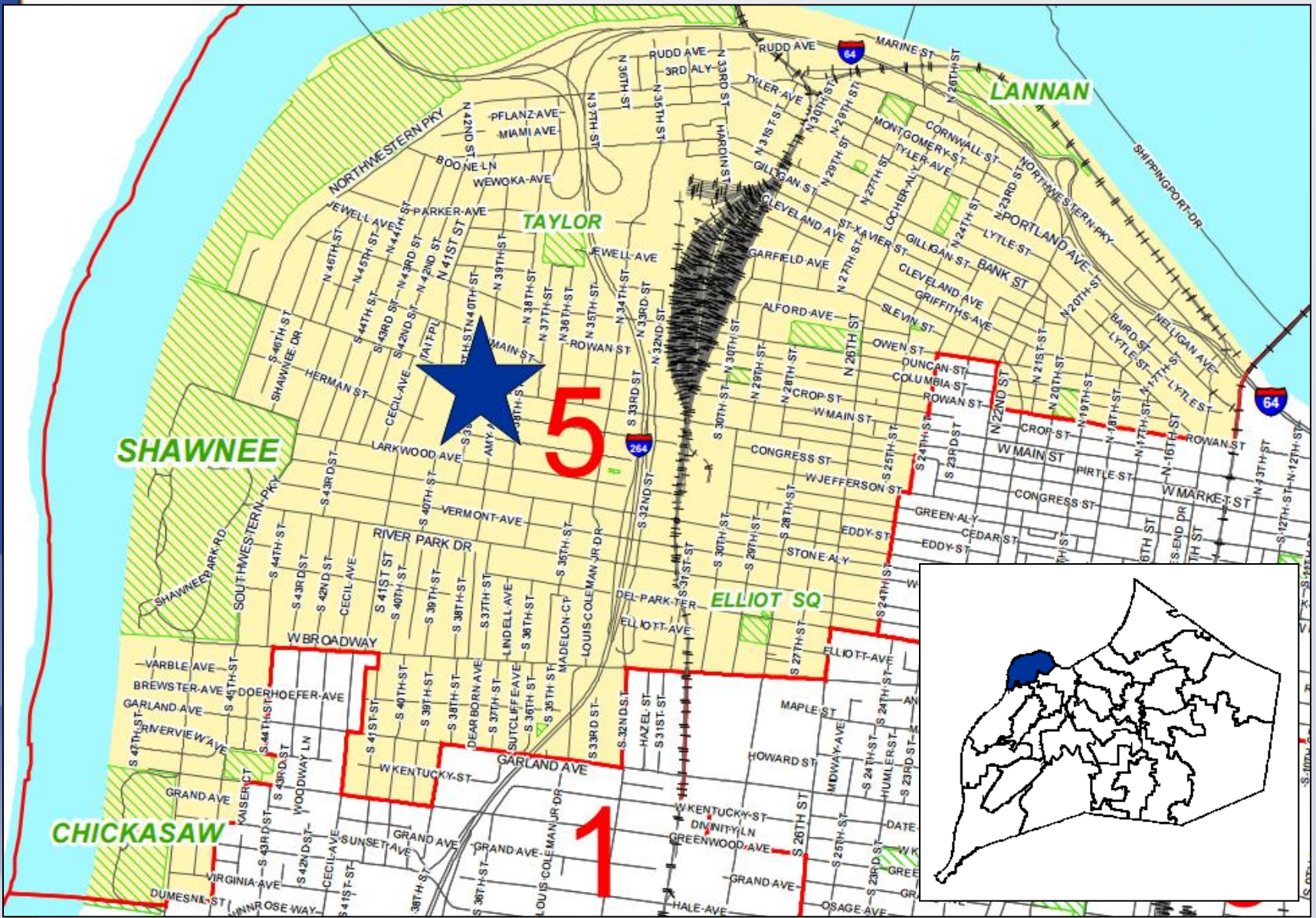


14ZONE1030 Family Dollar



Planning/Zoning, Land Design & Development
June 16, 2015



Requests

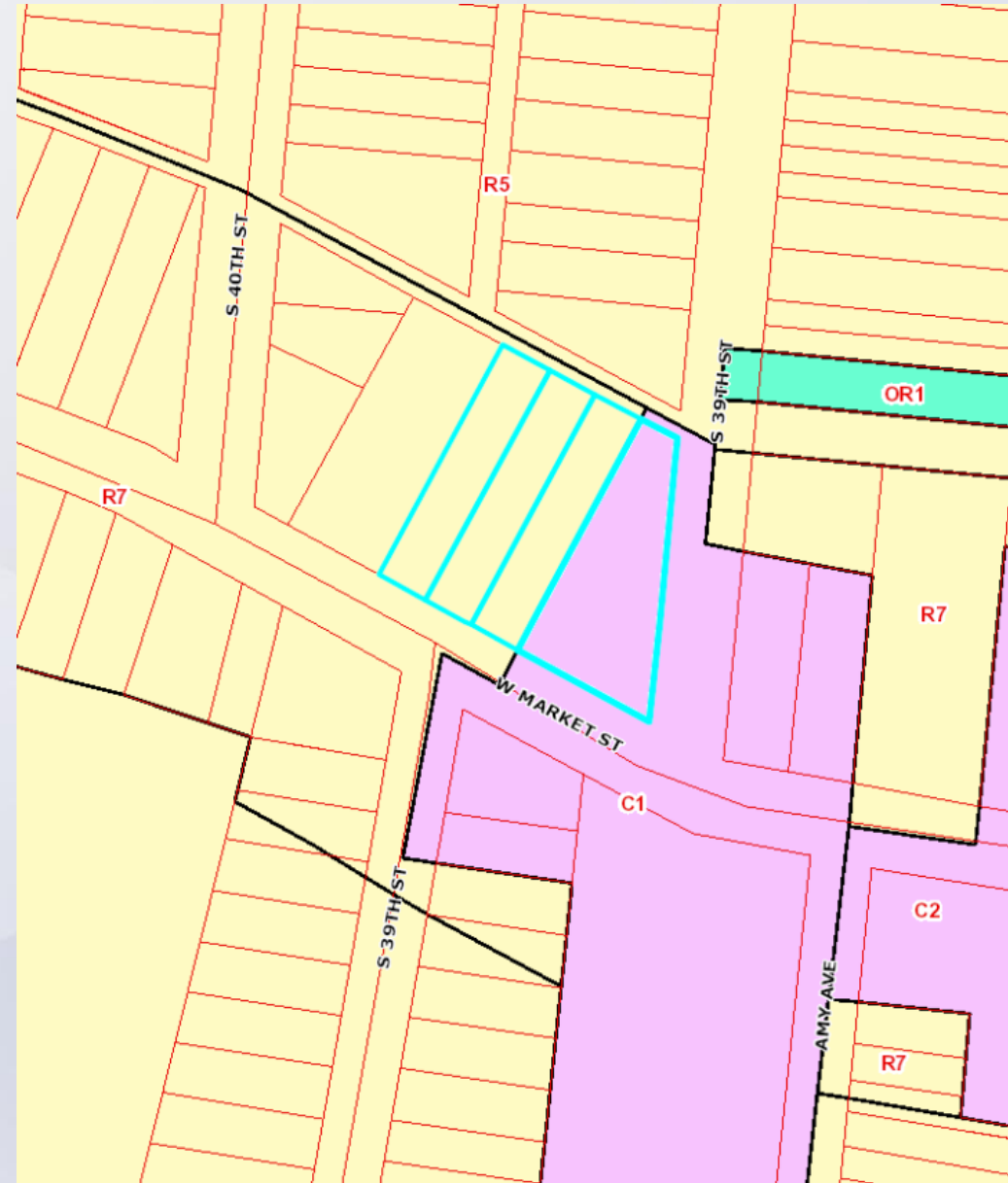
- Change in zoning from R-7 to C-1
- Binding Element Amendments
- Revised Detailed District Development Plan
- Variance #1: Variance from Chapter 5.5.1.A.2 to allow the building to exceed the 0' corner setback required along South 39th Street and West Market Street
- Waiver #1: Waiver from Chapter 5.5.1.A.1.b of the Land Development Code to not provide an entrance along both street frontages or corner entrance at ROW intersection
- Waiver #2: Waiver from Chapter 5.6.1.A.1 of the Land Development Code to provide less than the required 75% animating features along the 39th St. facade
- Waiver #3: Waiver from Chapter 5.6.1.C.1 of the Land Development Code to not provide the required 50% clear glazing for windows and doors along both S. 39th St. and W. Market St.

Case Summary / Background

- Proposing change in zoning from R-7 to C-1 (portion of site is already zoned C-1)
- 8,320 SF store proposed to be constructed
- Vacant restaurant on the portion that is already zoned C-1, other parcels are existing residential properties
- Subject sites are located within the area of the Shawnee Neighborhood Plan
- Economic development portion of the neighborhood plan locates the subject sites within the West Market Commercial study area
- West Market Corridor was listed within the Neighborhood Plan as having the highest priority regarding land use and zoning related issues

Zoning/Form Districts

- **Subject Property:**
 - Existing: R-7 & C-1/TN
 - Proposed: C-1/TN
- **Adjacent Properties:**
 - North: R-5/TN
 - South: C-1, R-7/TN
 - East: C-1, R-7/TN
 - West: R-7/TN



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Restaurant, Residential
 - Proposed: Retail
- **Adjacent Properties:**
 - North: Single Family Residential
 - South: Mixed Commercial, Residential, School
 - East: Restaurant, Residential
 - West: Automotive Repair



Site Photos



Site Photos

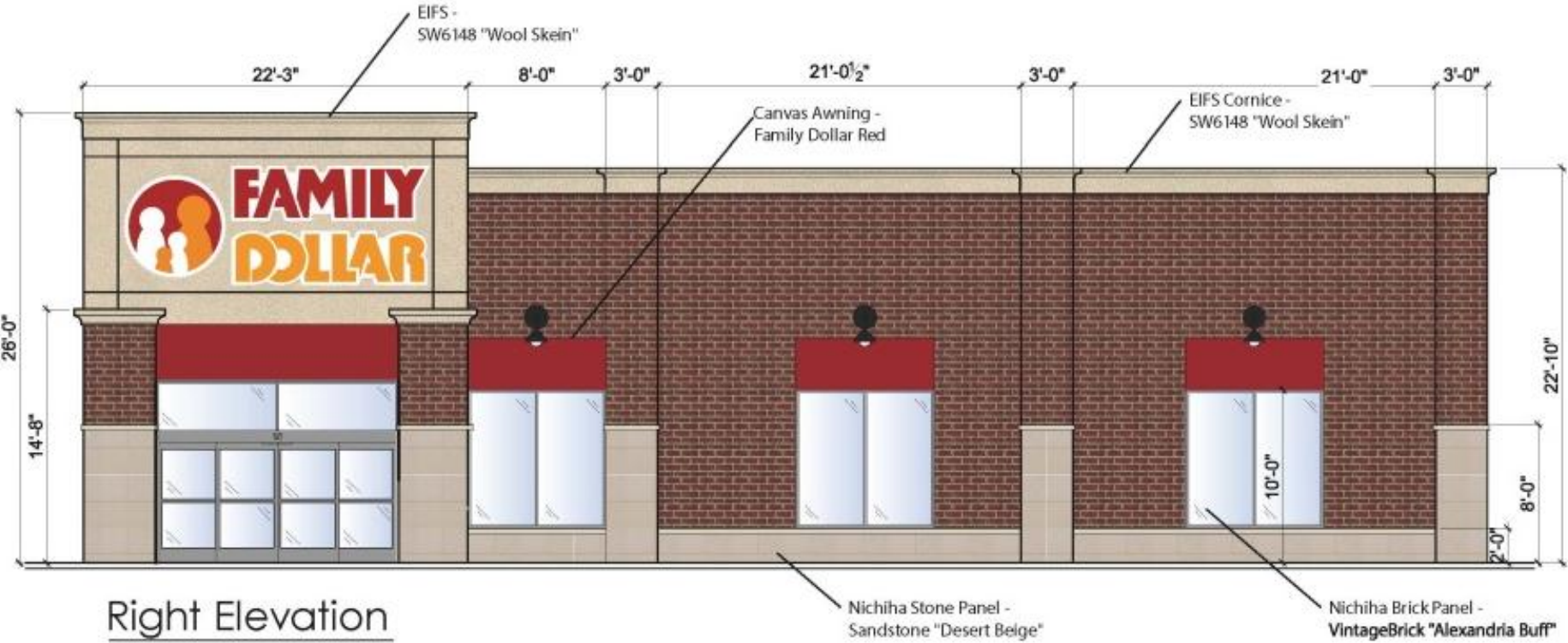


Site Photos

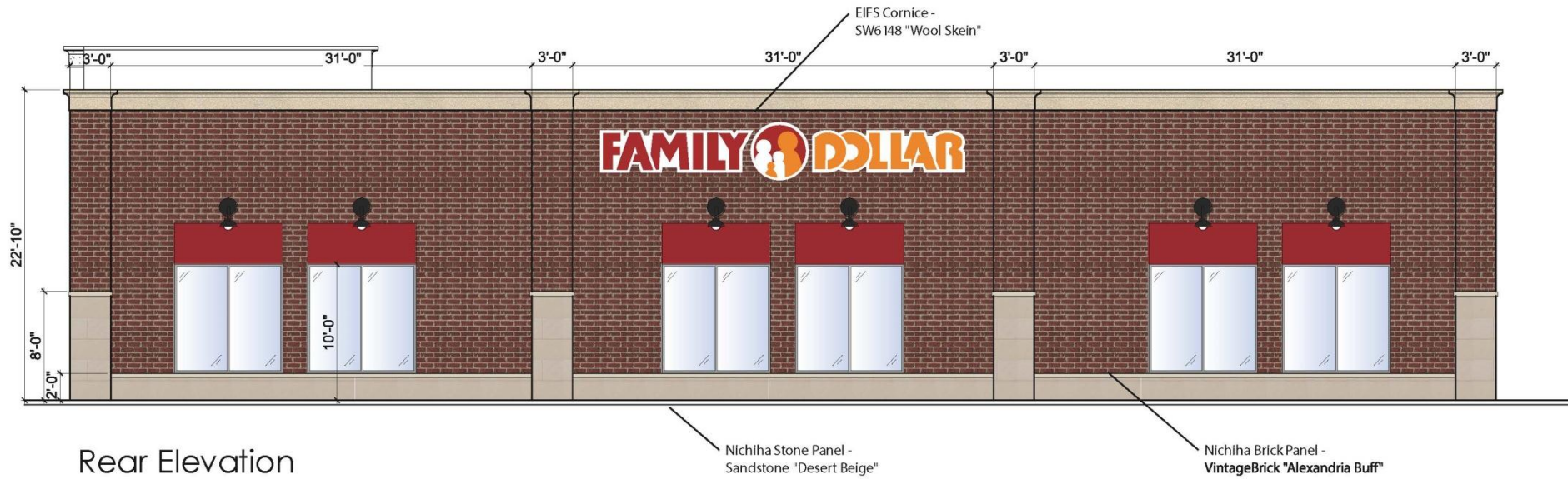




Building Elevation – Market St.



Building Elevation – 39th Street



PC Recommendation

- Public Hearing was held on 4/2/2015
 - Two people spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from R-7 to C-1 to Louisville Metro Council (9 members voted)