

**Case No. 14ZONE1032**  
**Three Winks, LLC**



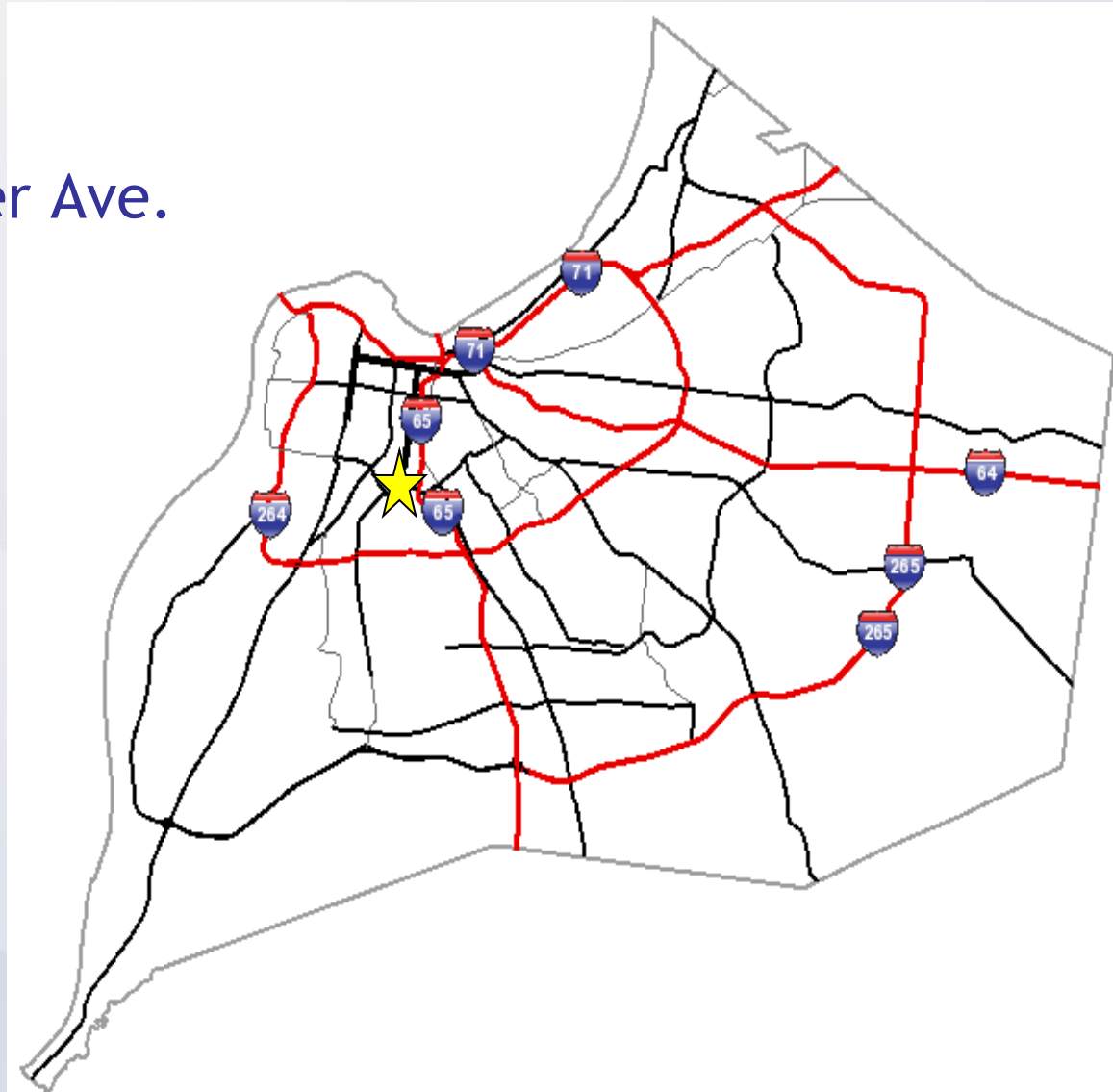
**Planning/Zoning, Land Design & Development**  
**December 16, 2014**

# Case Summary / Background

- Change in zoning from M-2 to EZ-1
  - Proposed for Retail and Multi-Family Residential
  - No new construction

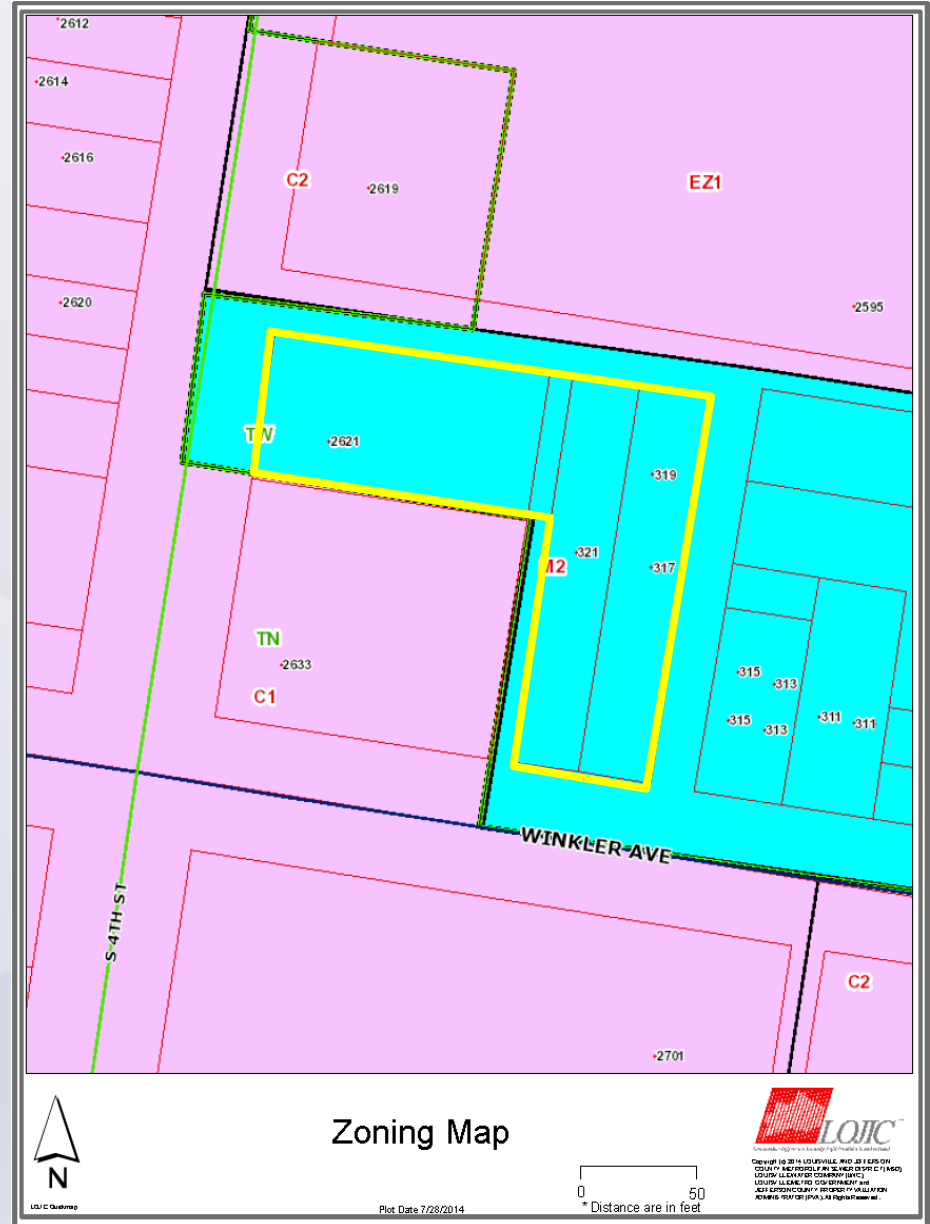
# Location

- S 4<sup>th</sup> St and Winkler Ave.
- Council District 6 - David James



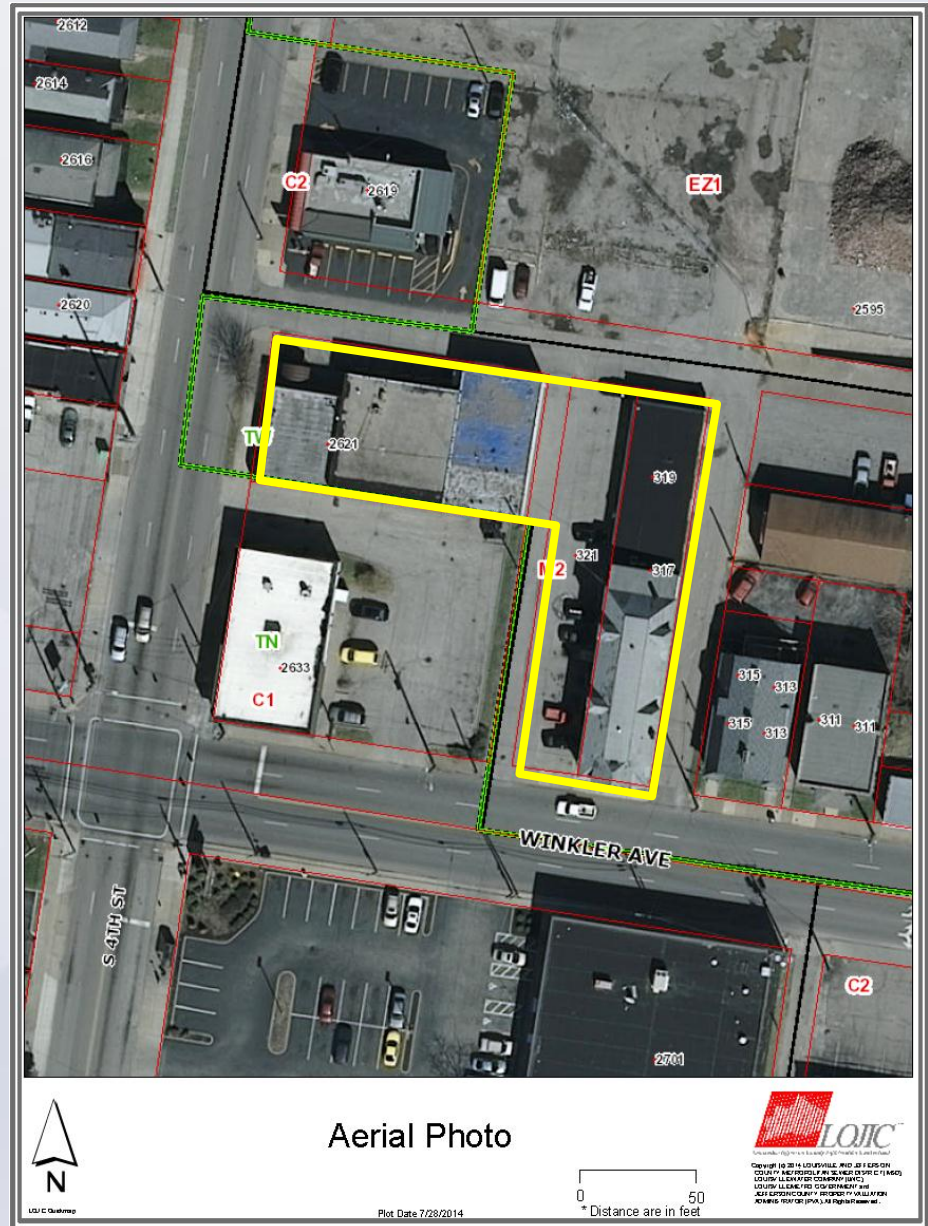
# Zoning/Form Districts

- Subject Property:
  - Existing: M-2, TW
  - Proposed: EZ-1, TW
- Adjacent Properties:
  - North: C-2/EZ-1, TN/TW
  - South: C-1, TN
  - East: M-2, TW
  - West: C-1, TN



# Aerial Photo/Land Use

- Subject Property:
  - Existing: Residential, Retail
  - Proposed: Residential, Retail
- Adjacent Properties:
  - North: Residential, Restaurant
  - South: Retail
  - East: Residential, Warehouse, Manufacturing
  - West: Retail, Restaurant



# East from Winkler Ave.



# South from Winkler Ave.



# North from Winkler Ave.





# South from S. 4<sup>th</sup> St.



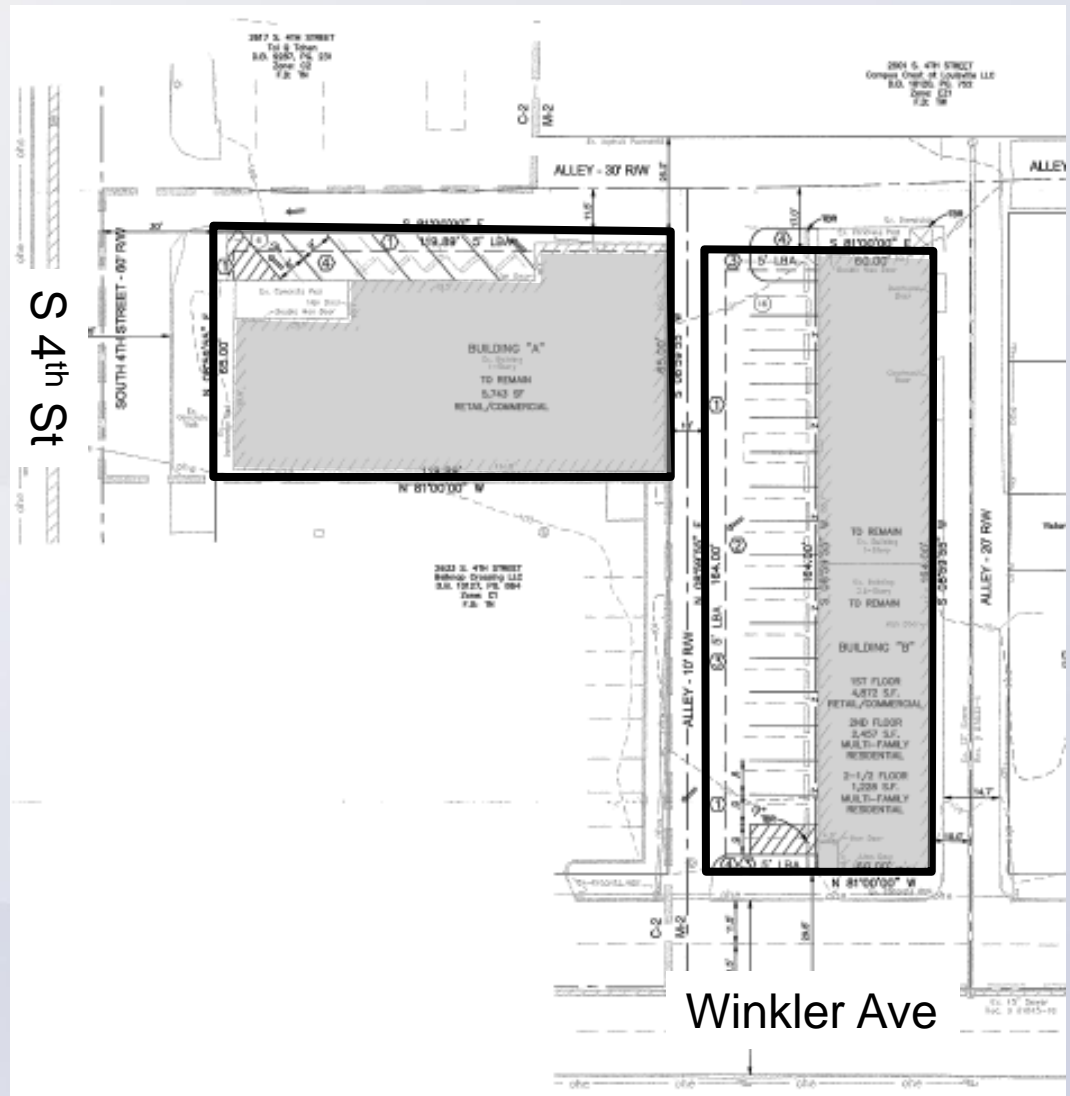
# North from S. 4<sup>th</sup> St.



# Applicant's Development Plan

## Highlights:

- Lot Size: 0.4 Acres
- Floor Area: 14,300 SF
- FAR: 0.74 (A) & 0.87 (B)
- Parking Required: 22 to 65 Spaces
- Parking Provided: 22
- Waiver #1 of 15' LBA on S line of Bldg. A
- Waiver #2 of 5' VUA LBA on N/W line of Bldg. A
- Waiver #3 of 5' VUA LBA on N/S/W line of Bldg. B
- Waiver #4 of all ILA



# PC Recommendation

- Public Hearing was held on 11/20/2014
  - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (5 members voted)