

**14ZONE1044/14 STREETS1024**

**Life Safety Warehouse**



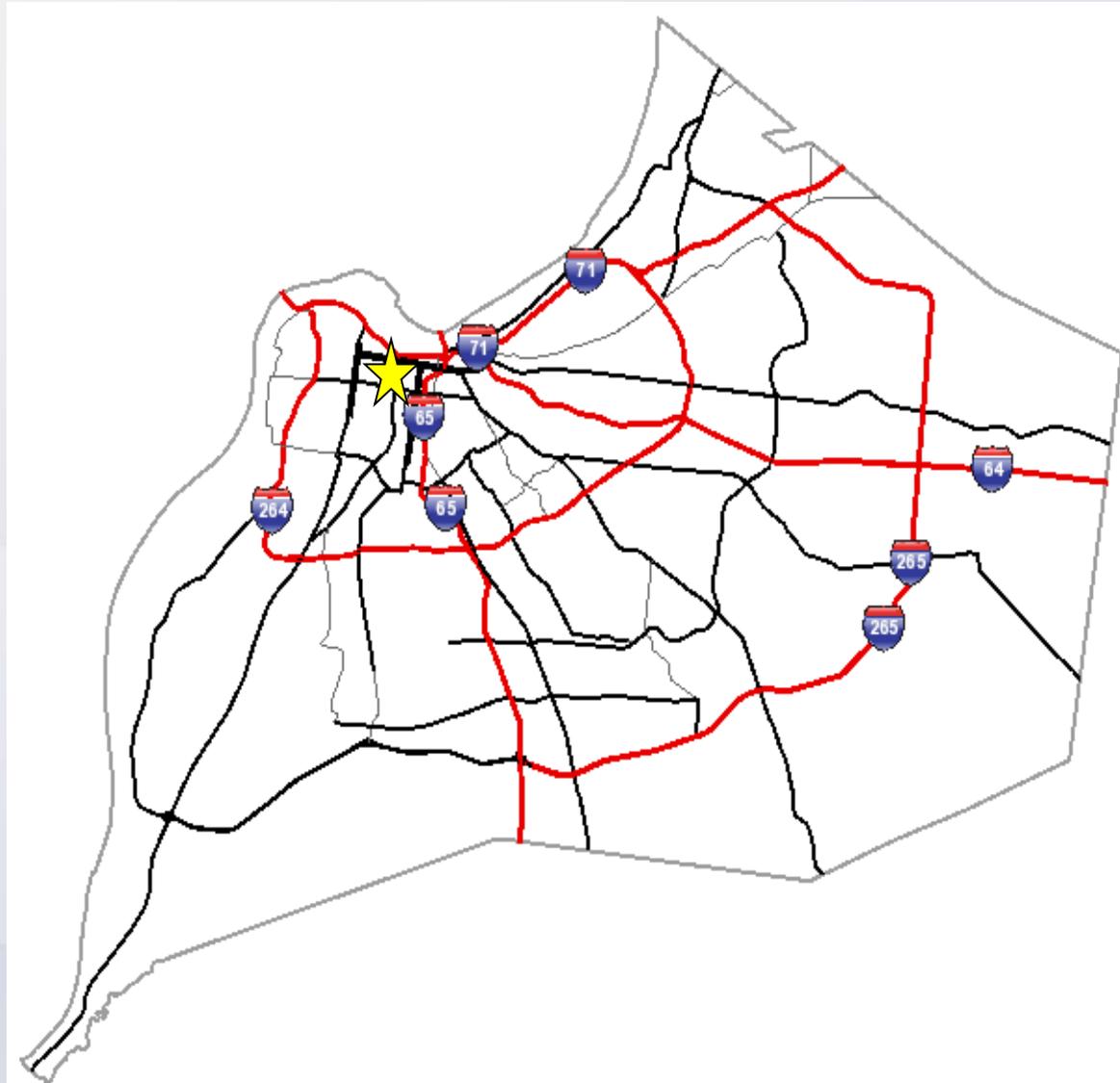
**Louisville Metro Planning Commission Public Hearing**

**Julia Williams, AICP, Planner II**

**February 5, 2015**

# Location

- Address
- Council District  
6 –David James



# Request(s)

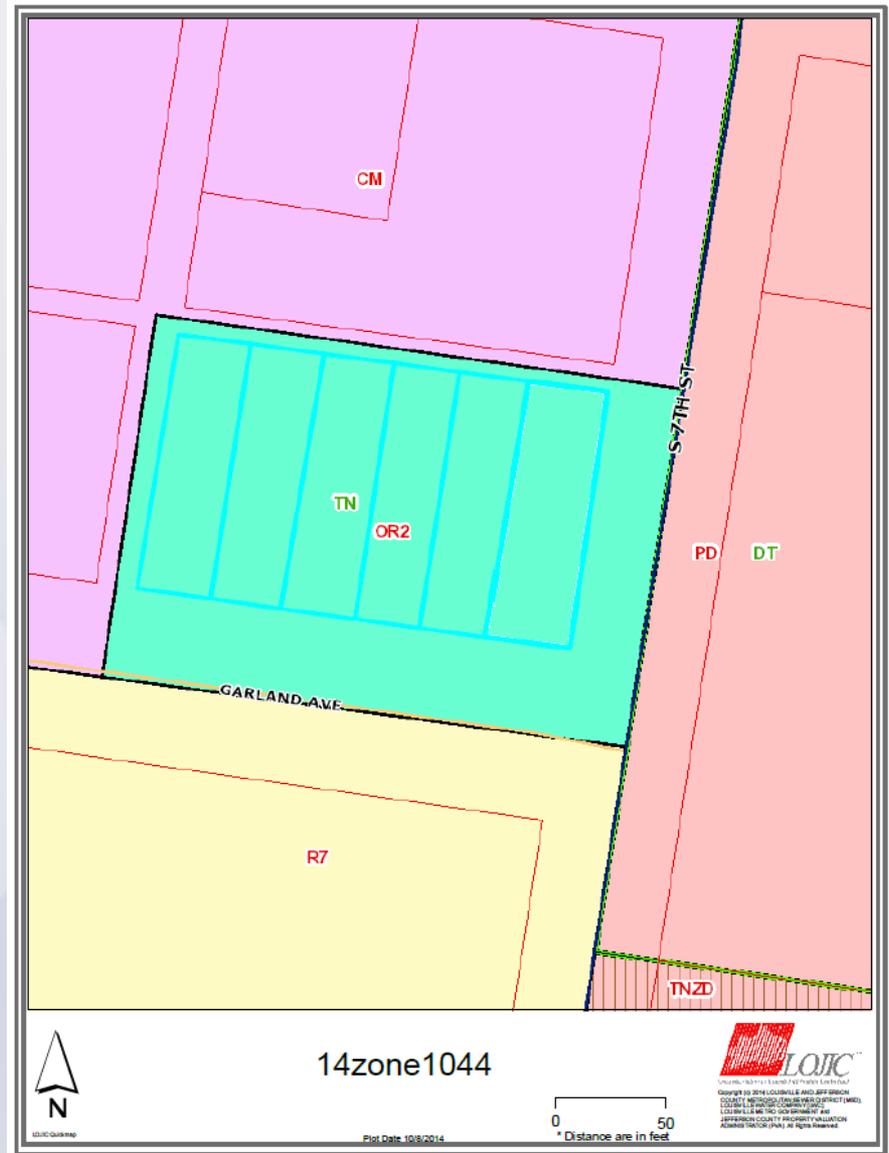
- Change in Zoning from OR-2 to CM
- District Development Plan
- Alley Closure for the alleys between 7<sup>th</sup> and 8<sup>th</sup> Streets and Garland Ave. and Breckinridge Street

# 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







# 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. 7<sup>th</sup> Street is one way north and 8<sup>th</sup> 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. 7<sup>th</sup> 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