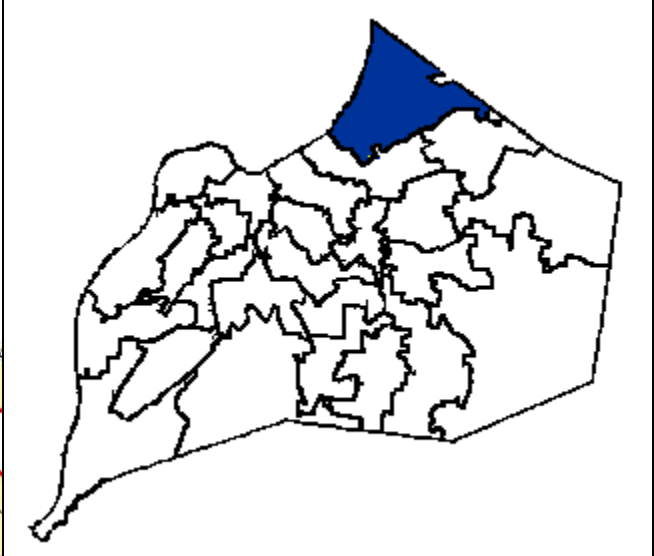
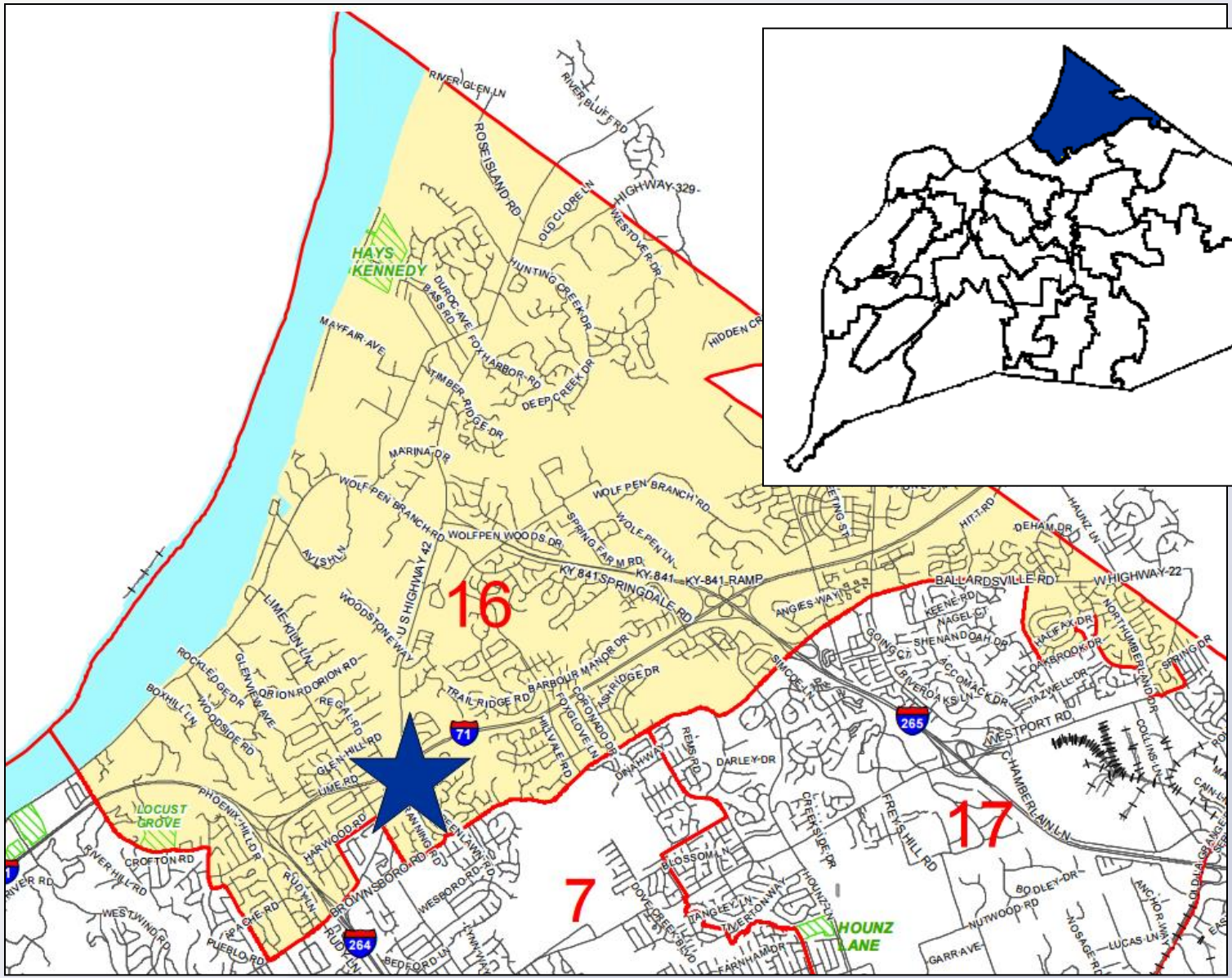


**16ZONE1012**

# Glenview Trust Office Building



**Planning/Zoning, Land Design & Development**  
**July 19, 2016**



# Request(s)

- Change in zoning from R-6 to OR-3 on 3.79 acres
- Variances:
  - Variance from Table 5.3.2 to exceed the maximum 80' setback along all roadways
  - Variance from Table 5.3.2 to exceed the maximum 30' building height by 15'
- Waiver from Chapter 5.9.2 to not provide a pedestrian connection from Overlook Drive to the building entrance
- District Development Plan

# Case Summary / Background

- 3 story office building
- 13,350 sf footprint
- Access from both US 42 and Overlook Drive
- Proposed sidewalks along US 42 and Overlook drive

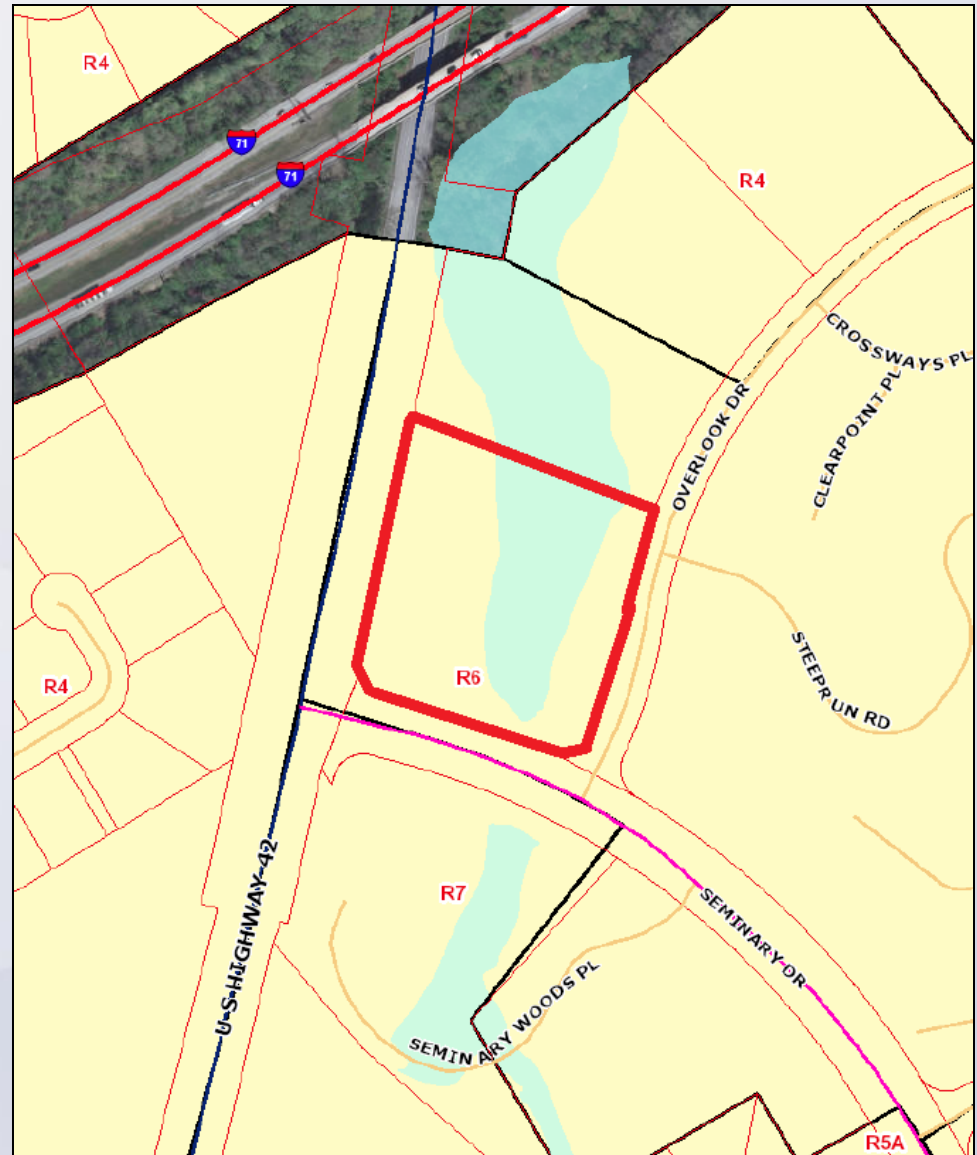
# Zoning/Form Districts

## Subject Property:

- Existing: R-6/N
- Proposed: OR-3/N

## Adjacent Properties:

- North: R-6/N
- South: R-7/N
- East: R-6/N
- West: R-4/N



# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Office

## Adjacent Properties:

- North: Nursing Home
- South: Multi-Family
- East: Multi-Family
- West: Vacant



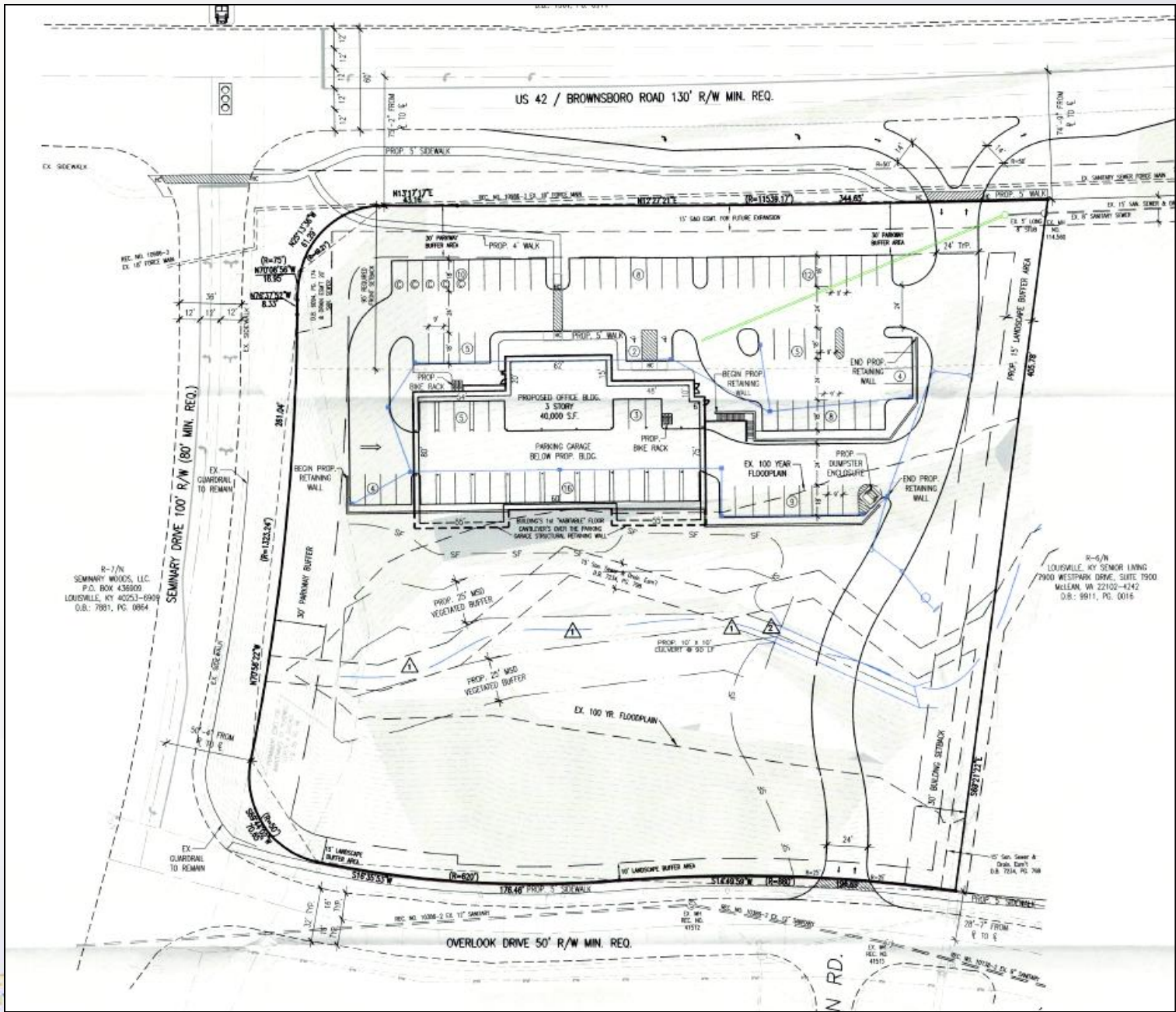
# Site Photos-Subject Property



# Site Photos-Subject Property







R-7/N  
SEMINARY WOODS, LLC  
P.O. BOX 435809  
LOUISVILLE, KY 40253-0949  
O.B.: 7881, PG. 0064

R-6/N  
LOUISVILLE KY SENIOR LIVING  
7900 WESTPARK DRIVE, SUITE 1900  
MCLAREN, VA 22102-4242  
O.B.: 9911, PG. 0016



# PC Recommendation

- Public Hearing was held on 6/16/2016
  - 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-6 to OR-3 by a vote of 6-0 (6 members voted)