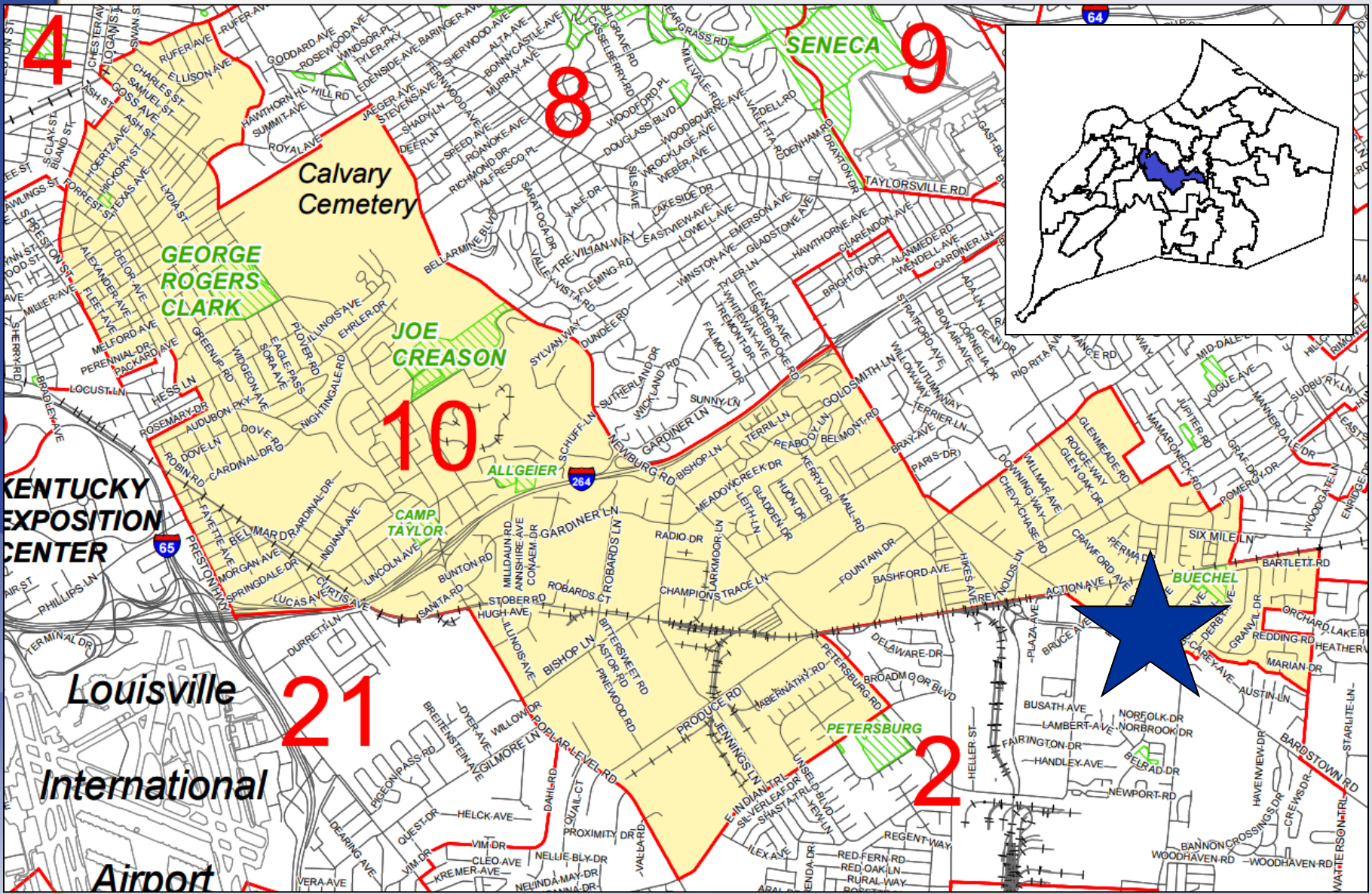


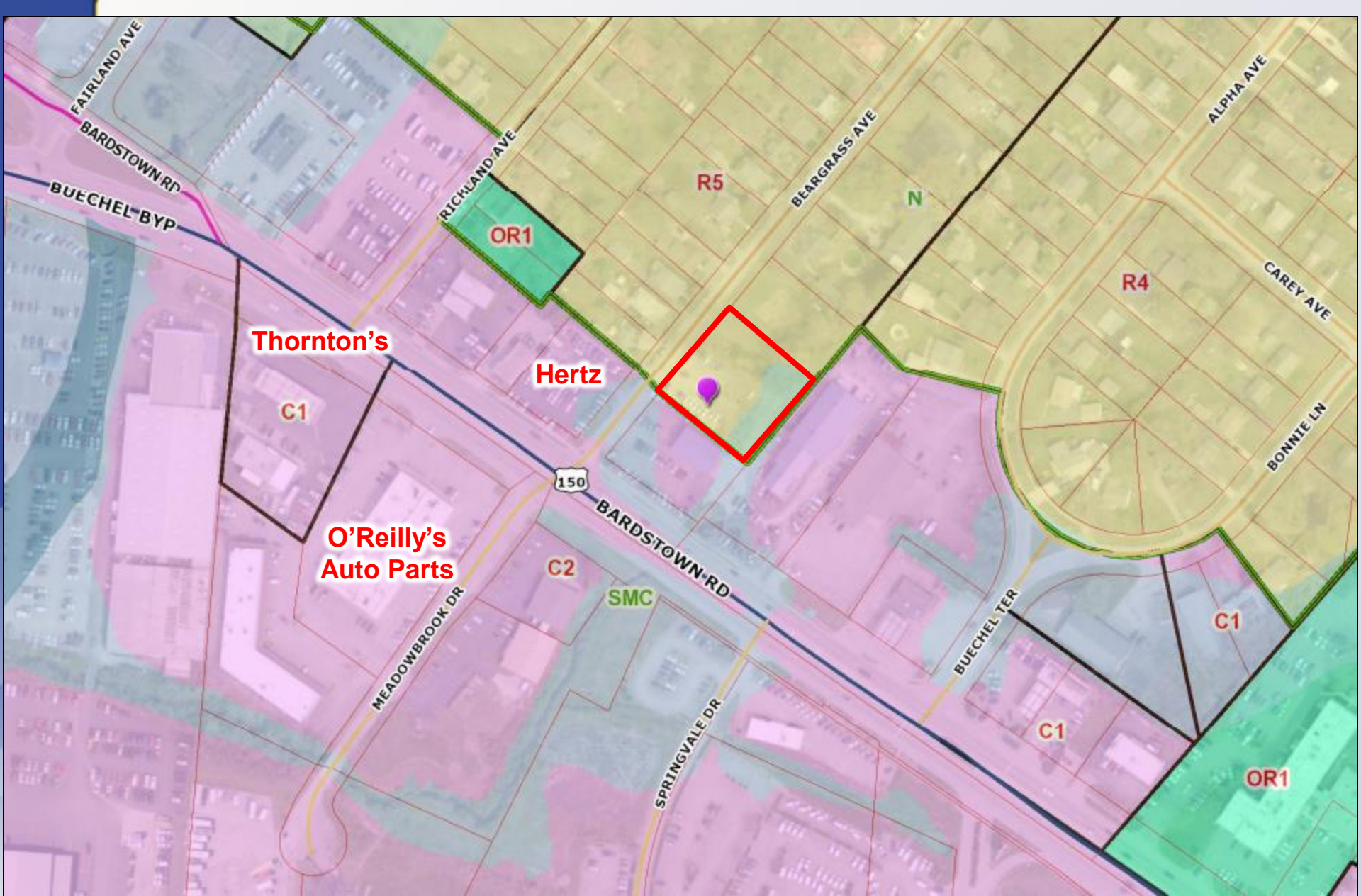
16ZONE1049

TEAM AUTOMOTIVE



Planning, Zoning & Annexation Committee
April 17, 2018







Existing: Parking (CUP)
Proposed: Parking/Auto Storage

Requests

- **CHANGE IN ZONING** from R-5 Residential Single-Family to C-2 Commercial on 0.603 acres
- **CHANGE IN FORM DISTRICT** from Neighborhood to Suburban Marketplace Corridor
- **DETAILED DISTRICT DEVELOPMENT PLAN** with Binding Elements
- **WAIVER OF SIDEWALK REQUIREMENT** for property frontage on Beargrass Avenue (LDC 5.8.1.)

Case Summary

- Located on east side of Beargrass Avenue near intersection with Bardstown Road
- Proposed use of parking of vehicles for sale, an expansion of an existing business operated on adjoining properties to the east and south
- Total site area: 26,135 sq ft (0.6 acres); impervious area: 15,373 sq ft (59% coverage)
- Direct access to site via Beargrass Avenue; indirect access via adjoining business properties, both of which front Bardstown Road, all under same ownership

Adjoining Site



4171 Bardstown Road
Intersection with Beargrass Avenue

Site Context



Subject Site



Beargrass Avenue
South toward Bardstown Road

Subject Site



Beargrass Avenue
North from Bardstown Road

Adjoining Site



2207, 2209 & 2211
Beargrass Avenue
Adjoining to West

Adjoining Site



2212 Beargrass Avenue
Adjoining to North

Public Meetings

- Neighborhood Meeting on 3/15/2017
 - Conducted by the applicant, 3 people attended the meeting
- LD&T meeting on 1/11/2018
- Planning Commission public hearing on 3/15/2018
 - Five people spoke in opposition.
 - The Commission recommended denial of the change in zoning from R-5 to C-2 and change in form district from Neighborhood to Suburban Market Place with a vote of 8-0 (two members were not present).