

19ZONE1022

Kerrick Lane Rezoning



Louisville Metro Planning Commission

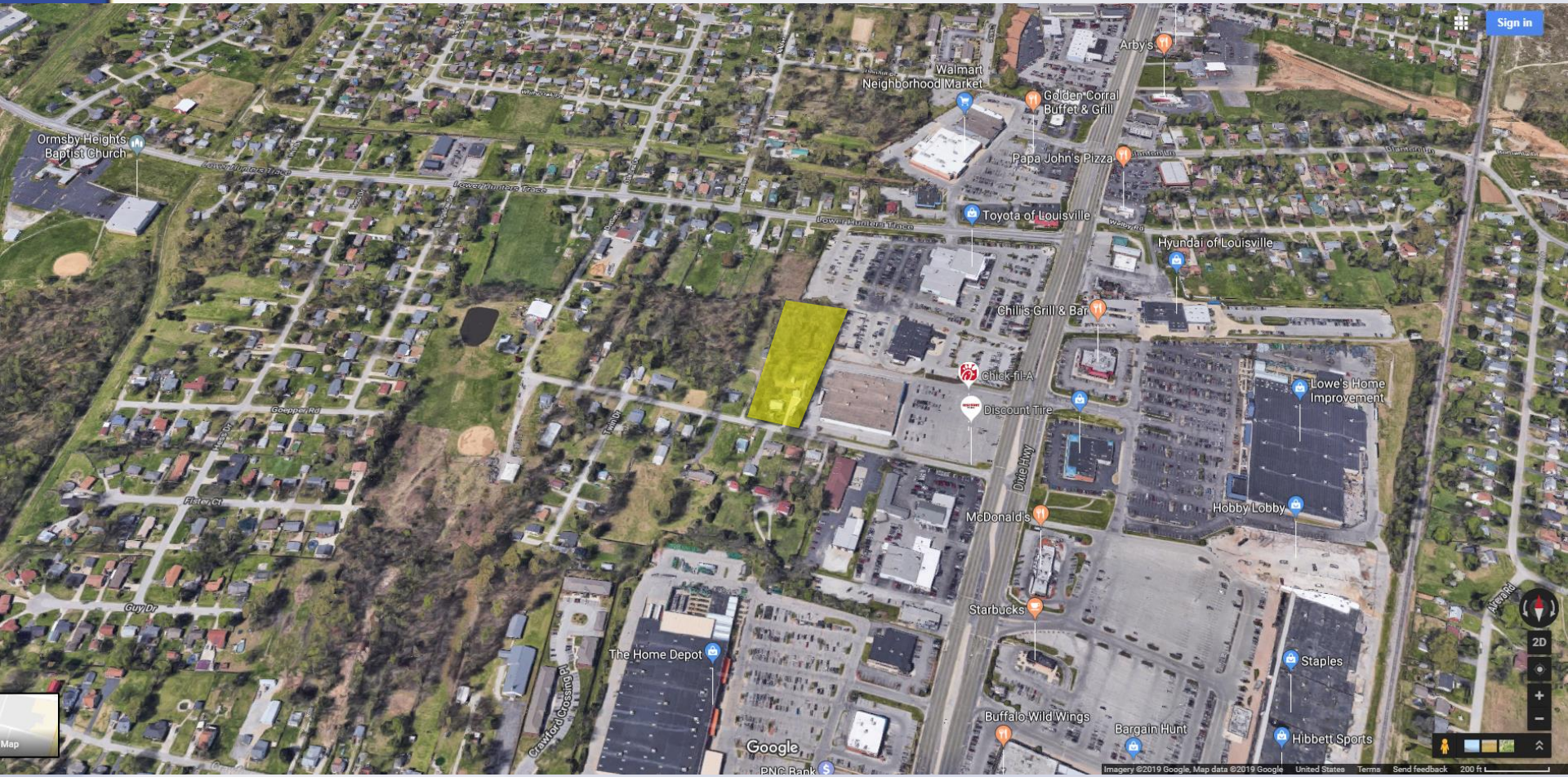
Dante St. Germain, AICP, Planner II

June 20, 2019

Requests

- Form District change from Neighborhood to Suburban Marketplace Corridor
- Zoning change from R-4 to C-2
- Detailed District Development Plan with Binding Elements

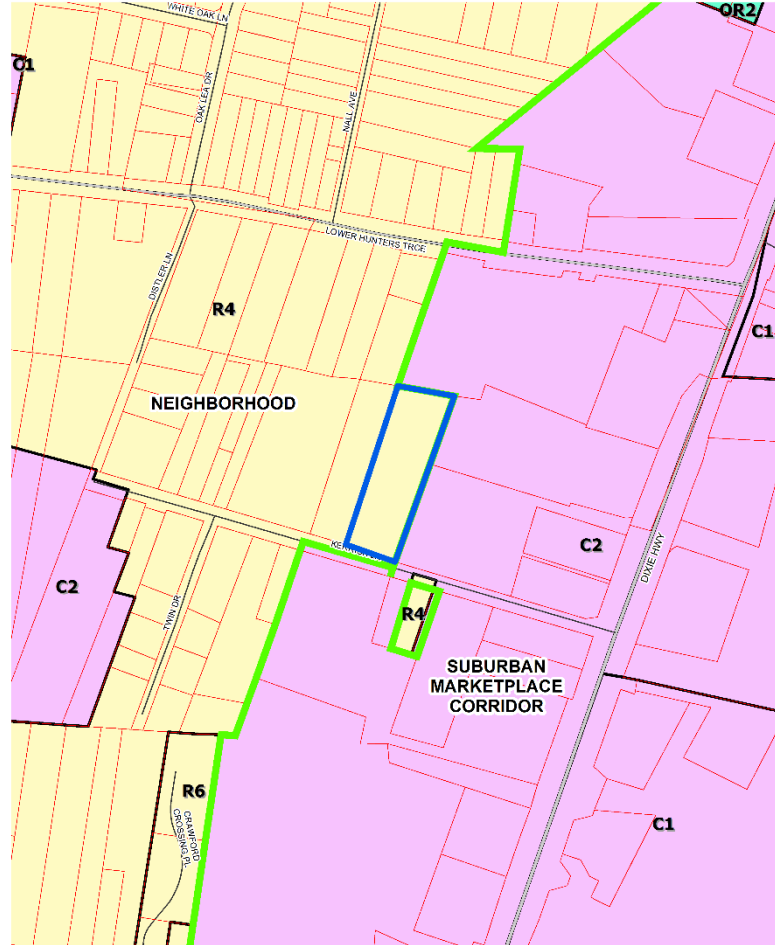
Site Context



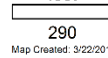
Case Summary

- Existing structure to be removed.
- The lot is proposed to be used for auto storage.
- No access from Kerrick Lane.
- No waivers or variances.

Zoning/Form Districts

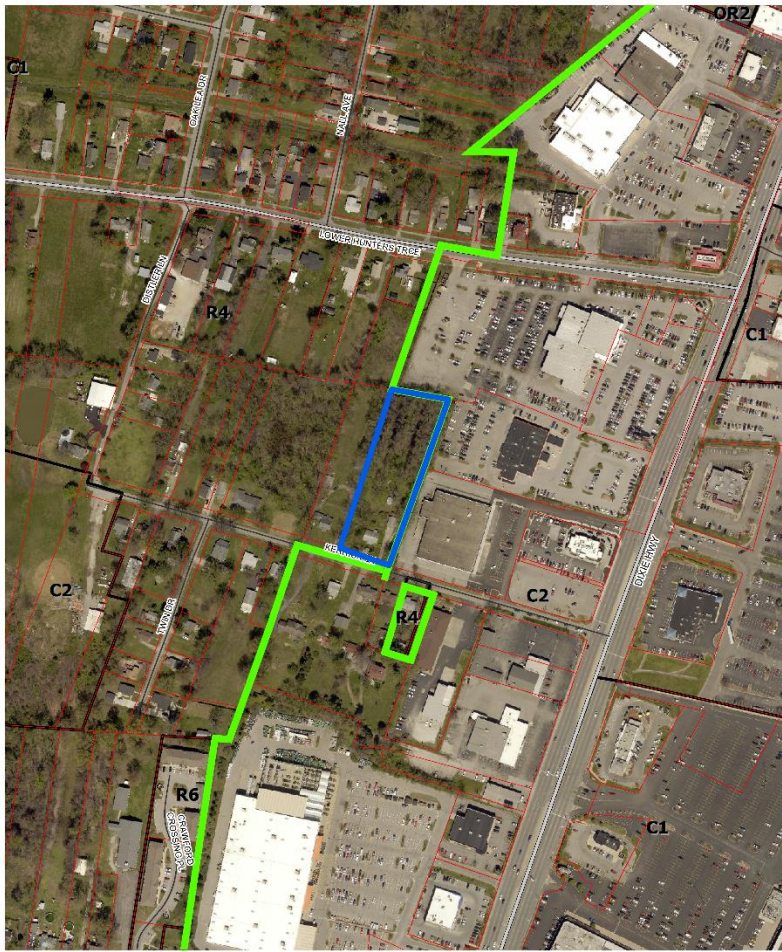


4531 Kerrick Lane
feet

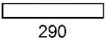


Copyright (c) 2010, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Aerial Photo



4531 Kerrick Lane
feet



290

Map Created: 3/22/2019



Copyright © 2019, LOUISVILLE AND JEFFERSON
COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOV. SANITY and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.



Site Photos-Site Context

View of subject property from Kerrick Lane



View down Kerrick from Dixie Hwy



Site Photos-Surrounding Areas

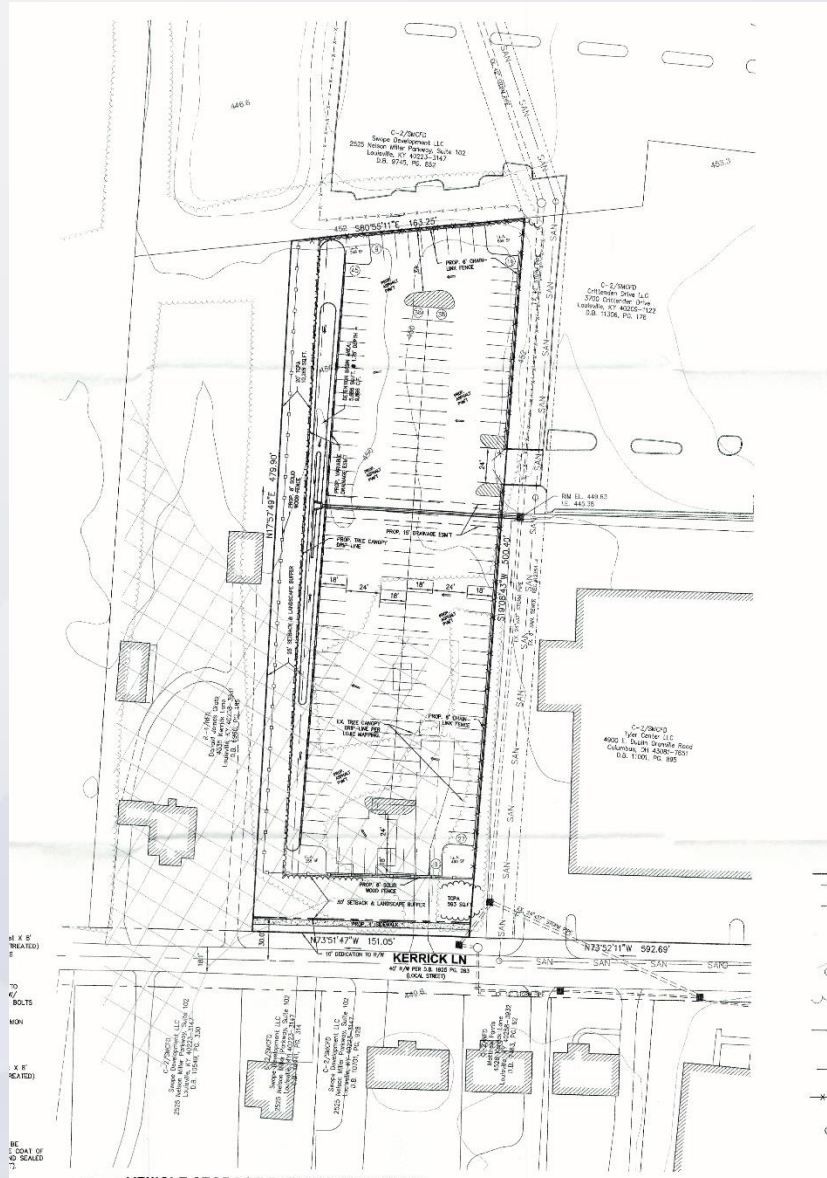
Auto Sales and Storage to be expanded onto the subject site



Single Family
to the West



Applicant's Development Plan



**VEHICLE STORAGE PARKING EXPANSION
SITE DEVELOPMENT PLAN**
GRAPHIC SCALE (SUPERSEDES NUMERIC SCALE)
0 20' 40' 80'
SCALE: 1" = 40'

Staff Finding

- The applicant proposes to change the form district of the site to Suburban Marketplace Corridor, which would be an appropriate form district for the proposed zoning district and use.
- Activity would be buffered by vegetative screening to the neighboring residential property and to Kerrick Lane.
- The site is adjacent to existing C-2.

Staff Finding

- The proposed zoning district change appears to be appropriate and it generally complies with the requirements of Plan 2040.
- The proposed change in form district also appears to be appropriate and generally compliant with the requirements of Plan 2040.

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Form District** from NFD to SMCFD
- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to C-2
- **APPROVE** or **DENY** the **Detailed District Development Plan** with adoption of the Proposed Binding Elements