

**Request for Change in Zoning - Justification  
Wood Medical Office (Ashby Lane and Villa Drive)**

**CASE # 17ZONE1080**

**Summary**

The applicant is requesting a change in zoning from R4 to OR to allow the construction of a two story office building. The subject site is located in the Neighborhood form district, immediately adjacent to the Suburban Marketplace Corridor form district, and as such is in the transition zone.

The plan submitted is slightly different from the plan submitted for pre-application review. This plan does incorporate some of the comments made at the neighborhood meeting as well as some of the comments made at pre-application.

These changes include the removal of the existing zoned C2 property to the East, a reduction in building square footage, a reduction in parking and impervious surface, and the fence along Villa Drive has not been specified as to type. Staff suggested that no fence be installed. The residents at the neighborhood meeting requested a fence. The applicant does not have a preference and felt that the type of fence and height can be resolved as they go through the hearing process.

This proposal does provide a transition and buffer between the residentially zoned and used properties on Villa Drive and the C2 zoned properties along this portion of Dixie Highway. This section of Dixie Highway is in the Suburban Marketplace Corridor and is primarily utilized for commercial businesses.

This buffer includes setbacks, landscape areas, as well as providing an architectural transition from commercial properties to residential properties.

The proposed building is a brick two story building which meets all of the setback and architectural requirements for the form district.

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This proposal also addresses:

- The elimination of a residential driveway on a collector level street
- The only vehicular access is from Ashby Lane and will be shared with the adjoining property when developed.
- There will be no vehicular access to Villa Drive
- Sidewalks are proposed along Ashby Lane
- Storm water detention provided on site
- The plan does meet the minimum parking requirements
- The applicant has made no requests for variances or waivers

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### Compliance with the Comprehensive Plan

- The proposed use as an office building provides a transition in intensity between the commercial uses along Dixie Highway and the residential uses nearby.
- The OR zoning class is a low intensity office district and is located within proximity of the existing bus line.
- The proposed use does create a new center, but is compatible in use with surrounding properties and provides a transition from high intensity to lower intensity.
- The proposed development is compact, and as described above will reduce the residential curb cuts along Ashby Lane and the proposed drive will provide shared vehicular access for future adjoining development.
- The applicant is providing sidewalks along this portion of Ashby Lane, as well as providing pedestrian connections to the building from the parking areas and the public right of way.
- This development does provide additional options for low intensity uses along the Dixie Highway corridor which may reduce vehicular trips.
- The applicant is proposing one dumpster on site. This dumpster is shown on the development plan, oriented away from residential properties, and will be screened and gated in accordance with the Land Development Code.
- Lighting will be directed down and away from nearby residential properties.
- The yard being provided along Villa Drive will be landscaped in order to minimize the impact on surrounding properties. No waivers are requested.
- The only freestanding signage will be on Ashby Lane and will comply with the Land Development Code.

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- There is no evidence of historic resources on this site.
- There is no evidence of wetlands on this site.
- Adequate right of way exists for this portion of Ashby Lane.
- The subject site is not in proximity of a blue line stream.
- The Development Plan will obtain approvals from MSD, Louisville Metro Public Works and the Fire Protection District prior to obtaining building permits.
- All required utilities are available.

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September 17, 2018

**Waiver Attachment**  
**Wood Medical Office – Case #17ZONE1080**

The applicant is requesting a waiver to omit the requirement to stub vehicular access into adjacent properties.

The subject property is situated with road frontage on Ashby Lane and Villa Drive. A vehicular drive is proposed that will ultimately serve adjacent properties. This drive has a proposed easement that will allow the adjacent properties to have access to Ashby Lane.

Further, based on comment from residents the applicant has elected not to propose any vehicular access to Villa Drive.

Finally the only other place to stub would be into the side of a single family residential property that has already been developed.

Granting this waiver will not circumvent the regulations of the Land Development Code, will not have an adverse impact on adjoin property owners, and as stated above and as requested by residents the vehicular access shown on the development plan is minimizing the vehicular impact of this development on nearby residents.

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