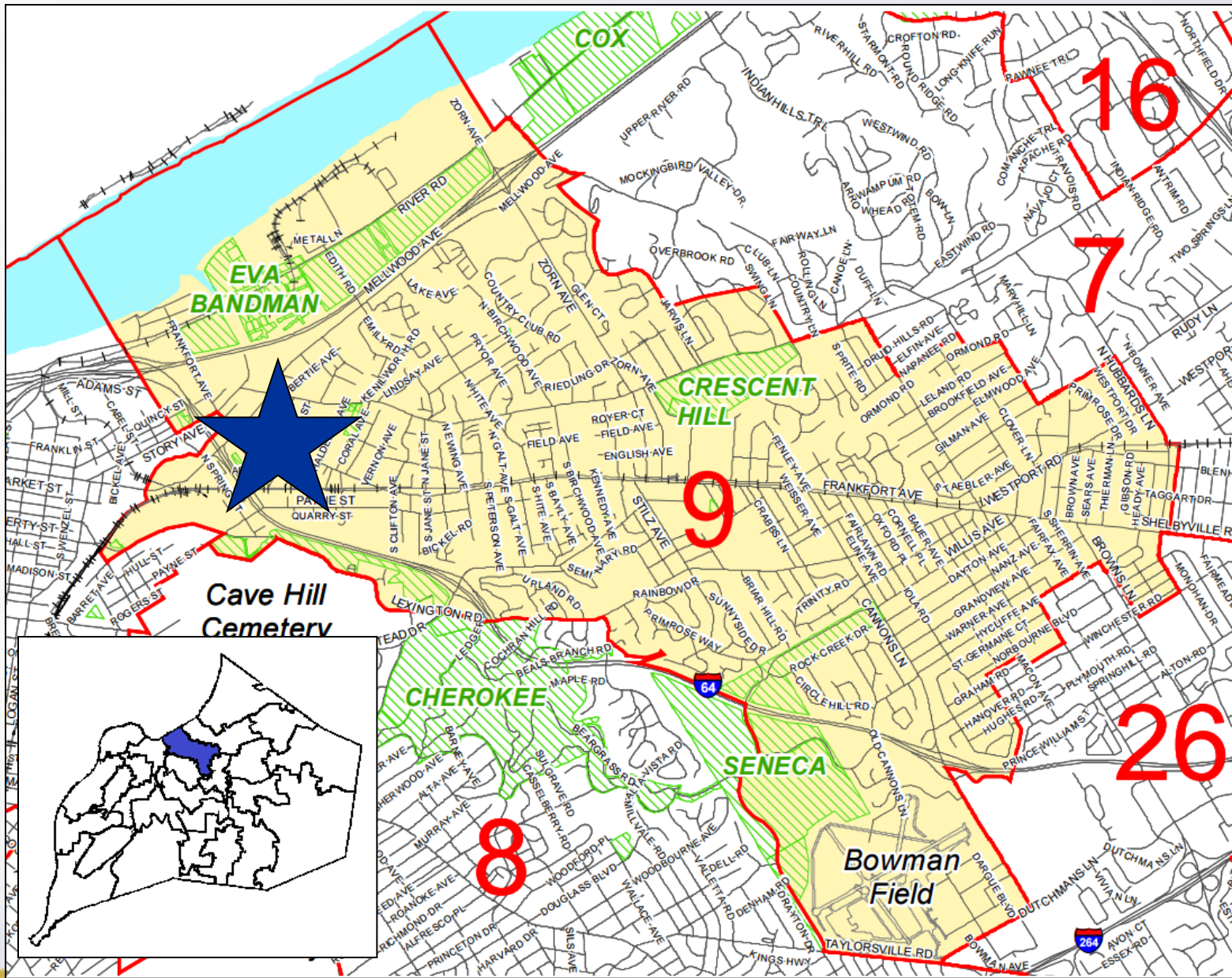


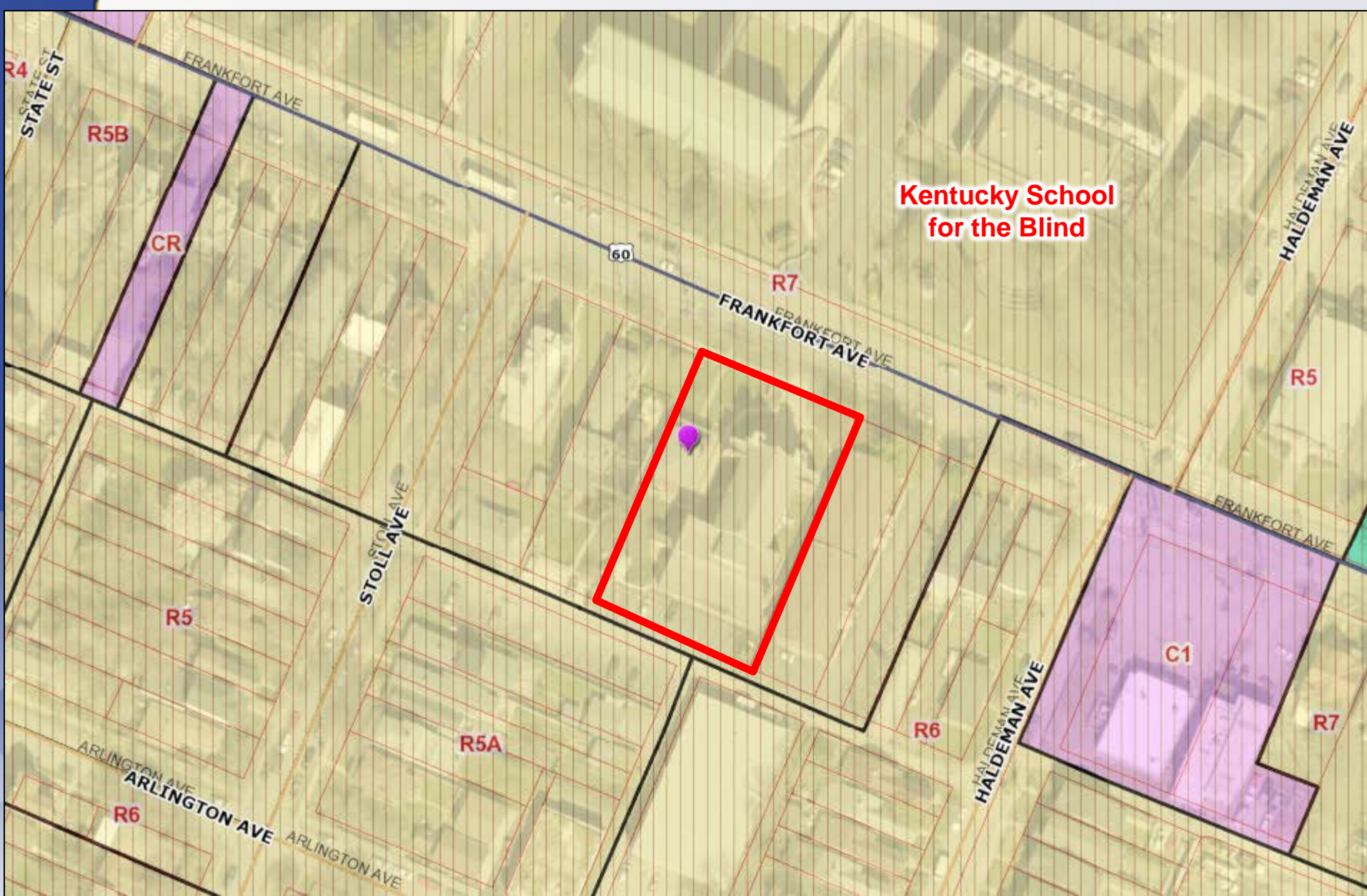
**18ZONE1039**

**1860 FRANKFORT AVENUE**

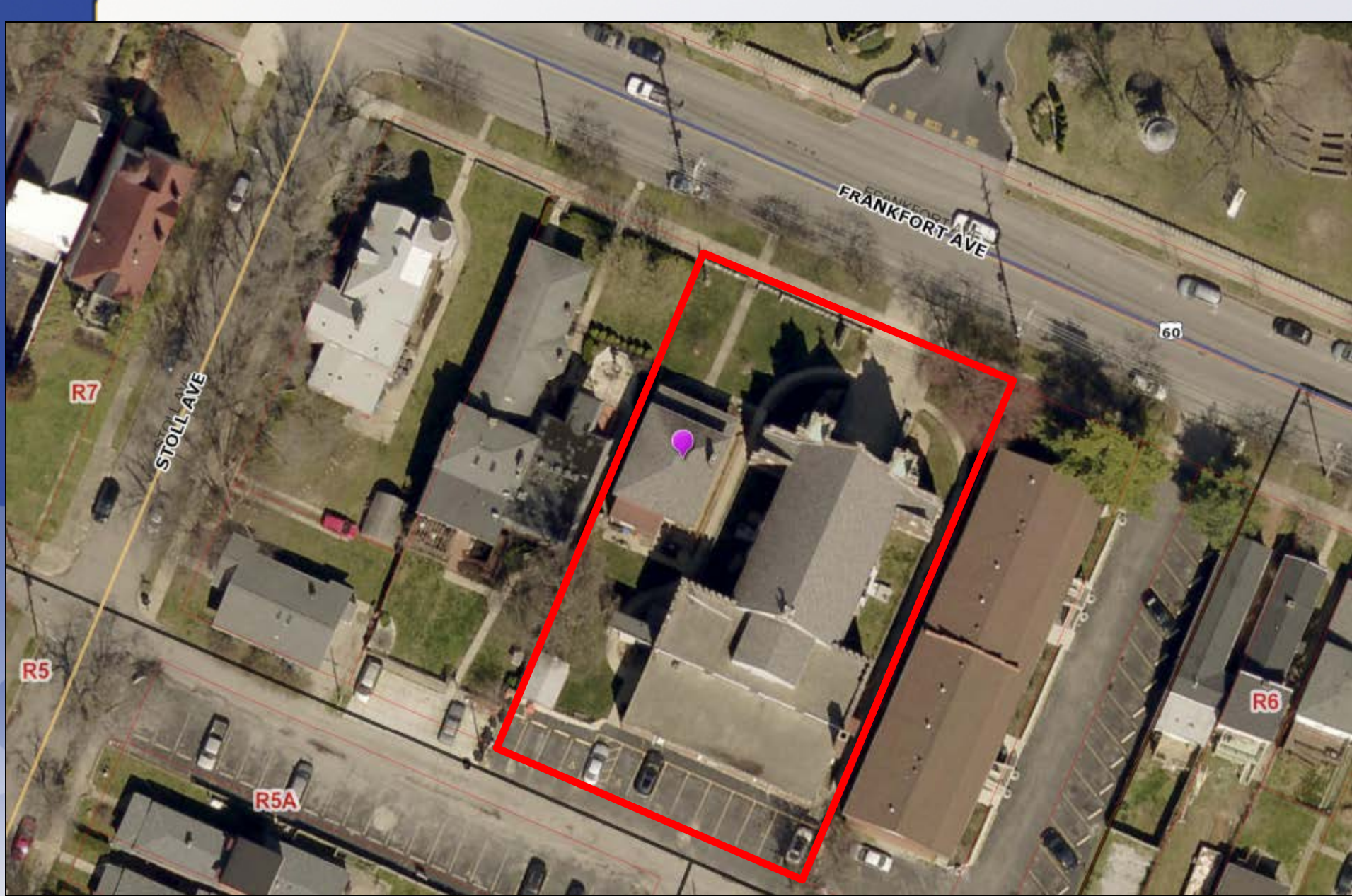


**Planning, Zoning & Annexation Committee**  
**October 30, 2018**





**Kentucky School  
for the Blind**



# Requests

- Change in Zoning from R-7 Multi-Family Residential to C-1 Commercial
- Conditional Use Permit for off-street parking (LDC 4.2.39)
- Waiver of Land Development Code Section 10.2 to eliminate required 15' LBA at east and west property lines
- Detailed District Development Plan

# Case Summary

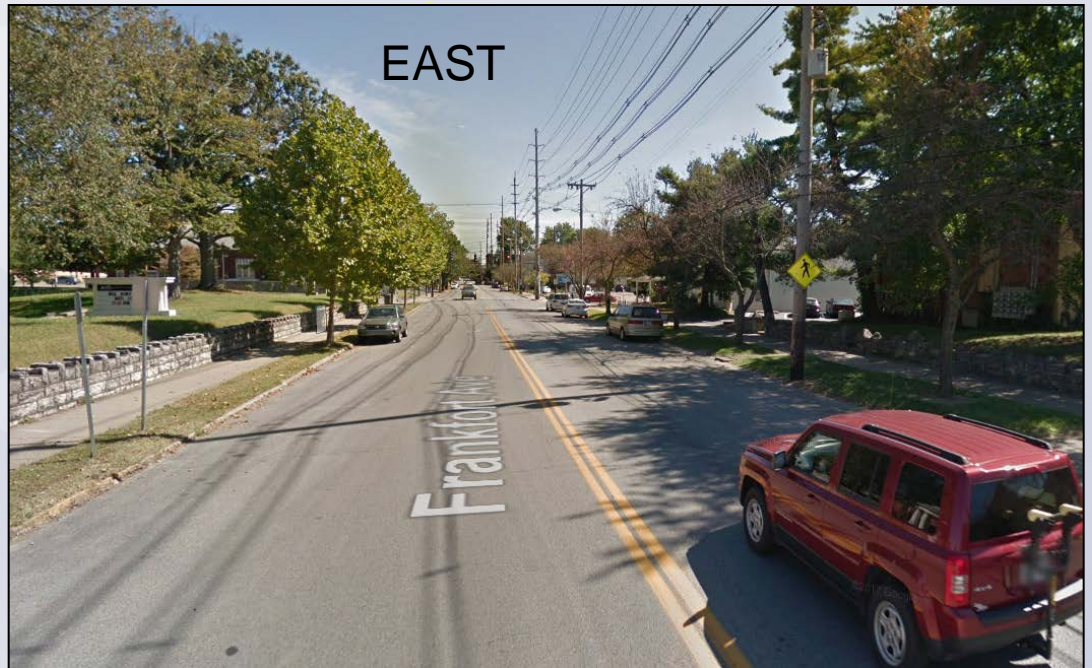
- Existing religious grounds and facilities to be repurposed for commercial activities
- No exterior changes
- Parking facilities will be retained
- Parking area opposite the southern alley will also be retained and a conditional user permit has been requested in-lieu-of a zoning change



WEST

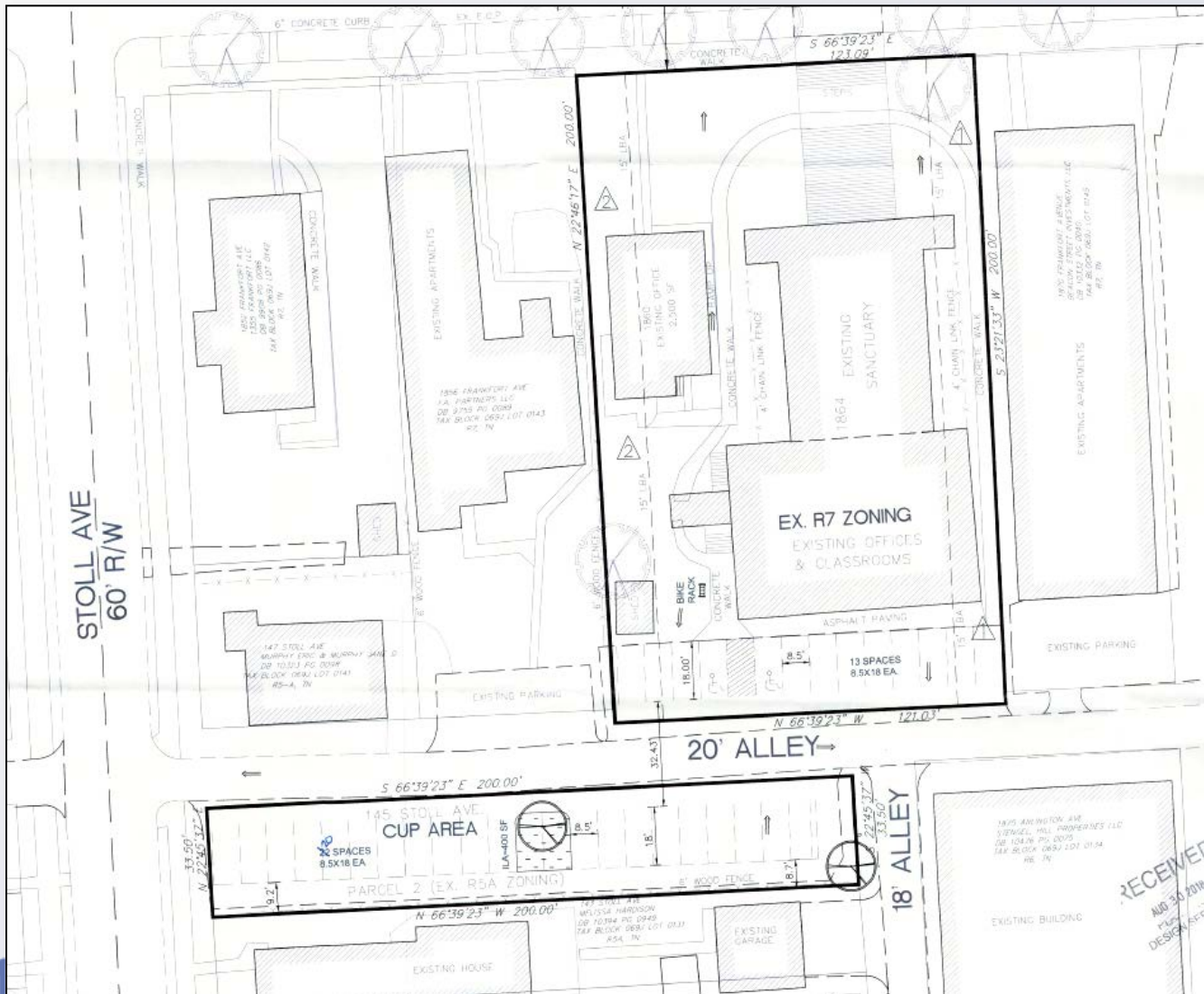


EAST





# Development Plan



# Technical Review

- Any change to the exterior of the property, including expansion to the floor area, modifications to outdoor areas, or façade renovations will require either the approval of a revised detailed district development plan or certificate of appropriateness, or both

## 2000-2010 Clifton Neighborhood Plan

- Development does not impact current density levels
- Subject to a design review - Clifton Preservation
- Street trees are present
- Bike parking and ADA parking is provided
- subject site retains the existing parking facilities to meet parking demand

# Public Meetings

- Neighborhood Meeting on 5/23/2018
  - Conducted by the applicant, 13 people attended the meeting
- LD&T meeting on 8/23/2018
- Planning Commission public hearing on 9/20/2018
  - Two people spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-7 to C-1 with a vote of 6-0 (four members were not present).