

# 15ZONE1025

## Best Choice



**Louisville Metro Planning Commission Public Hearing**

**Brian Davis, AICP, Planning Manager**

**June 16, 2016**

# Requests

- Change in Zoning from R-7 to C-N on approximately 0.11 acre
- Waiver of Section 10.2.4 for Property Perimeter Landscape Buffer Area
- Detailed District Development Plan

# Case Summary / Background

- Rezone 0.11 acre from R-7 to C-N
- No changes to the structure or site
- Located in the Marlowe Place Bungalow Historic District
- Requesting Landscape Buffer Area waiver because it is impossible to meet the requirements given the existing conditions

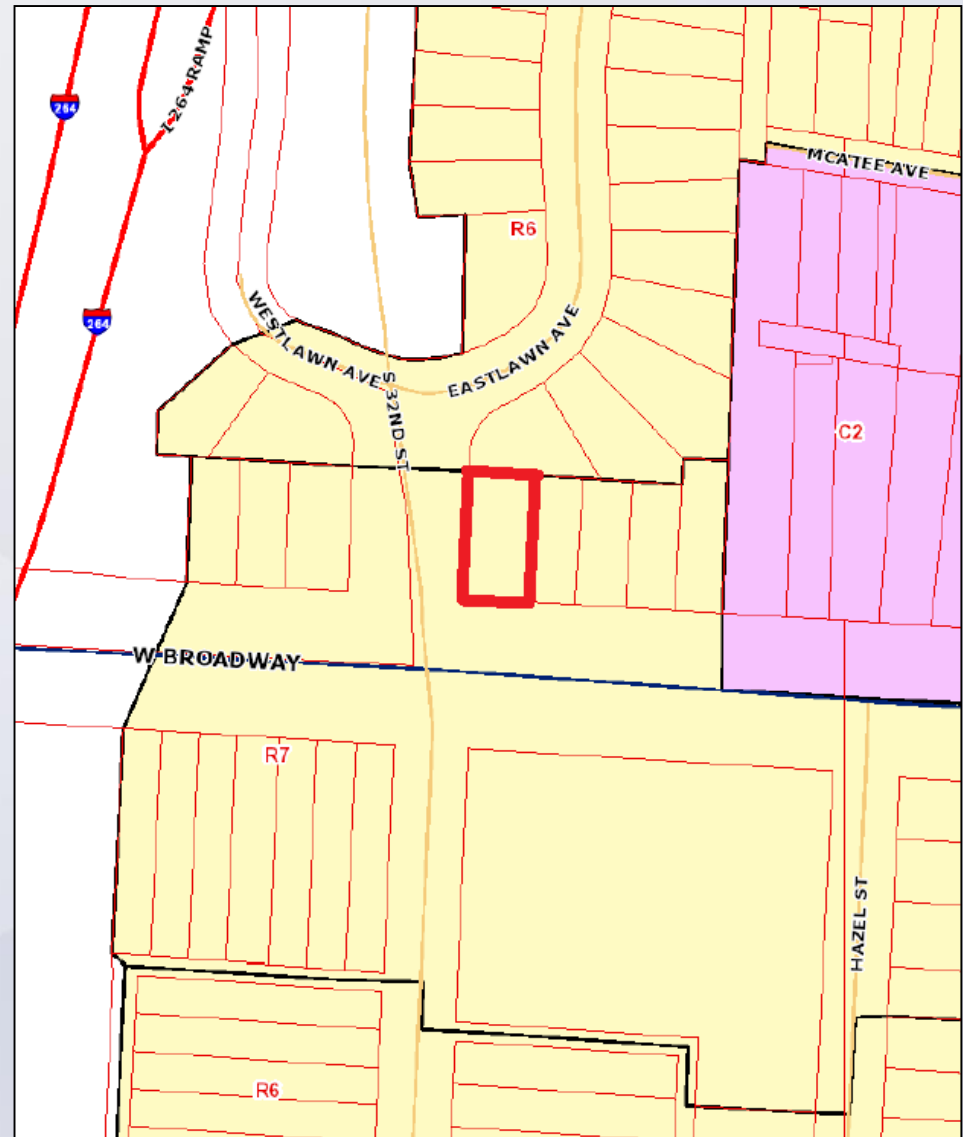
# Zoning/Form Districts

## Subject Property:

- Existing: R-7/TN
- Proposed: C-N/TN

## Adjacent Properties:

- North: R-6/TN
- South: R-7/TN
- East: R-7/TN
- West: R-7/TN





# Aerial Photo/Land Use

## Subject Property:

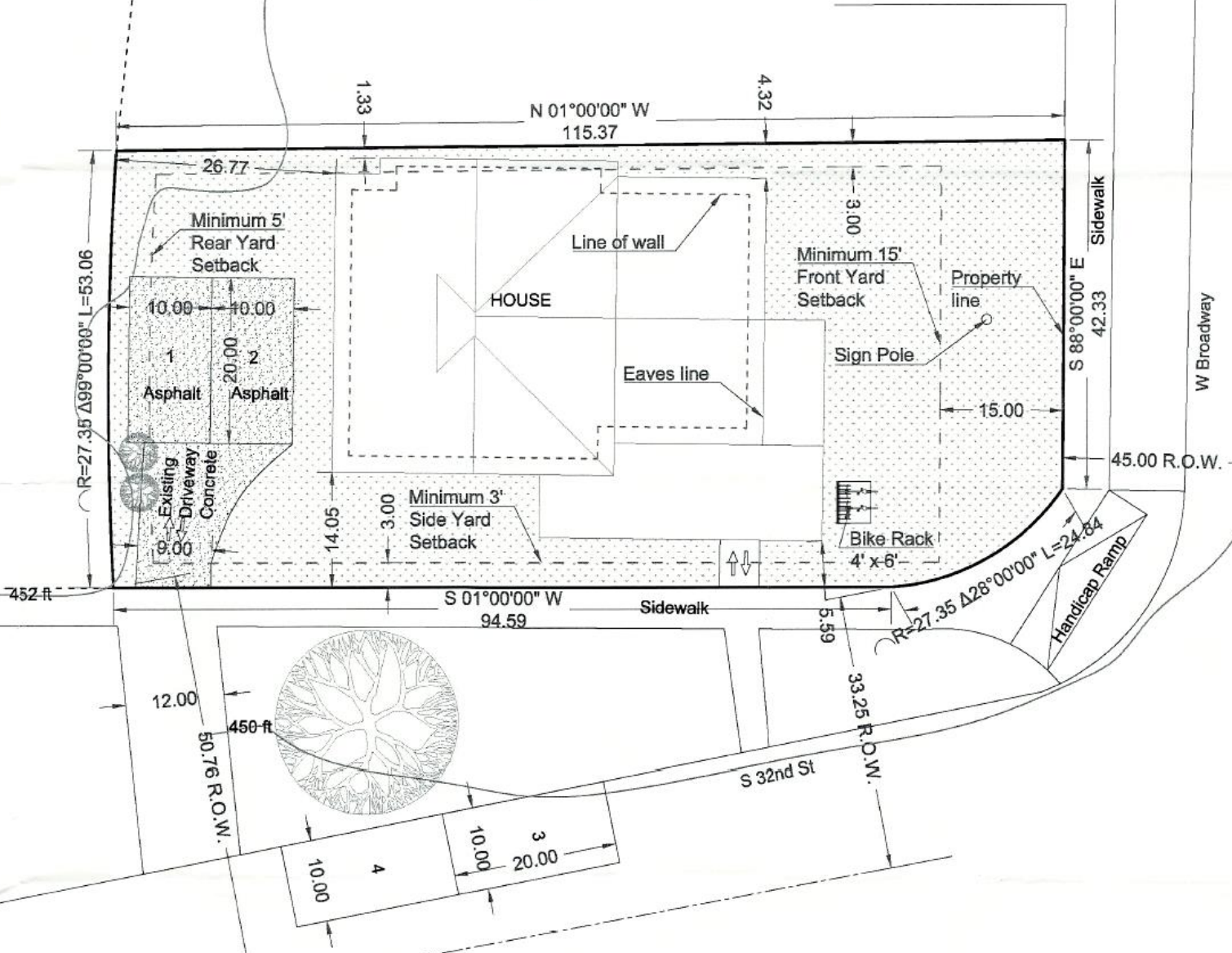
- Existing: Single Family
- Proposed: Commercial

## Adjacent Properties:

- North: Single Family
- South: Church
- East: Single Family
- West: Daycare



Property Address: 3149 W Broadway  
Owner: Dave Deal  
Book/Page: D 48926 0935  
Zoning: R-7 TN













# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

# Staff Analysis and Conclusions

- Proposed rezoning from R-7 to C-N seems appropriate since the site is surrounded by a variety of uses.
- C-N zoning designation is appropriate given the property is located on a Major Arterial level roadway (Broadway).
- The proposal meets the guidelines of the Comprehensive Plan.
- The applicant is not proposing any changes to the residence or site which would change the character of the property.
- With the exception of the landscape waiver, the proposal is in compliance with the Land Development Code.



# Required Actions

- Zoning from R-7 to C-N: Recommend Approval/Denial to Louisville Metro
- Waiver of Section 10.2.4 for Property Perimeter Landscape Buffer Area: Approve or Deny
- Detailed District Development Plan with Binding Elements: Approve or Deny