

14ZONE1044/14 STREETS1024

Life Safety Warehouse



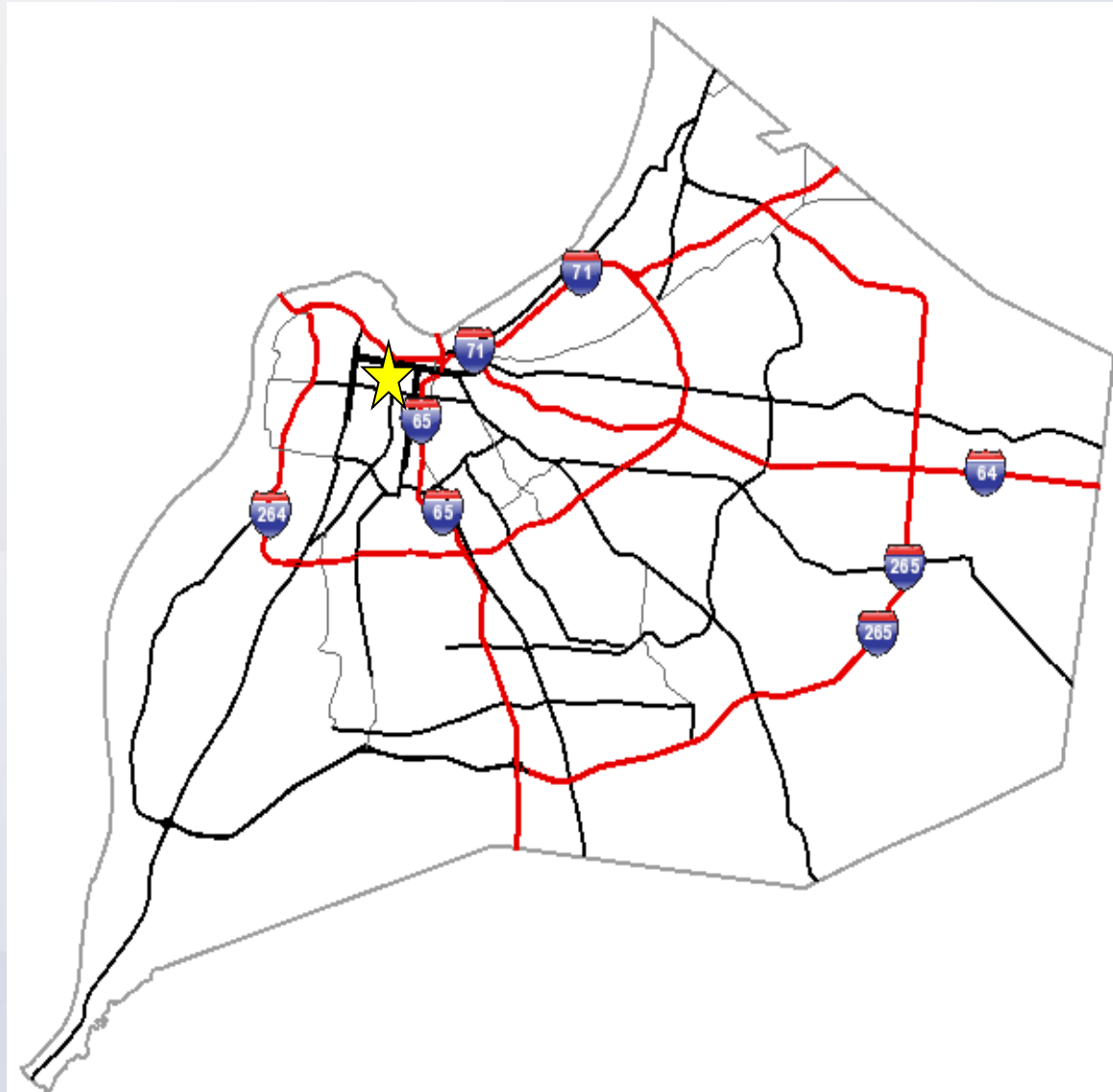
Louisville Metro Planning Commission Public Hearing

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February 5, 2015

Location

- Address
- Council District
6 –David James



Request(s)

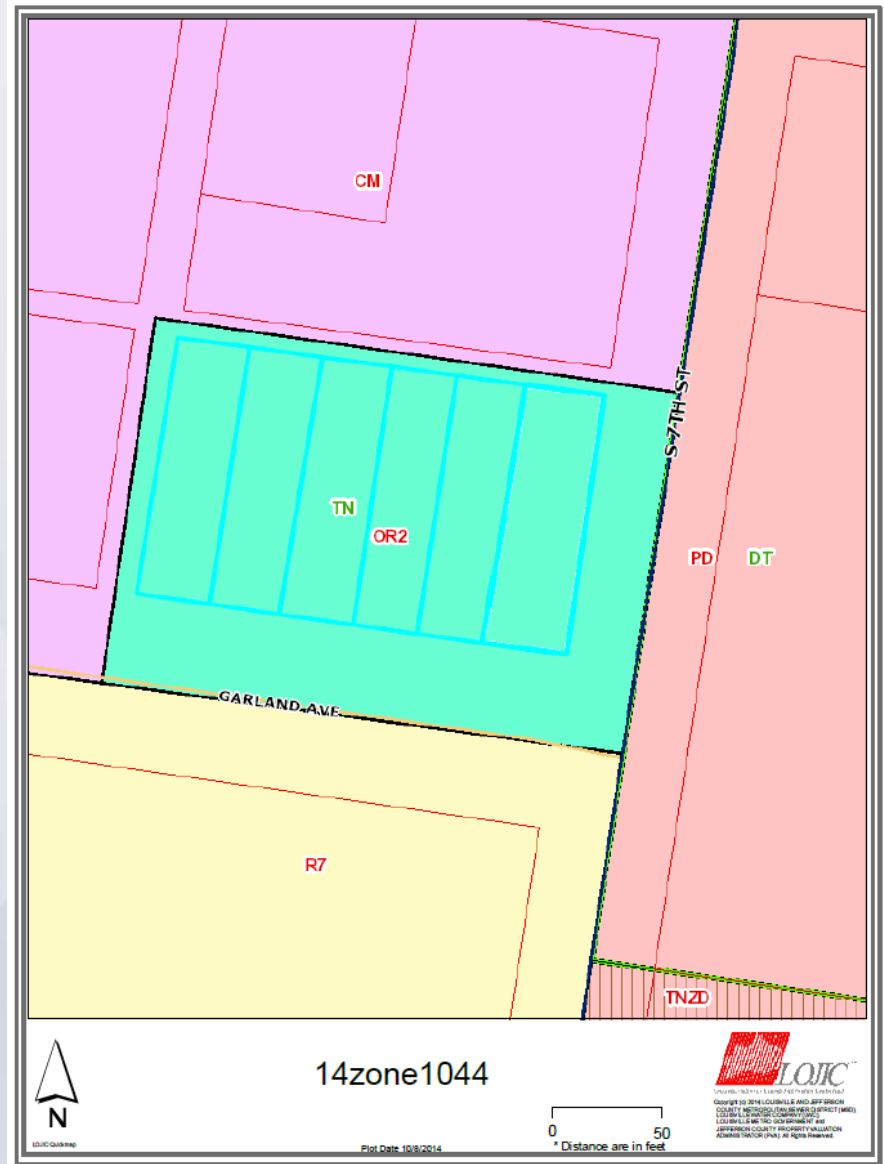
- Change in Zoning from OR-2 to CM
- District Development Plan
- Alley Closure for the alleys between 7th and 8th Streets and Garland Ave. and Breckinridge Street

Case Summary / Background

- Vacant property
- Proposed Warehouse
- Alley closure

Zoning/Form Districts

- **Subject Property:**
 - Existing: OR-2/TN
 - Proposed: CM/TN
- **Adjacent Properties:**
 - North: CM/TN
 - South: R-7/TN
 - East: PD/DT
 - West: CM/TN



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant
 - Proposed: Warehouse
- **Adjacent Properties:**
 - North: Industrial
 - South: Multi-Family
 - East: Industrial/Office
 - West: Vacant



Site Photos-Subject Property



Site Photos-Subject Property



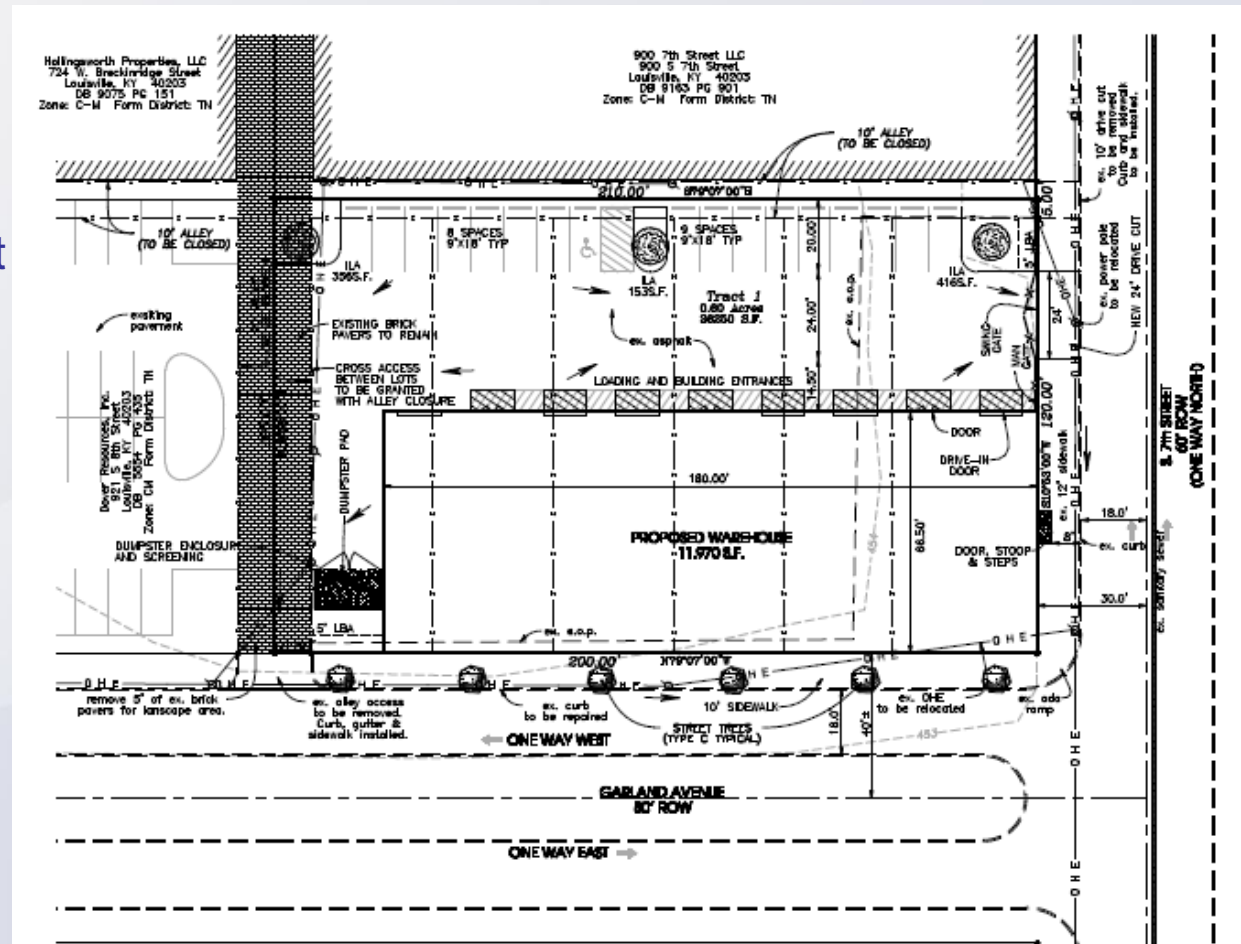
Site Photos-Surrounding Areas



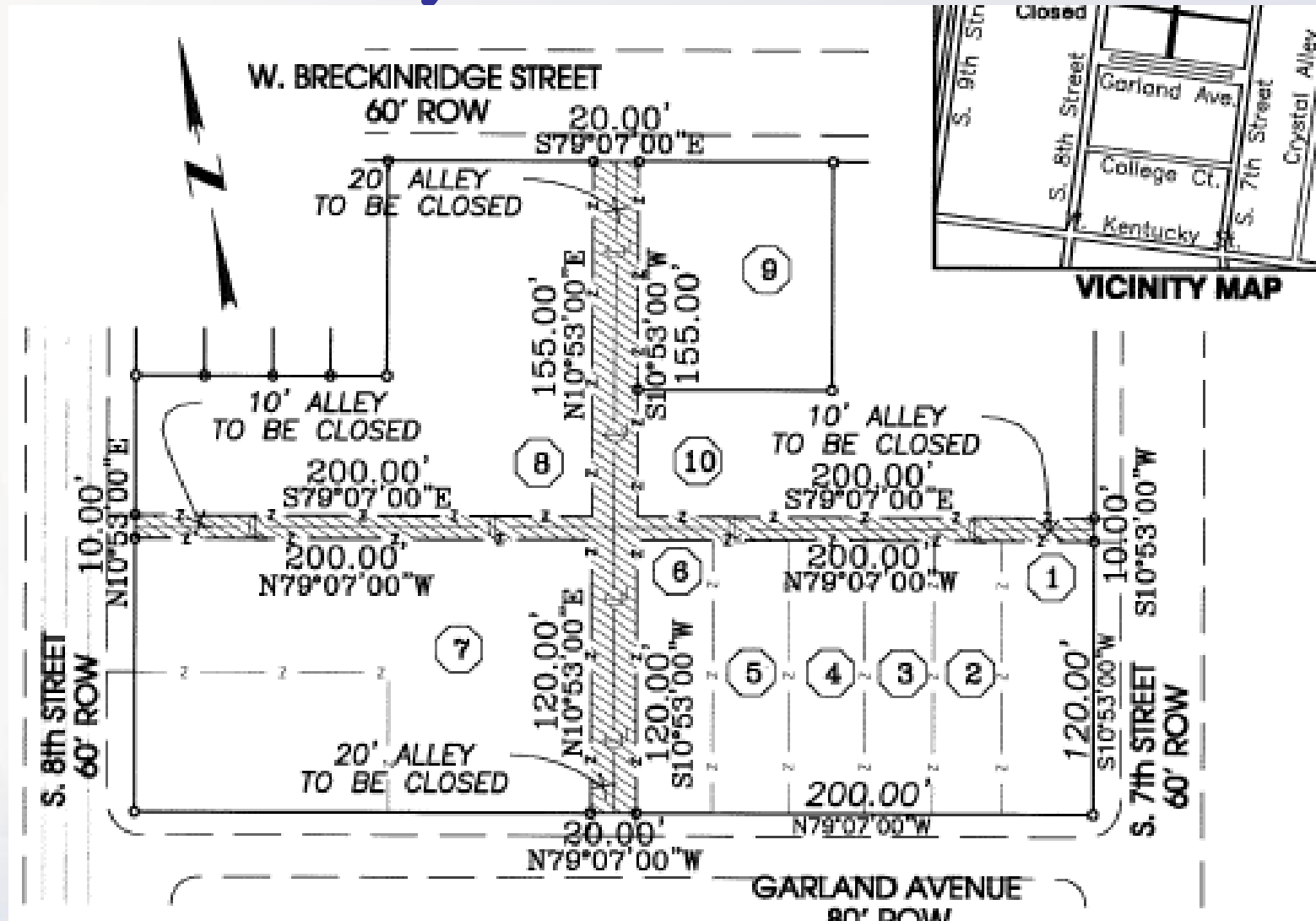
Applicant's Development Plan

Highlights:

- Warehouse
- 11,970 Square Feet
- 17 Parking spaces



Alley Closure Exhibit



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Add binding element regarding the gate: The security gate to the site shall be open during business hours to prevent queuing in the public right of way.

Zoning Staff Analysis and Conclusions

- No mix of uses for a neighborhood center
- Consistent with the other CM zoning in area
- Open spaces in the area will be not be altered
- Part of existing industrial center
- CM zoning allows for retail uses
- Efficient land use pattern
- Zoning supports a mix of land uses between commercial and industrial
- Residential not proposed
- Not multi-story or mixed use

Alley Closure Staff Analysis and Conclusions

- While the proposal does not preserve the pattern of the alleys that exists throughout the neighborhood the proposal doesn't eliminate access to the adjacent developments. The existing alley will now be used as drive lanes to the adjacent businesses.
- The proposal can be accessed by all forms of transportation.
- The proposal will not have any impact on traffic because W. Breckinridge Street and Garland Avenue (where the alley can be accessed) both run one way west. 7th Street is one way north and 8th Street is one way south.
- The 10' Alley is too small to be used as an access point.
- Roadway improvements are not part of this alley closure. Access to the site will be from a separate driveway along S. 7th Street.
- Access to the development is through existing public roads. No new roadways are proposed.
- The proposal provides for all types of movement. The sidewalks are existing. Bicycles will use the existing roadways.

Required Actions

- Zoning: Recommend to Louisville Metro Council for approval/denial
- District Development Plan with binding elements: Approve/Deny
- Alley Closure: Recommend to Louisville Metro Council for approval/denial