

19-ZONE-0095

Old Henry Road Retail



Louisville Metro Planning Commission

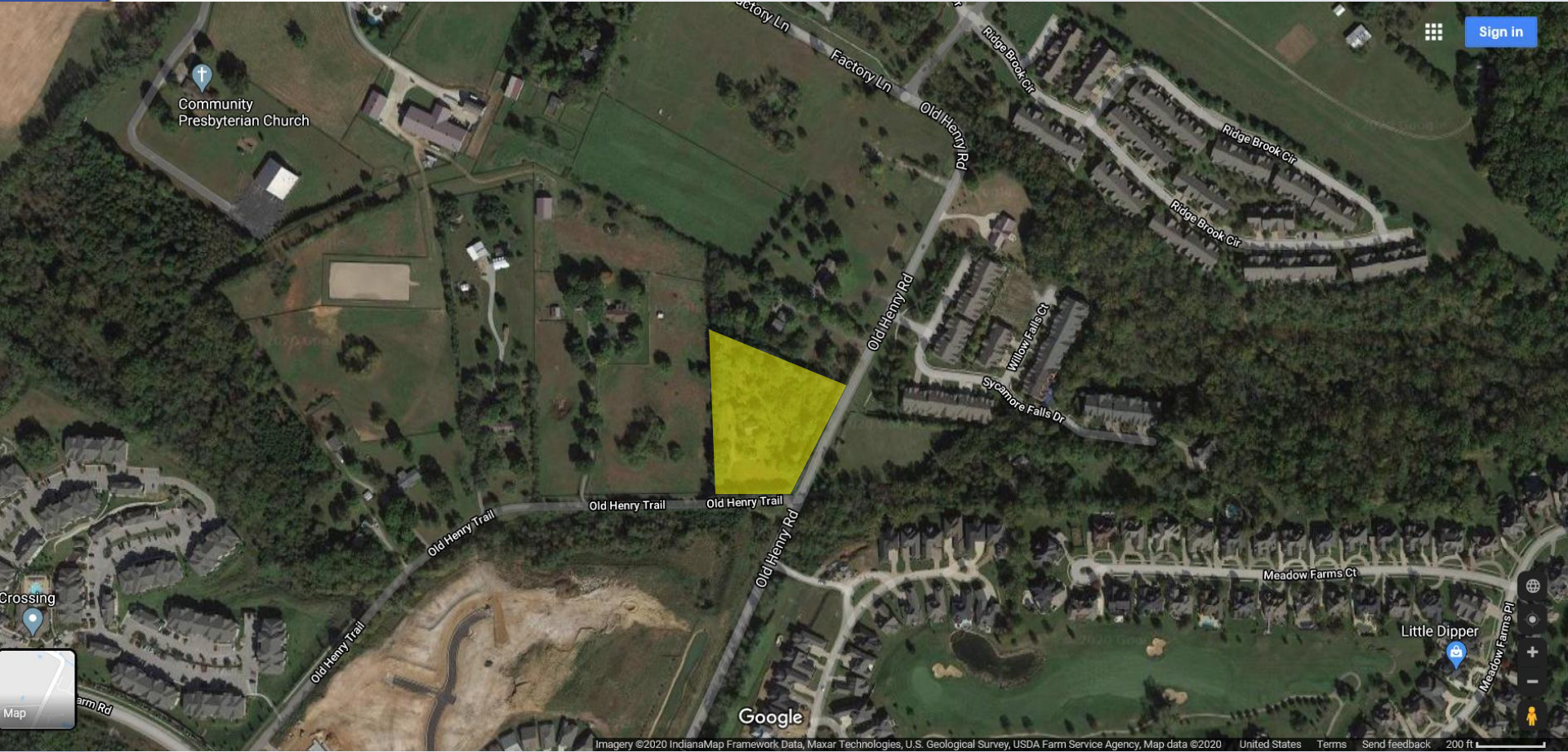
Dante St. Germain, AICP, Planner II

July 16, 2020

Requests

- Zoning change from R-4 Single Family Residential to C-1 Commercial
- Variance from Table 5.3.2 to exceed the maximum allowed building setback along a parkway (119' setback, allowed 95', variance of 24') (19-VARIANCE-0080)
- Detailed District Development Plan with Binding Elements

Site Context



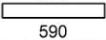
Case Summary

- Currently developed with a single family residence
- Residence is not proposed to be preserved
- New 27,800 mixed-use with retail, restaurant on first floor, 8 multi-family units on second floor

Aerial Photo



14015 Old Henry Trail
feet



590

Map Created: 11/11/2019



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Site Photos-Site Context

View from intersection of Old Henry and Old Henry Trail



View of site from Old Henry Road



Site Photos-Site Context



View from Old Henry Trail

Site Photos-Surrounding Areas

Property across
Old Henry Trail



Property
across Old
Henry Road



Applicant's Development Plan



Elevations



Staff Finding

- Rezoning is generally compliant with Plan 2040 with the proposed binding element from the applicant
- The site is appropriate for a small neighborhood-serving commercial node
- Old Henry Subarea Plan recommends low-density residential
- Variance is adequately justified
- Issues raised at LD&T = odor from the restaurant, traffic, safety of people trying to turn into/out of site, widening of Old Henry Road BE

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to C-1
- **APPROVE** or **DENY** the **Variance**
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**