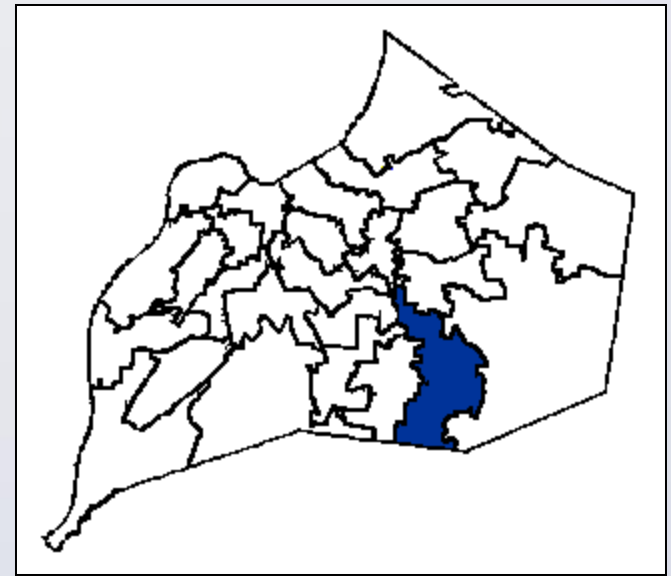
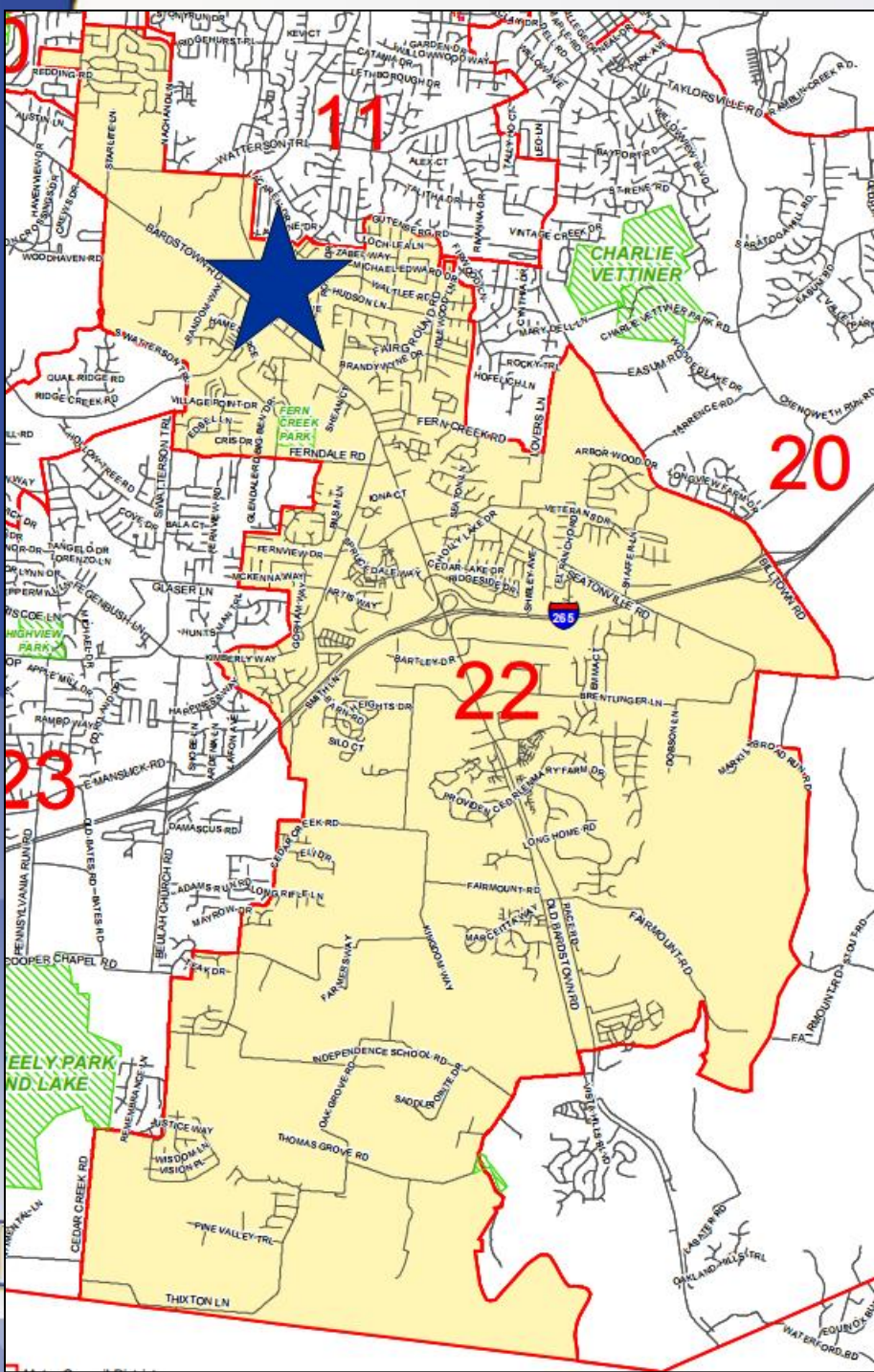


**16ZONE1029**

**5206 St. Gabriel Lane**



**Planning/Zoning, Land Design & Development**  
**August 30, 2016**



5206 St. Gabriel Lane  
 District 22 - Robin Engel

# Request(s)

- Change in zoning from R-4 to OR on 0.84 ac
- Waiver from 10.2.10 to permit encroachments into the required 10' VUA LBA
- District Development Plan

# Case Summary / Background

- Existing daycare center
- Proposed medical/general office use
- Parking on site
- No new construction is proposed



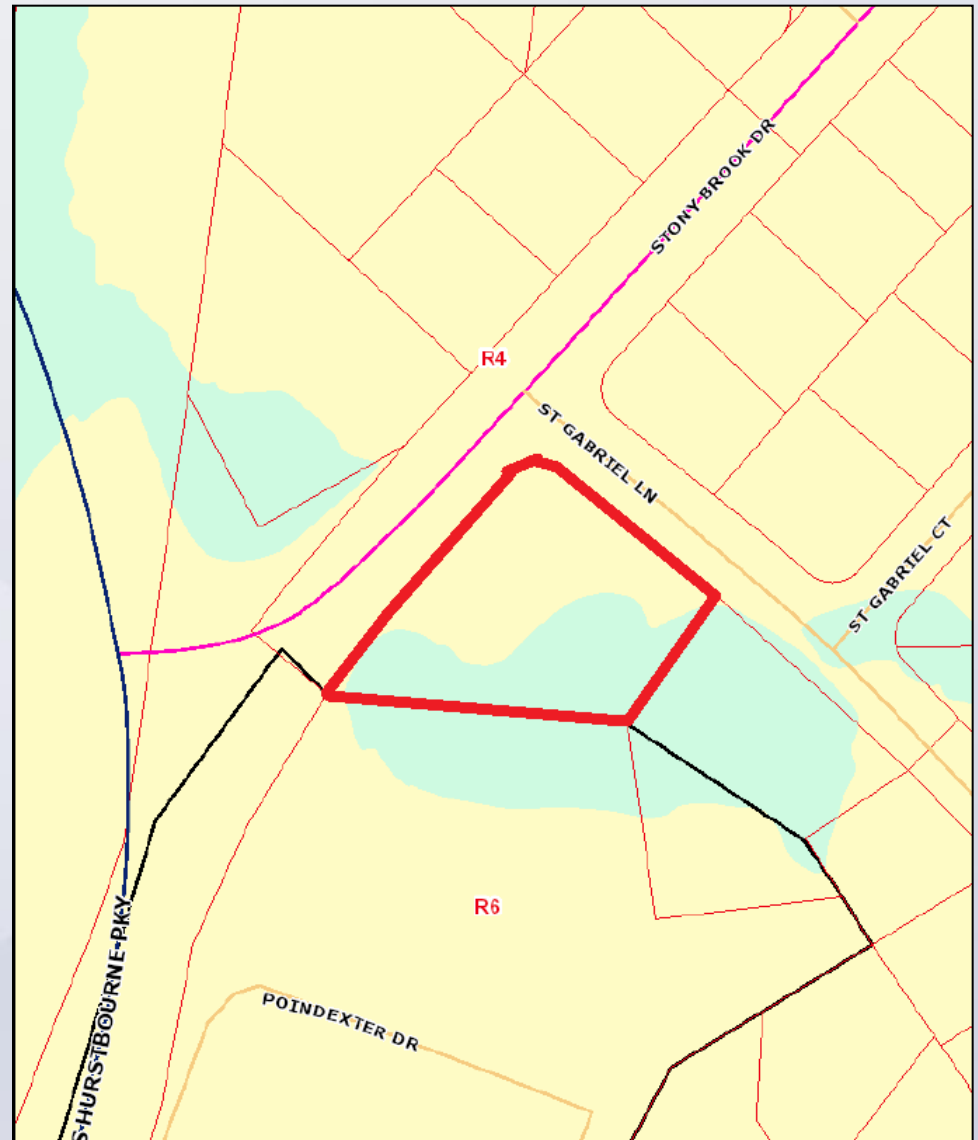
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/N
- Proposed: OR/N

## Adjacent Properties:

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



# Aerial Photo/Land Use

## Subject Property:

- Existing: Day Care Center
- Proposed: Office

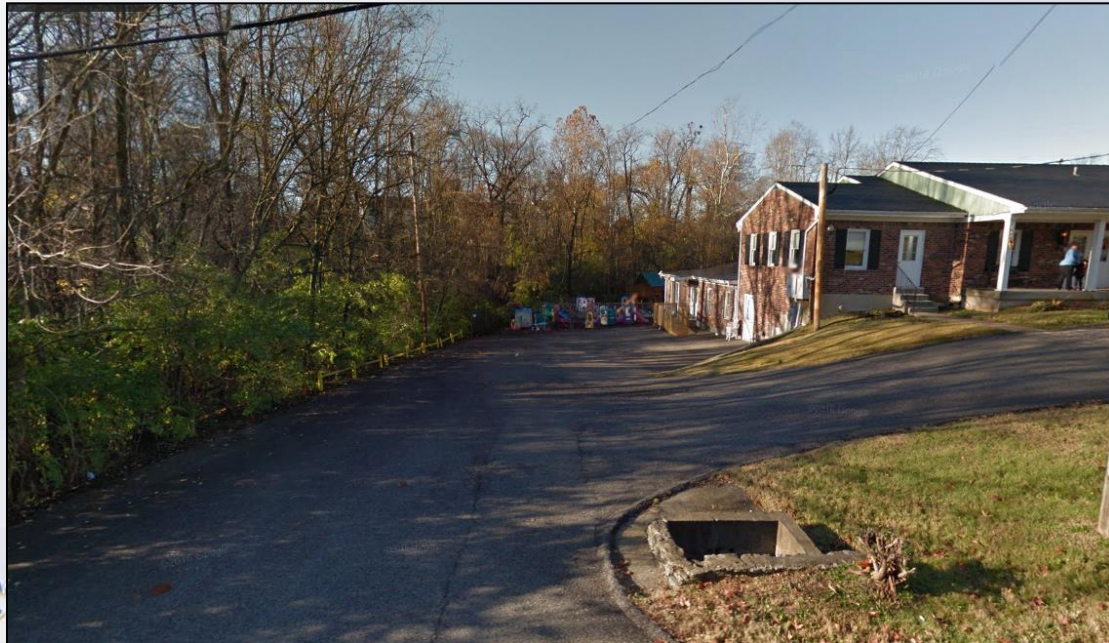
## Adjacent Properties:

- North: Single Family Residential
- South: Multi-Family Residential
- East: Single Family Residential
- West: Single Family Residential

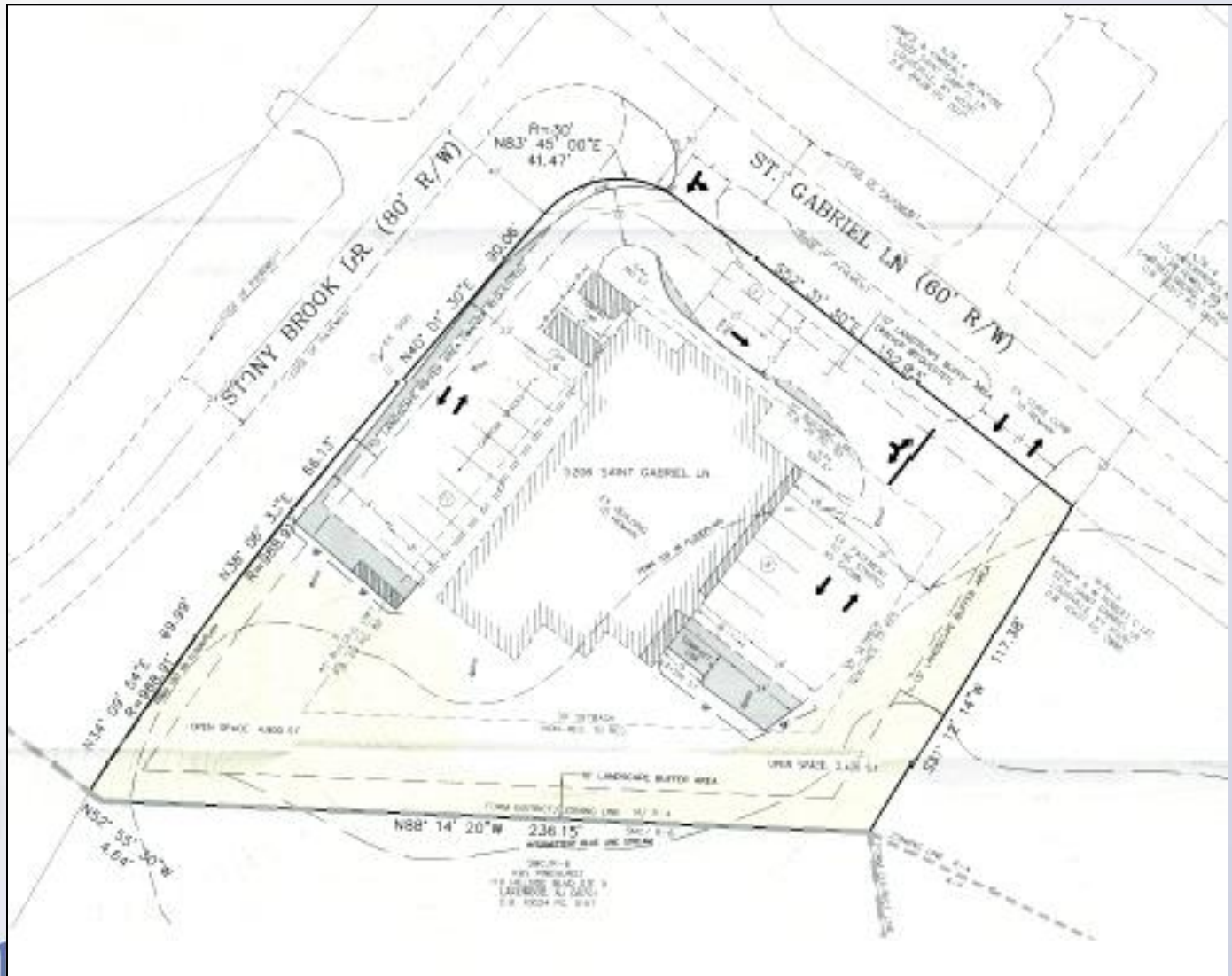




# Site Photos-Subject Property



# Applicant's Development Plan





# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code
- Fern Creek Small Area Plan (2001):
  - The site is located in the Northwestern Quadrant of the plan. The plan recommends reinforcing “the current pattern of development while continuing to meet the needs of Fern Creek residents by allowing a diverse mix of land uses within the northwestern quadrant of the Fern Creek study area.” There are no specific recommendations for this site as most of Quadrant I focused on the Hurstbourne Lane extension west of Bardstown Road.

# PC Recommendation

- Public Hearing was held on 8/4/2016
  - 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-4 to OR by a vote of 7-0 (7 members voted)