

14ZONE1037

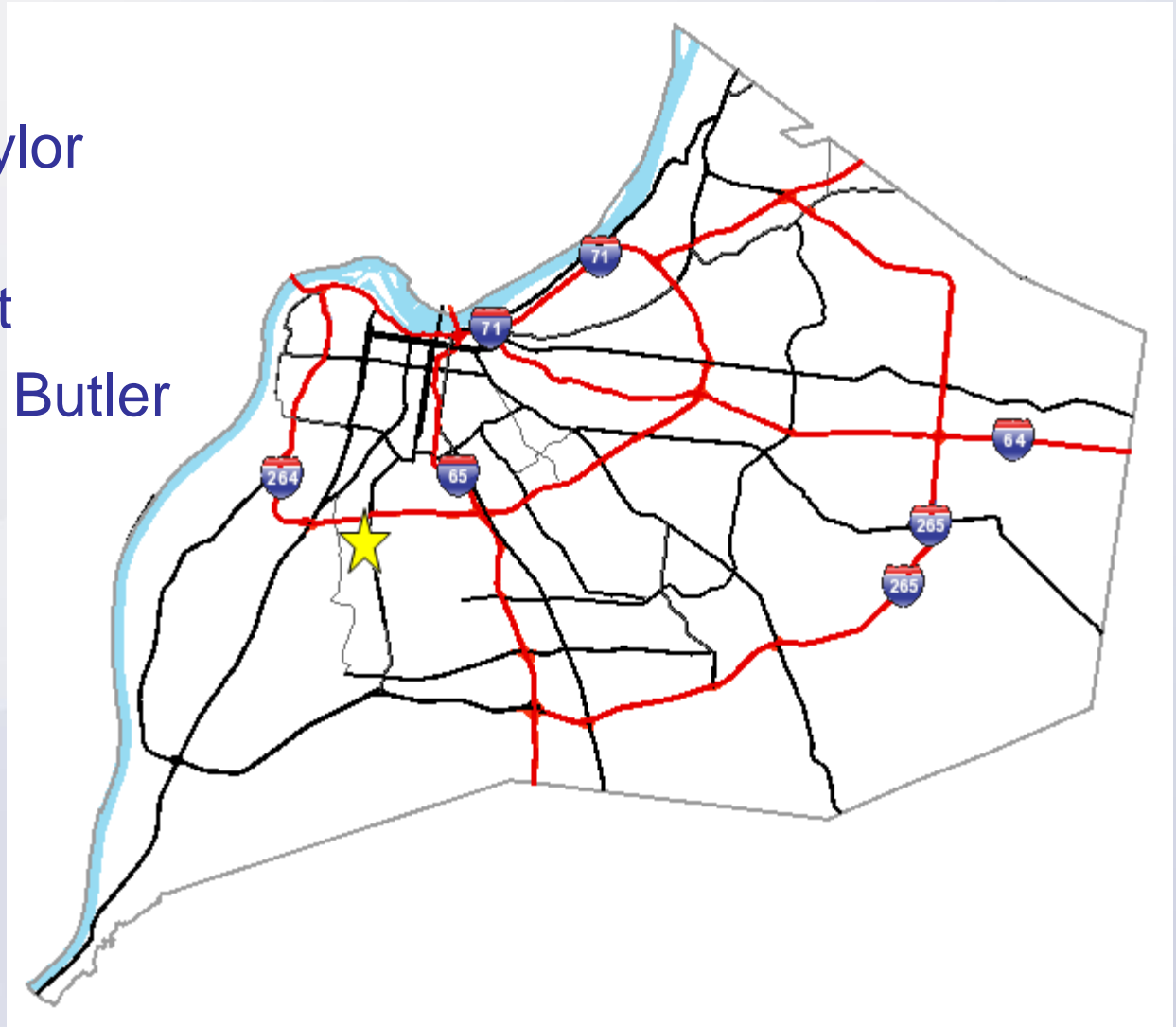
Taylor Boulevard Commercial



Planning/Zoning, Land Design & Development
May 19, 2015

Location

- 4152-4178 Taylor Boulevard
- Council District 15 – Marianne Butler



Request(s)

- Change in zoning from OR-2/C-2 to C-1
- General and Detailed District Development plans
- Variance from Chapter 5.2.2.C to exceed the maximum required 25' setback by 105' for Tract 2
- Waiver from 5.5.1.A.3 to permit parking in front of the principal structure on Tract 2

Case Summary / Background

- 11 lots
- 4 existing residences
- Some office structures
- Vacant land
- No distinguishing natural features

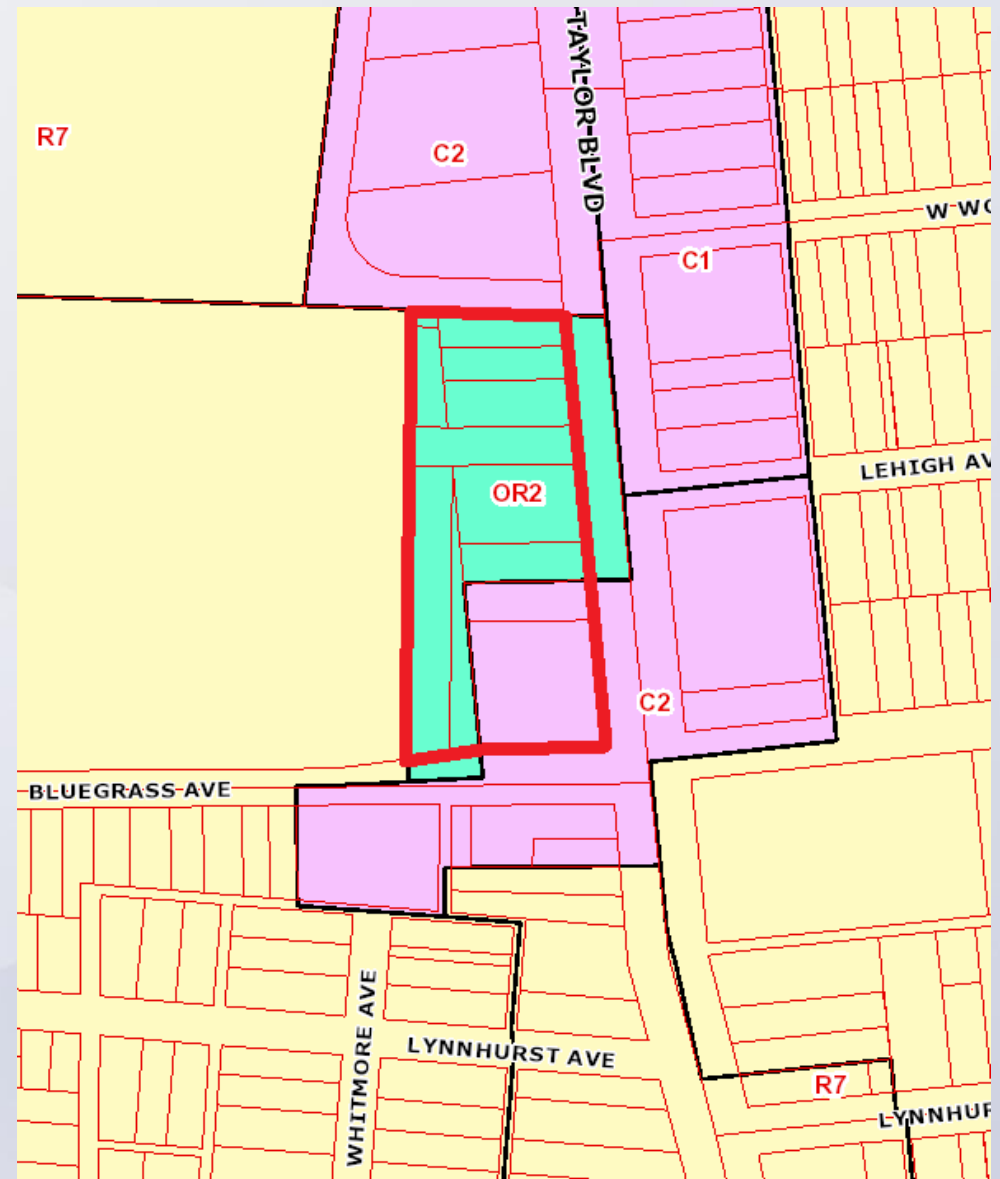
Zoning/Form Districts

Subject Property:

- Existing: OR-2/C-2-TN
- Proposed: C-1/TN

Adjacent Properties:

- North: C-2/TN
- South: C-2/TN
- East: C-1/C-2-TN
- West: R-5/TN



Aerial Photo/Land Use

Subject Property:

- Existing: Residential/Office/Vacant
- Proposed: Commercial

Adjacent Properties:

- North: Commercial
- South: Commercial
- East: Commercial
- West: School



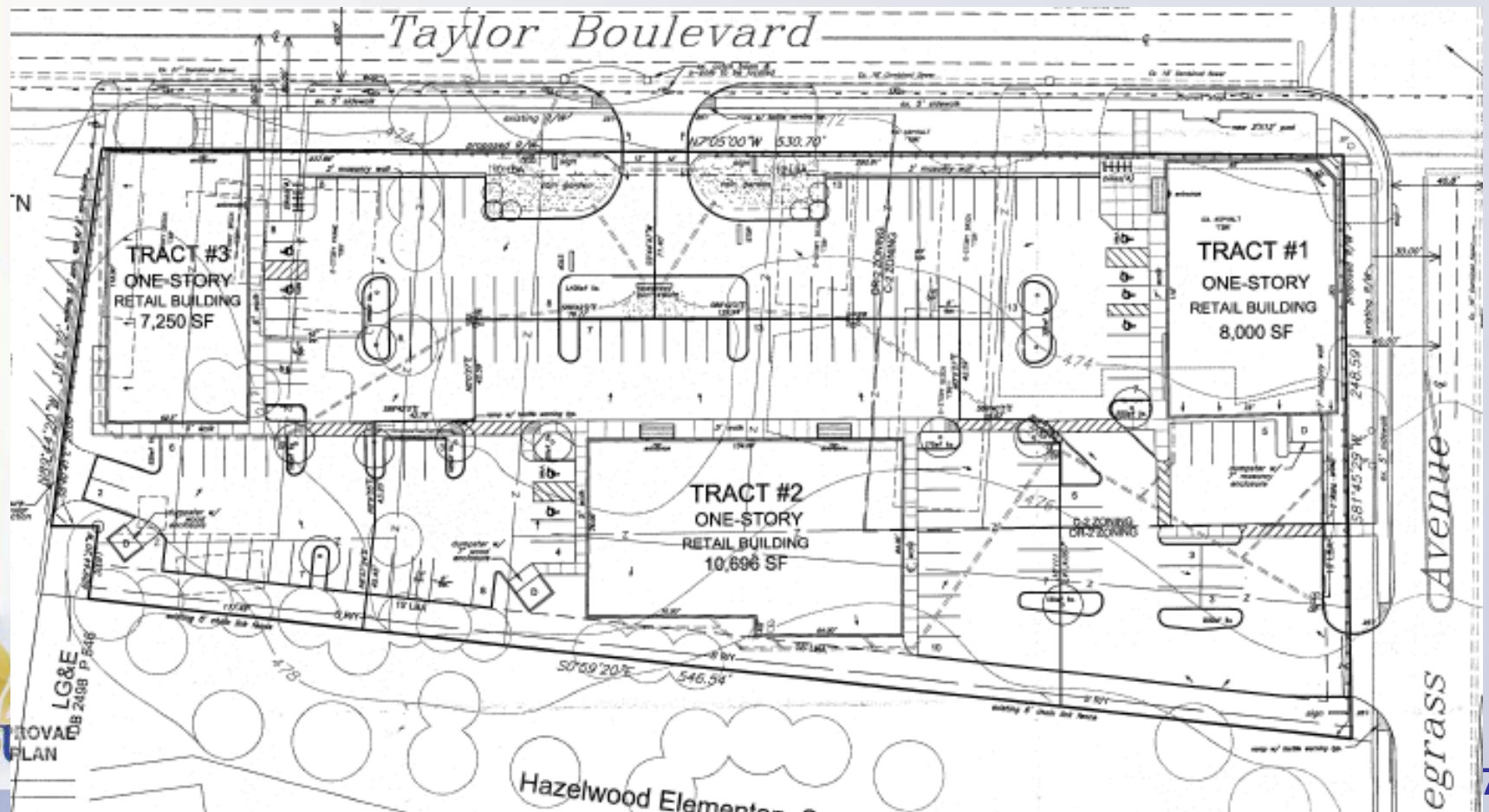
Site Photos-Subject Property



Applicant's Development Plan

Highlights:

- Commercial
- 25,946 Square Feet
- 147 Parking spaces



PC Recommendation

- Public Hearing was held on 4/16/2015
 - No one 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 OR-2 and C-2 to C-1 to Louisville Metro Council (7 members voted)

Renderings



FRONT ELEV 1/8" = 1'-0"

Renderings



LEFT SIDE ELEV 1/8" = 1'-0"

Additional Binding Element

- “Dumpster enclosures shall be constructed of brick or split-face block materials in keeping with the materials and design of the proposed structures as depicted in the renderings presented at the April 23, 2015 Planning Commission meeting.”