
- The applicant is proposing one dumpster on site. This dumpster is shown on the development plan, and will be screened and gated in accordance with the Land Development Code.
- Lighting will be directed down and away from adjoining properties and will be in compliance with the LDC.
- The only freestanding signage will be on Bishop Lane and will comply with the Land Development Code.

Marketplace

- The proposed use does create the opportunity for more jobs in the area.
- The proposed request also allows the creation of more commercial square footage in this existing form district, with minimal impact on the area.
- Approval of this request does promote the adaptive re-use of an underutilized and outdated building.

Mobility and Transportation

- The subject site is located on an existing bus line, and approximately fifty feet from an existing bus stop.
- The applicant is providing and or improving sidewalks for improved pedestrian connections to the building from the parking areas and the public right of way.
- Landscape islands (ILA's) will be added to the site to improve vehicular circulation, as well as the general appearance of the site.
- The applicant is utilizing an existing "curb cut" to access Bishop Lane.
- Adequate right of way exists for this portion of Bishop Lane.
- The Development Plan will obtain approvals from MSD, Louisville Metro Public Works and the Fire Protection District, as well as the Planning and Design Services staff landscape architect prior to obtaining building permits.

Livability and Environment

- The subject site is not in proximity of a blue line stream.
- The increase in storm water run-off resulting from the increase in impervious surface will be routed through a proposed storm water detention basin.
- There is no evidence of historic resources on this site.
- There is no evidence of wetlands on this site.
- The proposed use is will have a minimal, if any, impact on traffic and air quality.

Community Facilities

- The subject site is located on an existing bus line, and approximately fifty feet from an existing bus stop.
- All required utilities are available by connection or on site extension.
- Adequate right of way exists for this portion of Bishop Lane.

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