

14ZONE1058

EK Offices



Louisville Metro Planning Commission Public Hearing

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July 20, 2017

Request(s)

- Change in zoning from R-4 to OR-1
- Waiver from Chapter 10.2.4 to permit the encroachment of an existing building into an LBA along the west property line.
- District Development plan

Case Summary / Background

- Existing house to be used as an office
- 10 parking spaces
- Currently 2 access points to Fern Valley Road
- One to be closed
- Other to be expanded

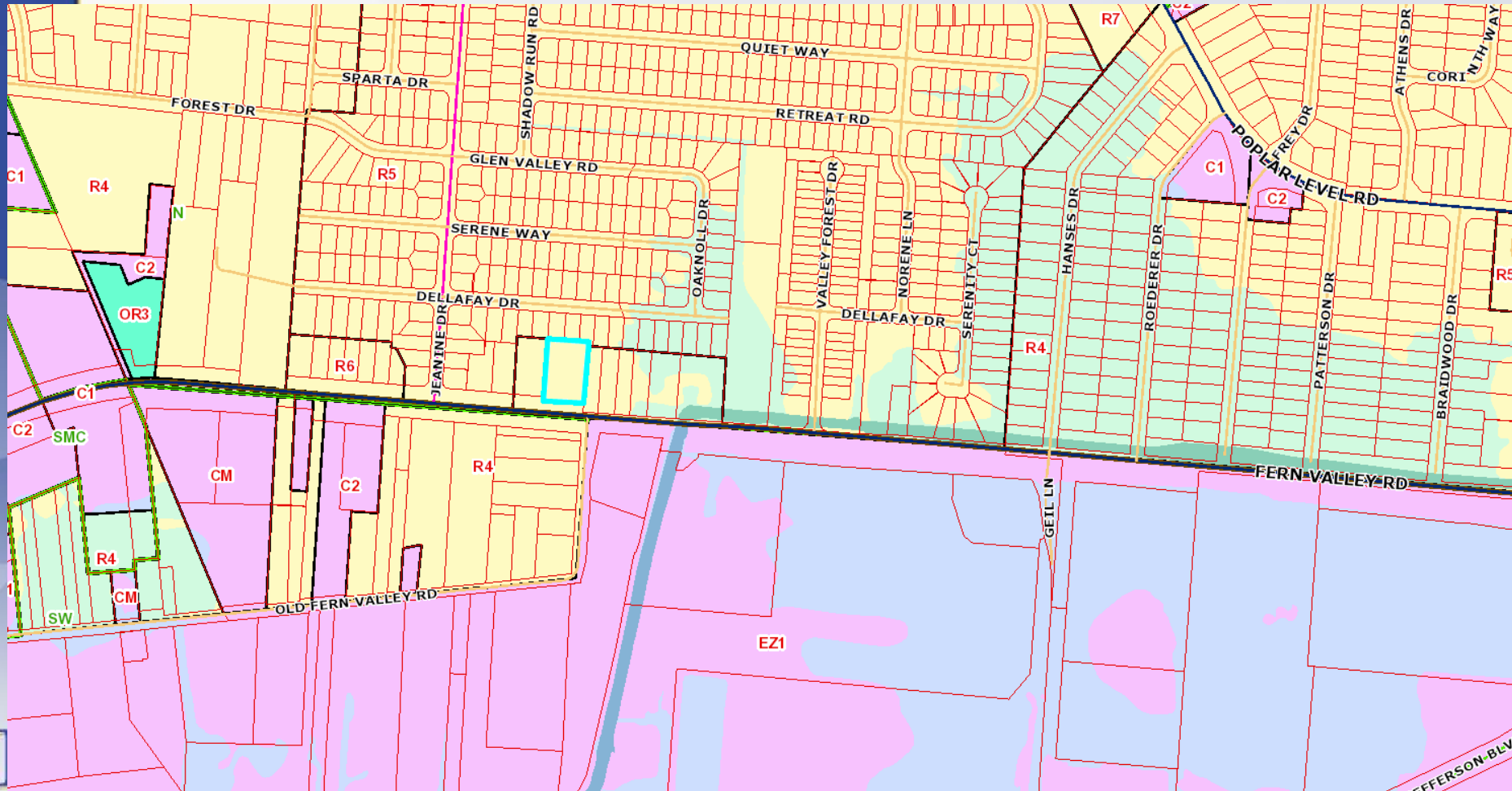
Zoning/Form Districts

Subject Property:

- Existing: R-4/N
- Proposed: OR-1/N

Adjacent Properties:

- North: R-5/N
- South: R-4/SW
- East: R-4/N
- West: R-4/N



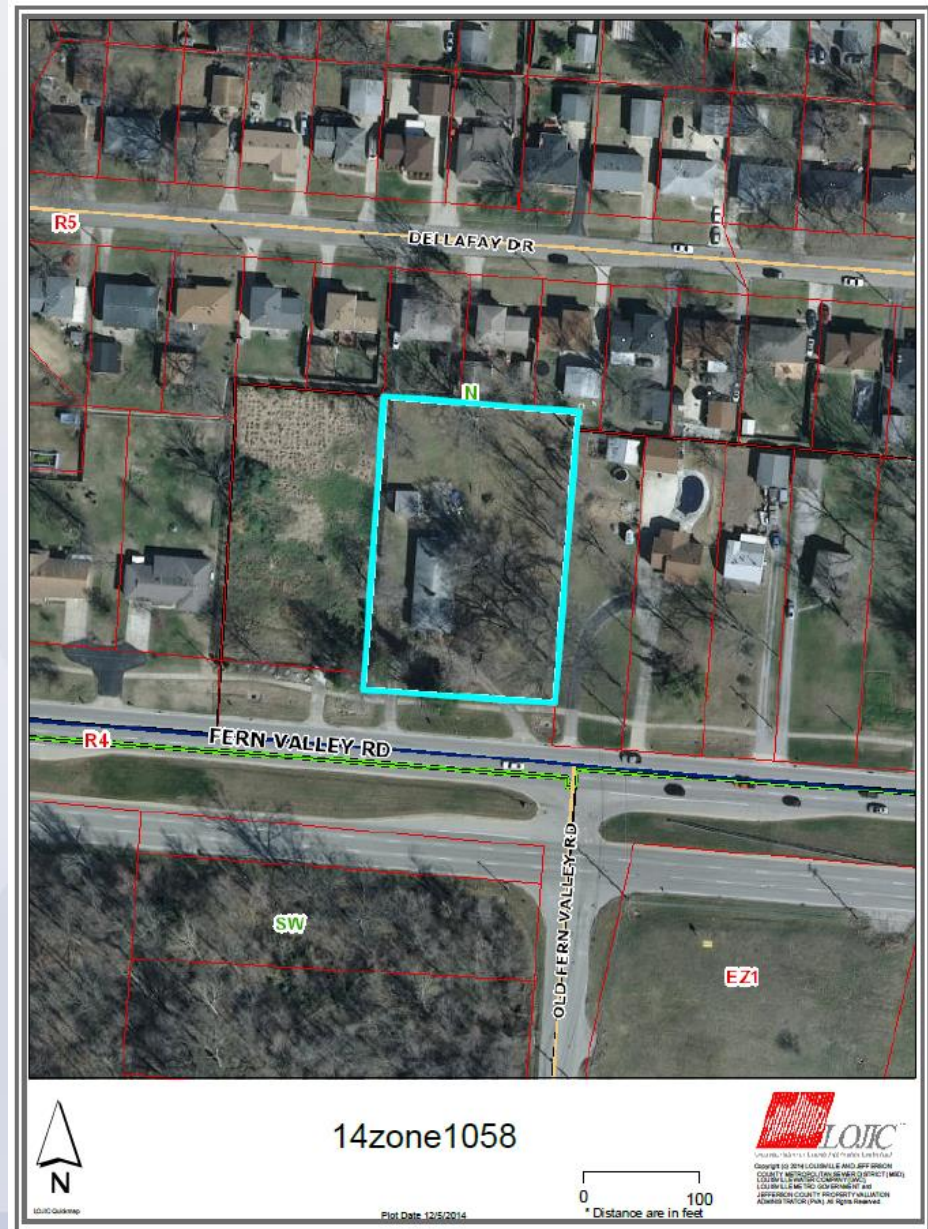
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Office

Adjacent Properties:

- North: Single Family Residential
- South: Vacant
- East: Single Family Residential
- West: Single Family Residential



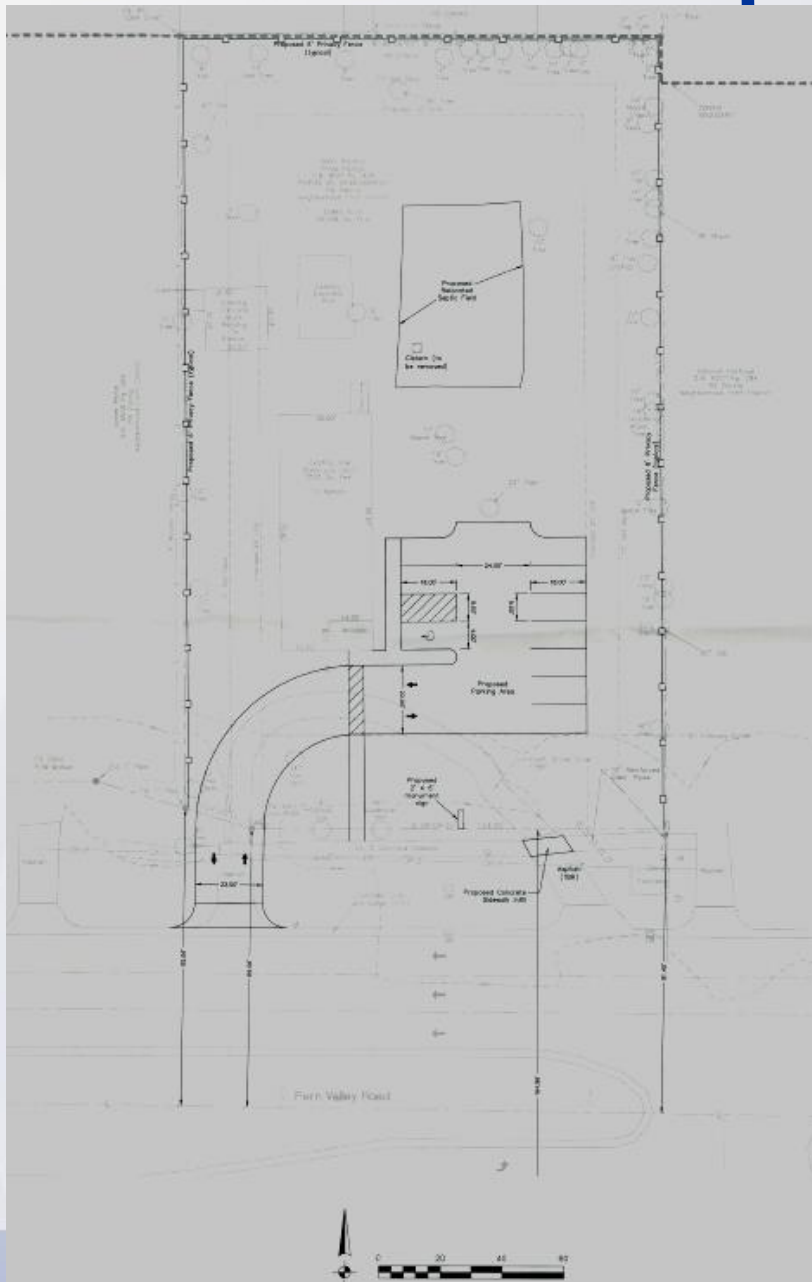
Site Photos-Subject Property



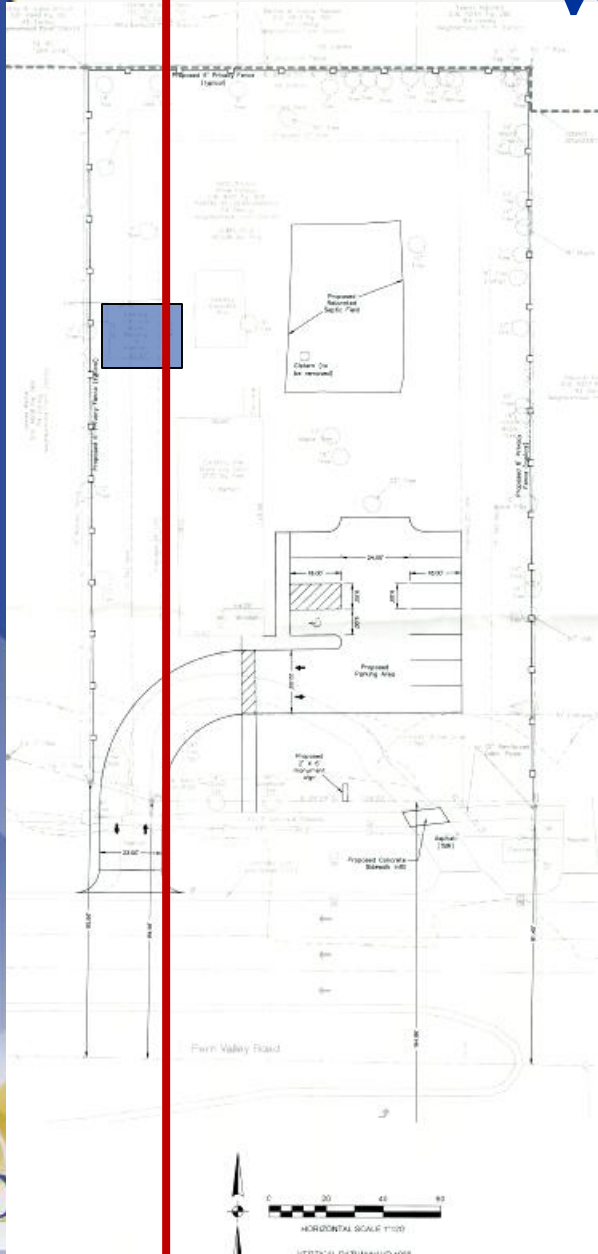
Site Photos-Surrounding Areas



Applicant's Development Plan



Waiver Exhibit



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- All review comments have been addressed.

Staff Analysis and Conclusions

- Does not meet the guidelines Comprehensive Plan as indicated in the staff checklist
- Not located in a center
- North side of Fern Valley Road is residential
- Commercial nodes at Jefferson Blvd. and Preston Hwy.
- Better located near the established activity centers

Required Actions

- Zoning from R-4 to OR-1: Recommend to Louisville Metro Council for approval/denial
- Waiver of 10.2.4: Approve/Deny
- District Development Plan with binding elements: Approve/Deny