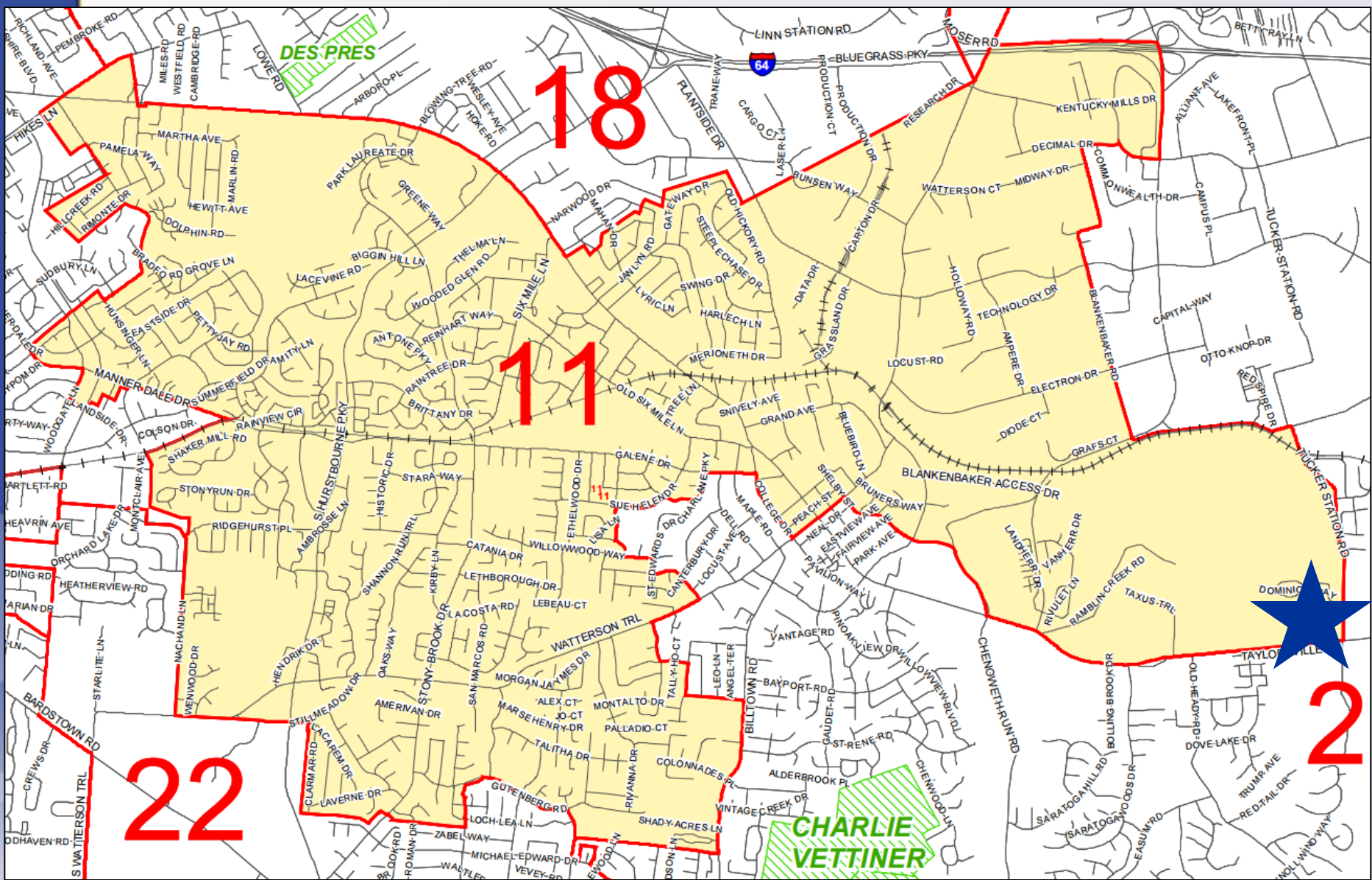


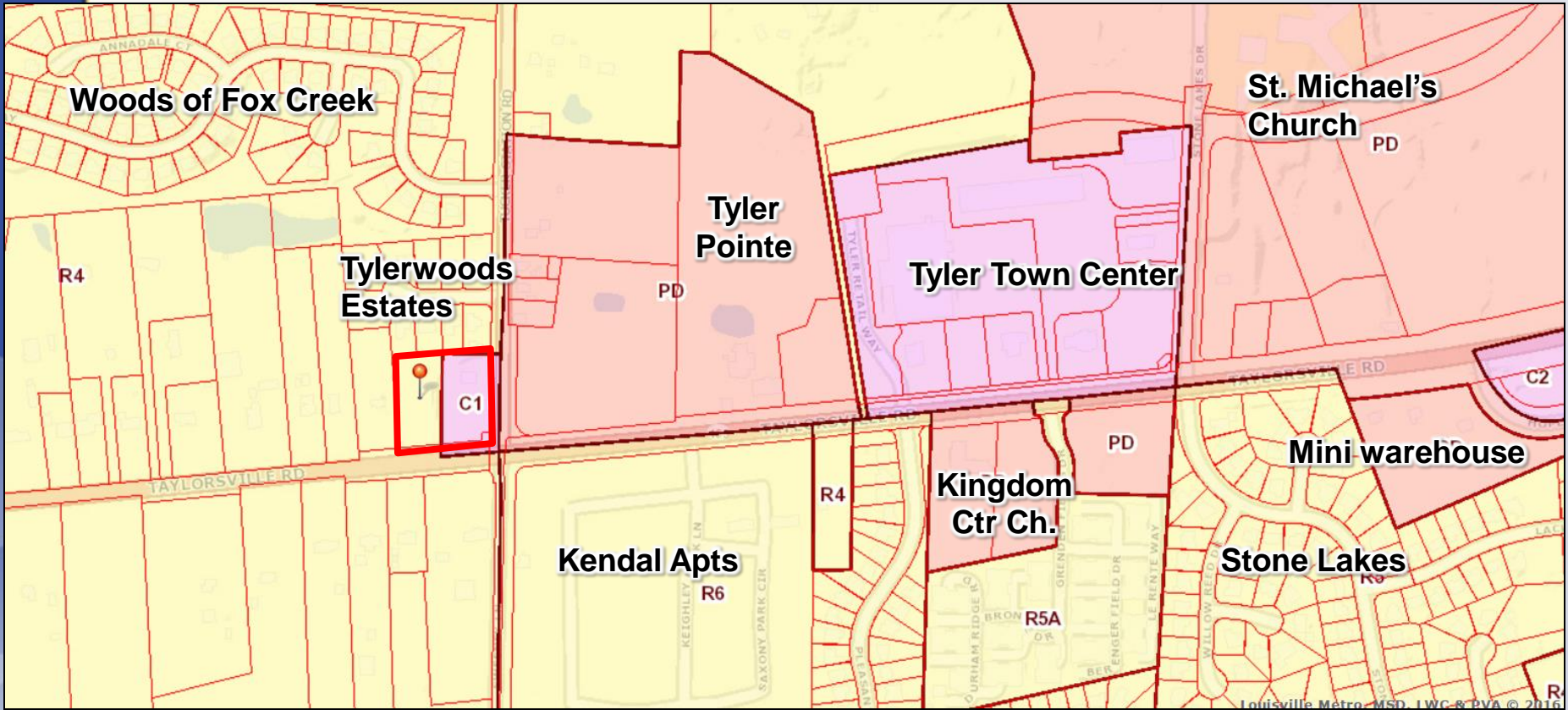
16ZONE1031

Circle K



Planning, Zoning & Annexation Committee
March 27, 2018





Existing: C-1 & R-4/N
 Proposed: C-1/N

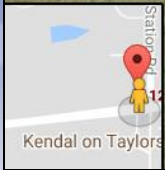


12415 Taylorsville Rd

Louisville, Kentucky

Google, Inc.

Street View - Oct 2014

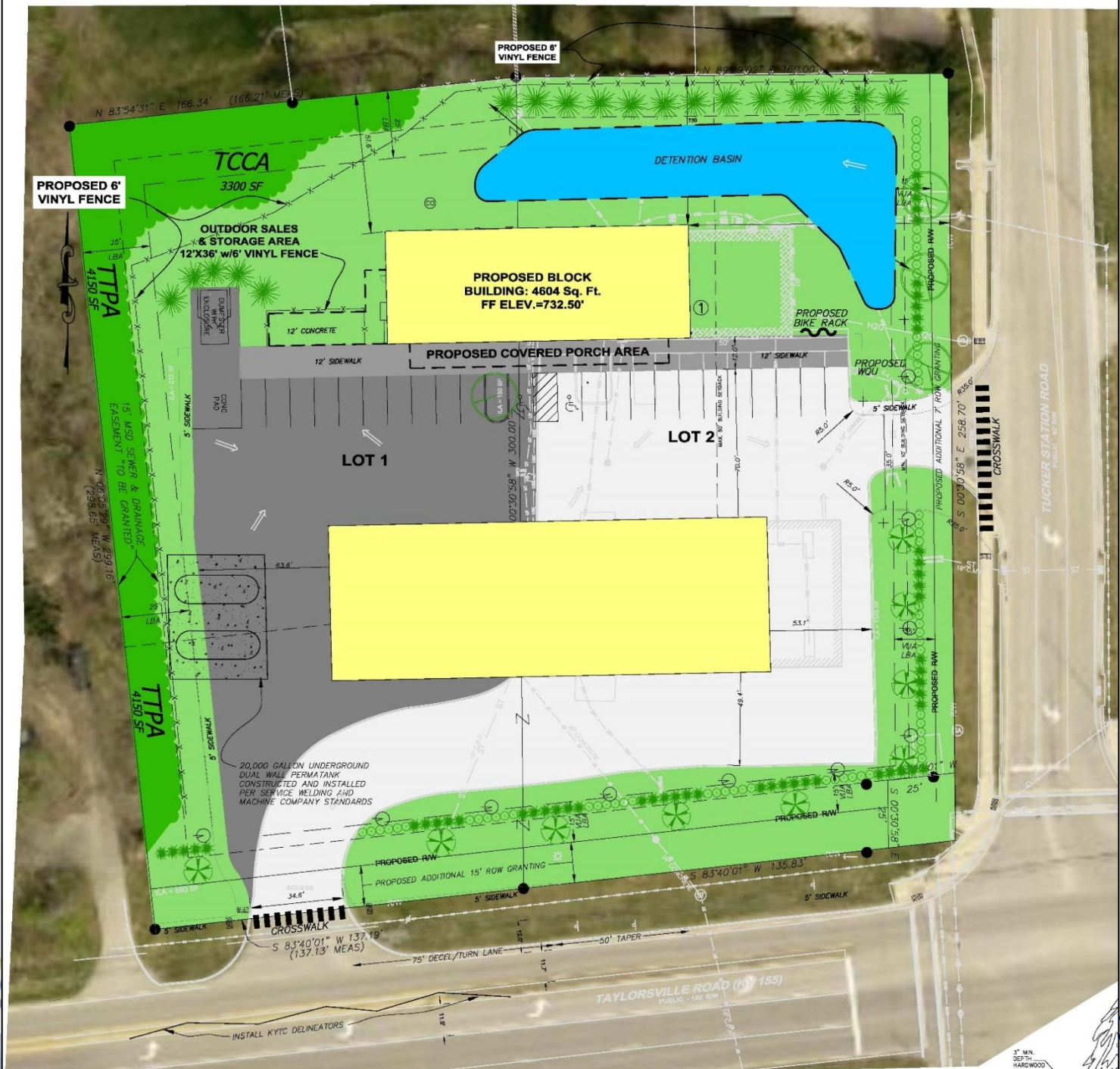


Request(s)

- Change in zoning from R-4 to C-1 on 1.04 acres (2.09 acres total)
- Variance from 5.1.8 to exceed the maximum 80' setback by 10' on the Tucker Station Road side and between 101' and 111' on the Taylorsville Road side.
- Waiver from 5.5.2 and 5.6.1.C to not provide animating features or clear windows and doors on the Tucker Station Road building façade.
- District Development Plan with Binding Elements

Case Summary / Background

- Existing gas station on the corner lot
- 4,604 sf convenience store
- 10 gas pumps
- Tyler Rural Settlement National Register District





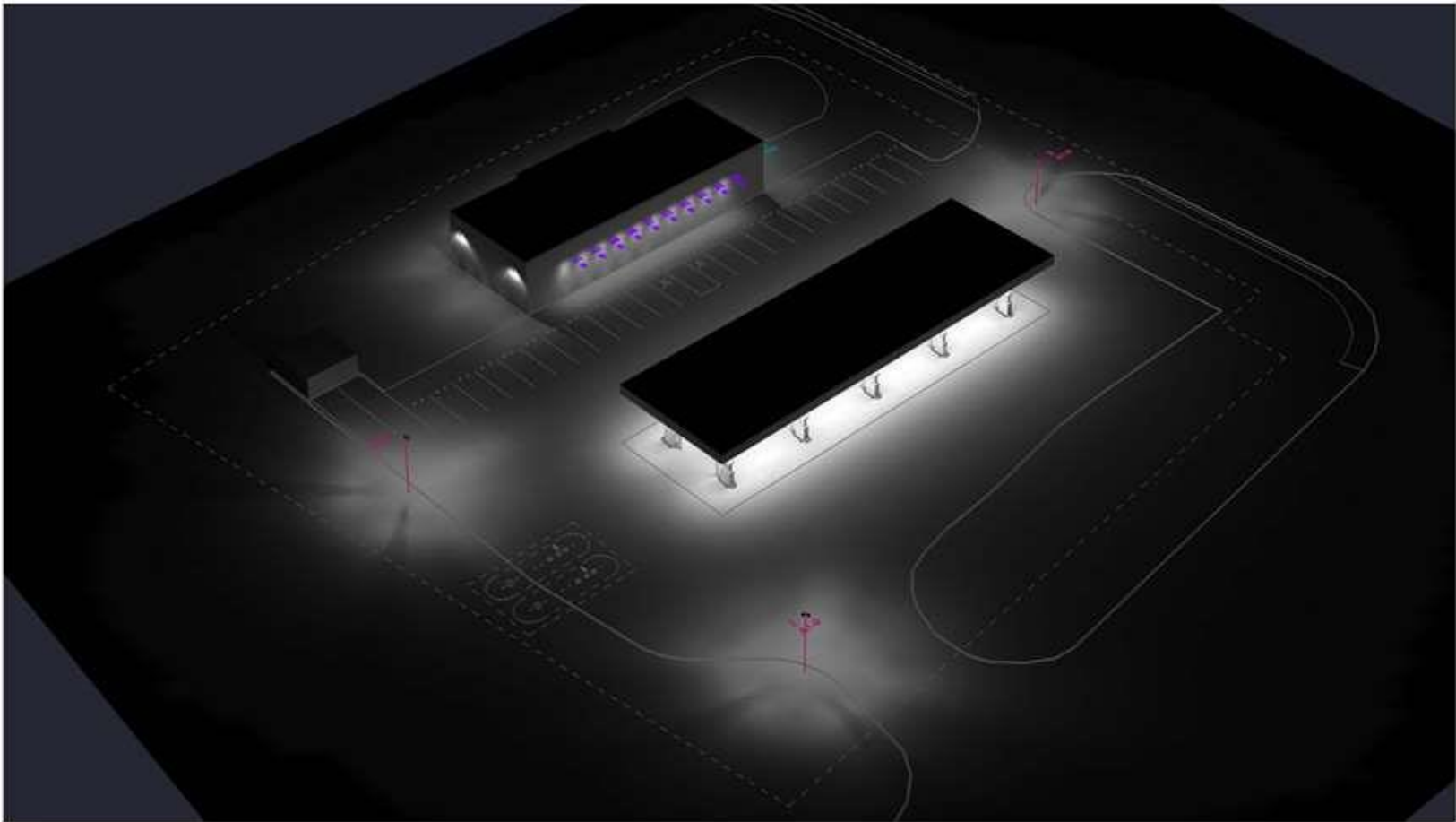




Depiction of 8 ft tall solid fence per agreed upon Binding Element



CLICK THE IMAGE TO ACTIVATE THE VIDEO / RIGHT CLICK TO DISABLE



Public Meetings

- Neighborhood Meeting on 5/25/2016 and 11/29/2016
 - Conducted by the applicant
- LD&T meeting on 12/14/2017
- Planning Commission public hearing on 2/15/2018
 - Four people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to C-1 with a vote of 5-1. Four members were not present.