

20-ZONE-0037

969 Barret Ave



Louisville Metro Planning Commission

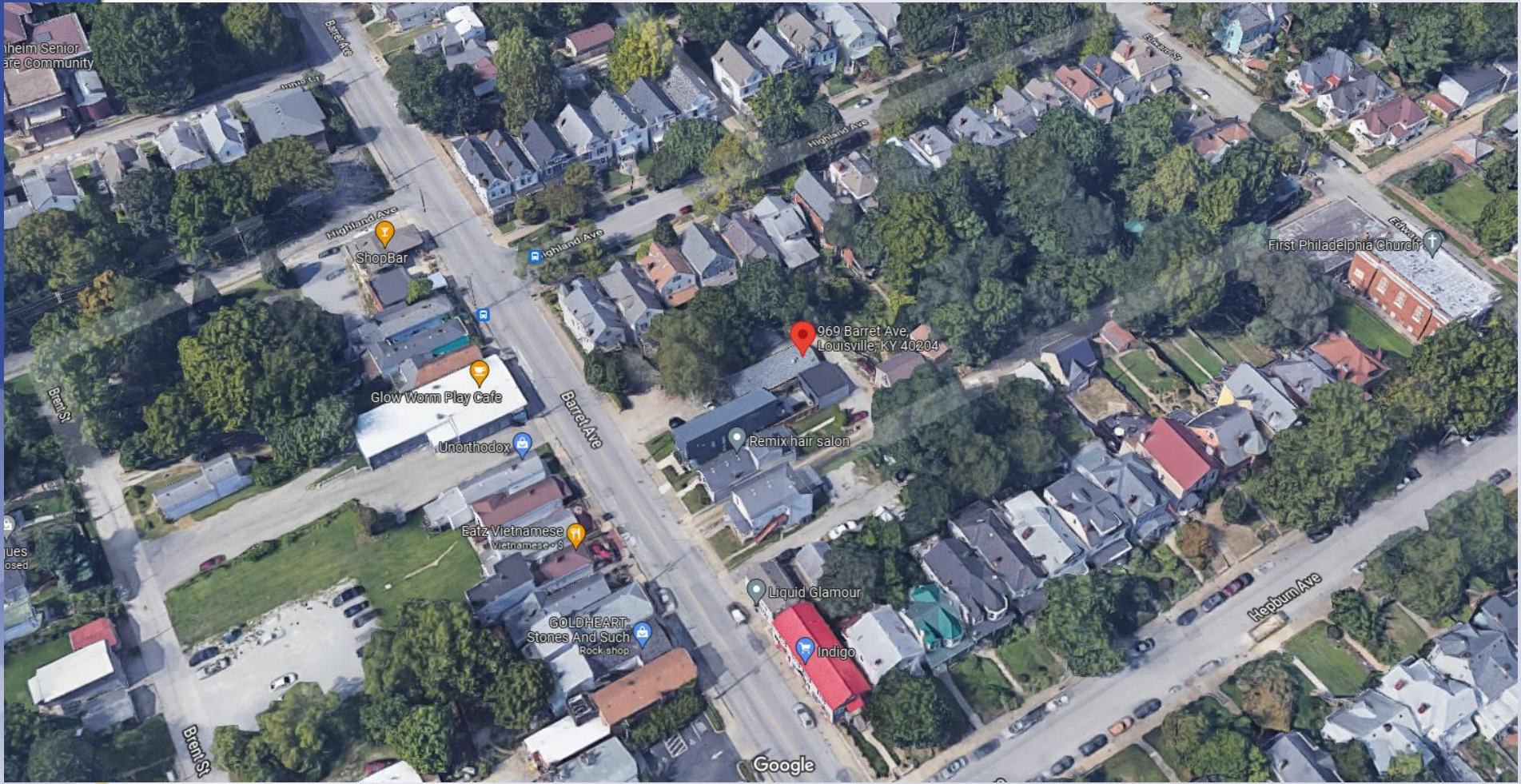
Julia Williams, AICP, Planning Supervisor

July 21, 2022

Request(s)

- **Change-in-Zoning** from R-5B to OR-1
- **Waiver** of Land Development Code, section 10.2.4 to omit the landscape buffer area adjacent to R-5B district (20-WAIVER -0120)
- **Detailed District Development Plan**

Site Context



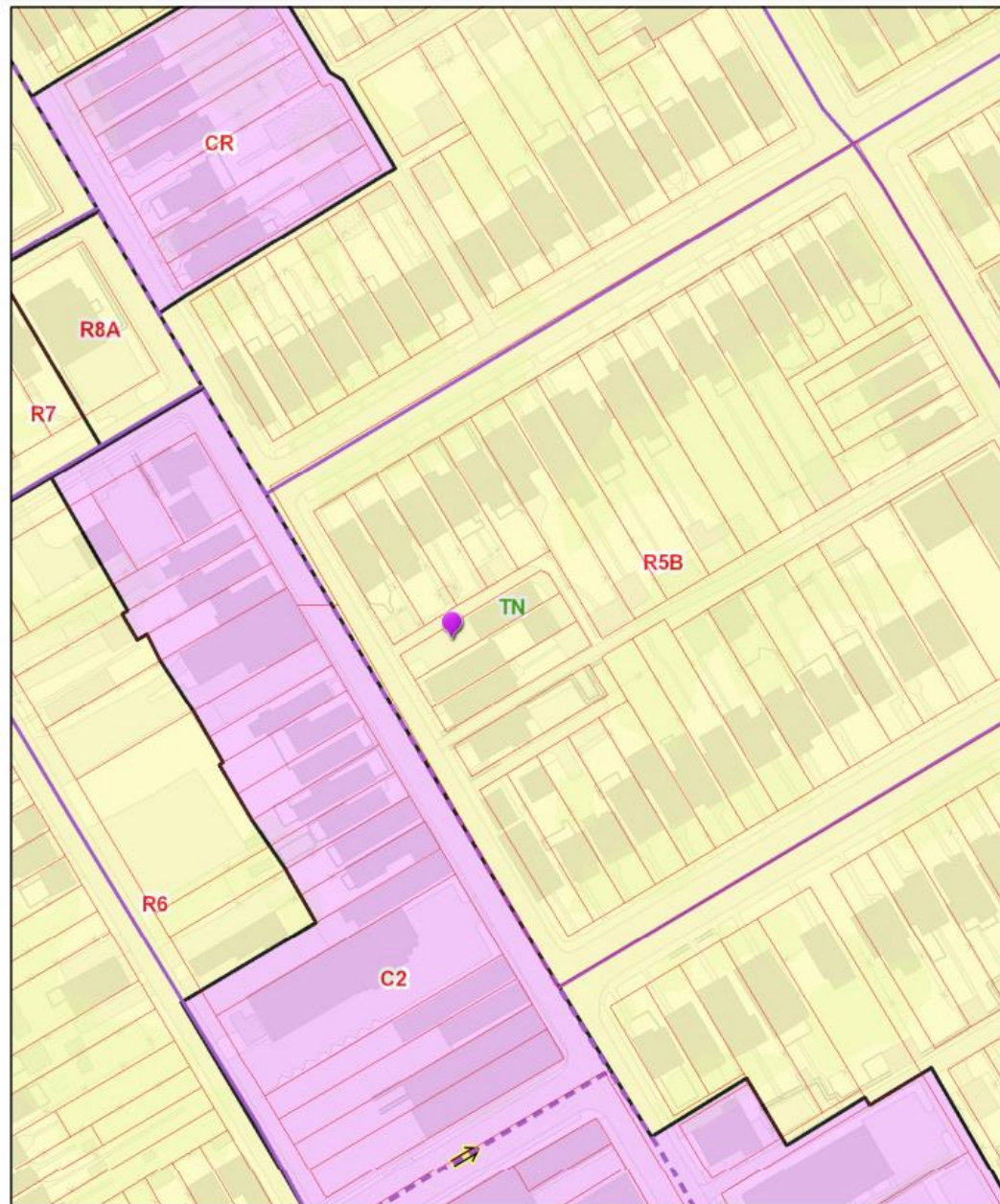
Case Summary

- Current use is office
- Non-conforming to the R-5B district
- No change in use proposed at this time
- Request to facilitate future commercial use
- No improvements to the structure
- Parking areas in front and curb work along Barret Ave will be performed

Neighborhood Plan

- The Original Highlands Neighborhood Plan (2006) applies to the site. The plan recommends this area to be the Barret Avenue Arts District. The Plan recommends the area across Barret Avenue from the site be re-zoned to C-R while the site was recommended as R-5B. An areawide change in zoning (case #16074) was approved for the site in 2013. It appears that the prior zoning on the site before the areawide change in zoning was C-1.

Zoning/Form Districts



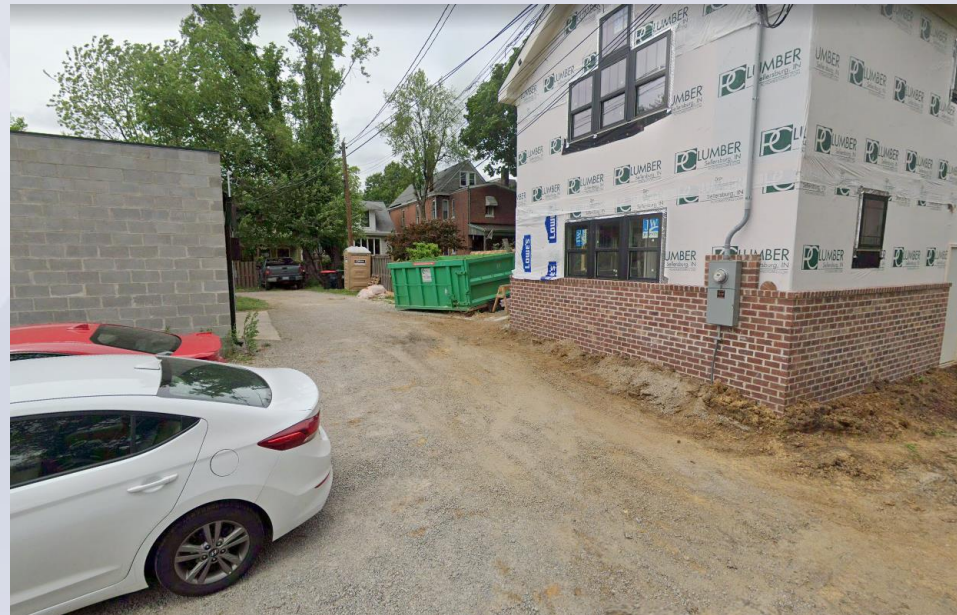
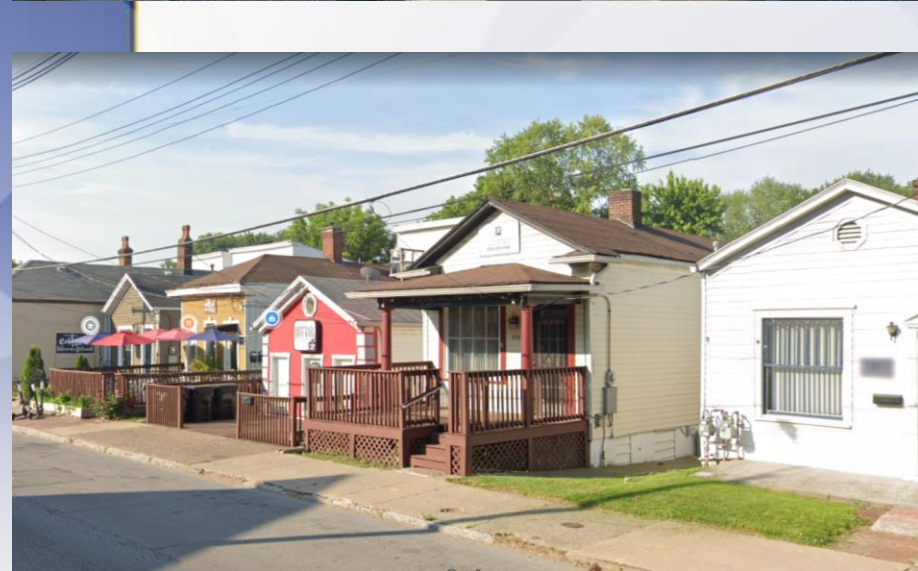
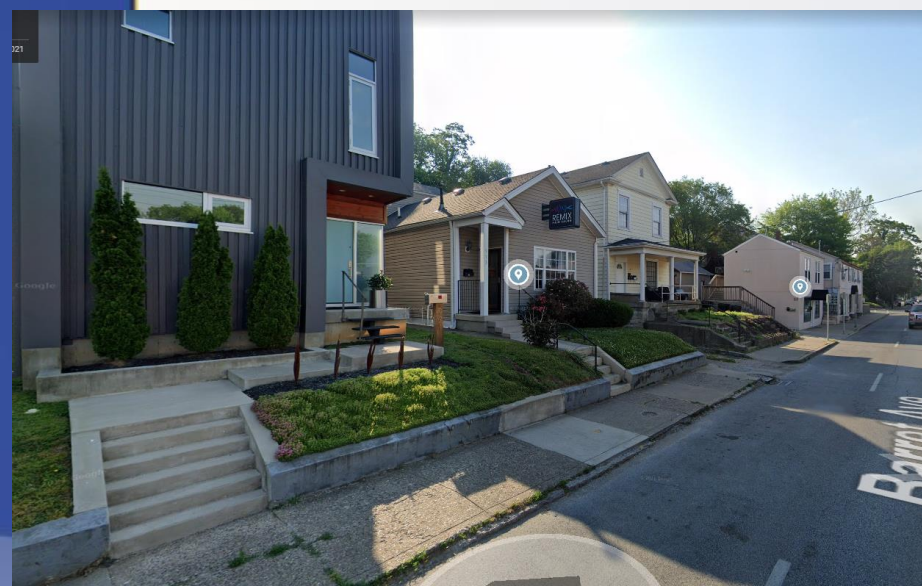
Aerial Photo



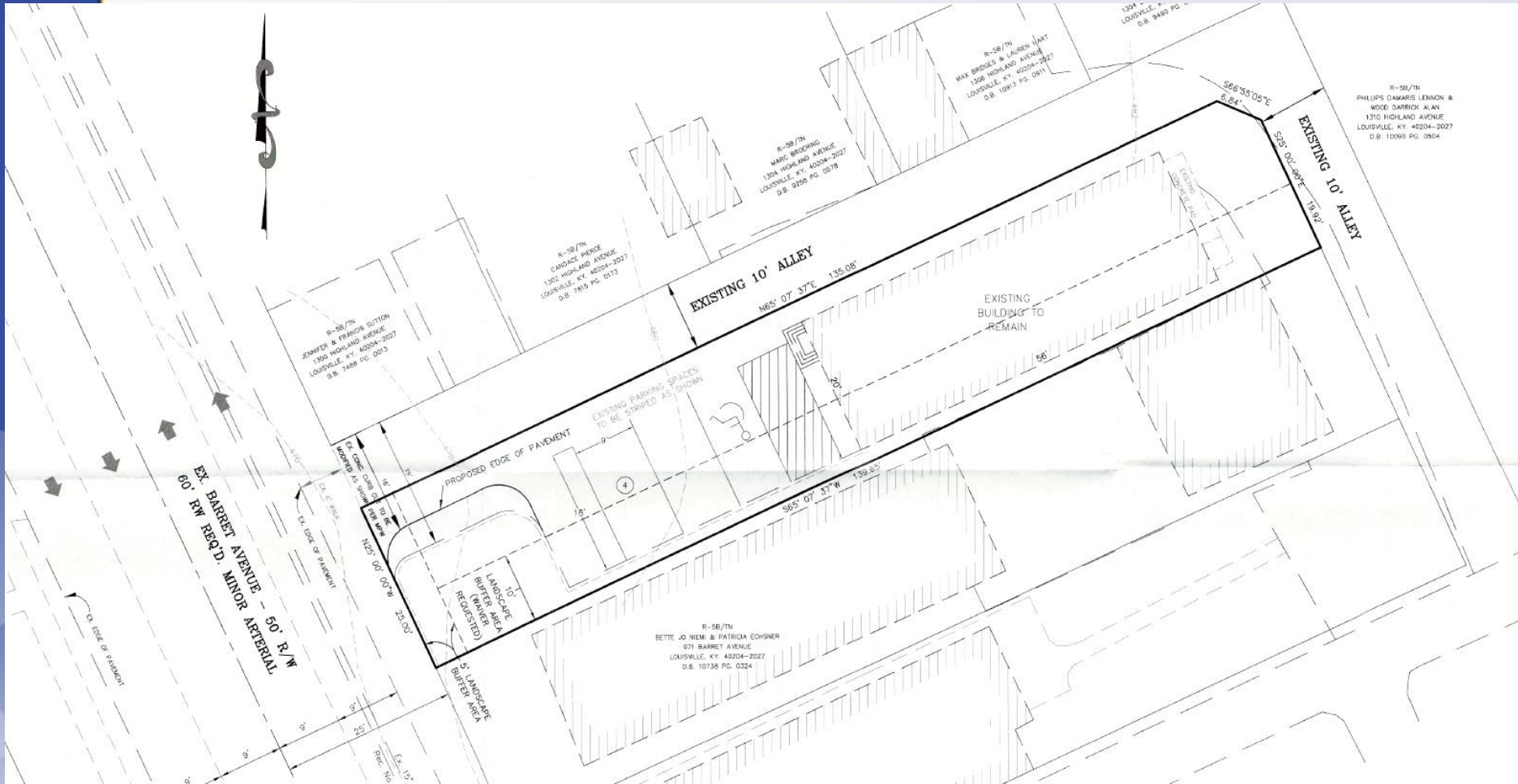
Site Photos-Subject Property



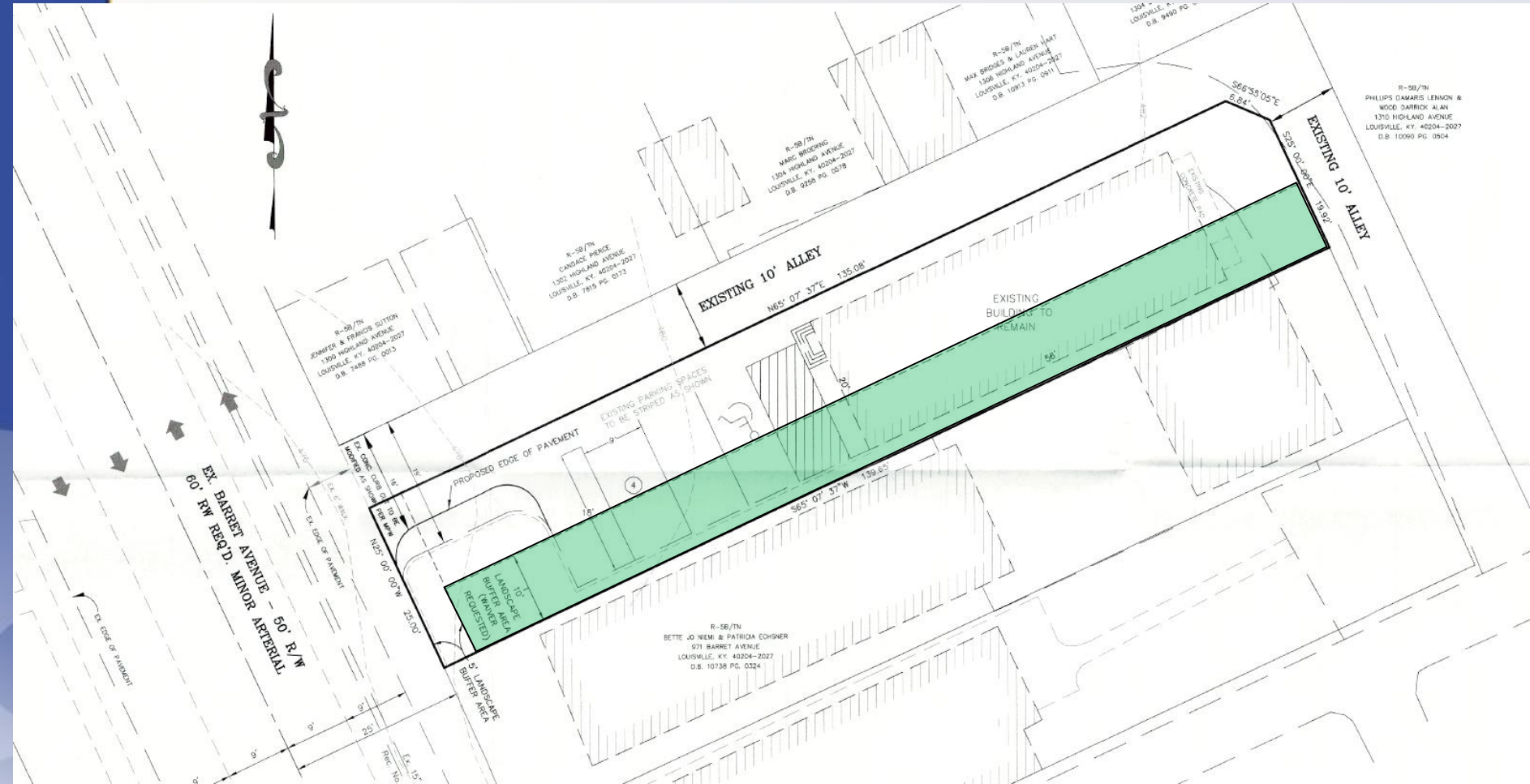
Site Photos-Surrounding Areas



Applicant's Development Plan



Waiver Requested



Staff Finding

- Meets the guidelines of Plan 2040 and requirements of the Land Development Code

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-5B to OR-1
- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Detailed District Development Plan**