

**Planning Commission
Staff Report**
May 21, 2020



Case No:	20-EXTENSION-0004
Project Name:	1001 Breckenridge Lane
Location:	1001 Breckenridge Lane
Owner(s):	Andrew M. McCarthy, Norton Properties Inc.
Applicant:	Glenn Price, Frost Brown Todd LLC
Representative(s):	Glenn Price, Frost Brown Todd LLC
Project Area/Size:	10.21360 acres
Existing Zoning District:	C-1, C-2, R-4
Existing Form District:	Regional Center
Jurisdiction:	St Matthews
Council District:	26 – Brent Ackerson
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUEST

- Extension of Expiration

CASE SUMMARY/BACKGROUND

The applicant is requesting an extension of expiration for the development plan 15DEVPLAN1202 and the Conditional Use Permit 15CUP1046. The development plan was approved by the City of St. Matthews on March 22, 2016 and the first extension will expire on March 22, 2020. The Conditional Use Permit was approved on March 7, 2018 by the Board of Zoning Adjustment and the first extension will expire on March 7, 2020. The applicant now requests a second extension for both cases, to expire May 21, 2022. Development of the site was previously put on hold due to economic uncertainties regarding the local healthcare industry.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Commercial	C-1	RC
Proposed	Commercial	C-1	RC
<i>Surrounding Properties</i>			
North	Commercial	C-2	RC
South	Commercial	C-2	RC
East	Commercial	C-2	RC
West	Single family residential	R-4	RC

PREVIOUS CASES:

- 9-54-79: Change in zoning from R-4 Residential to C-2 Commercial
- 9-47-92: Change in zoning from C-1 Commercial to C-2 Commercial
- 15DEVPLAN1202: Proposed three story, 83,880 square foot medical office building on 10.2 acre site. The first extension will expire on March 22, 2020.
- 15CUP1046: Conditional Use Permit to allow the use of an R-4 zoned section of parcel for parking. The first extension will expire on March 7, 2020.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

TECHNICAL REVIEW

There are no outstanding technical issues concerning this request.

STAFF CONCLUSIONS

The applicant is requesting an extension of expiration until May 21, 2022. The development plan and Conditional Use Permit have not been changed and still meets all applicable Land Development Code regulations.

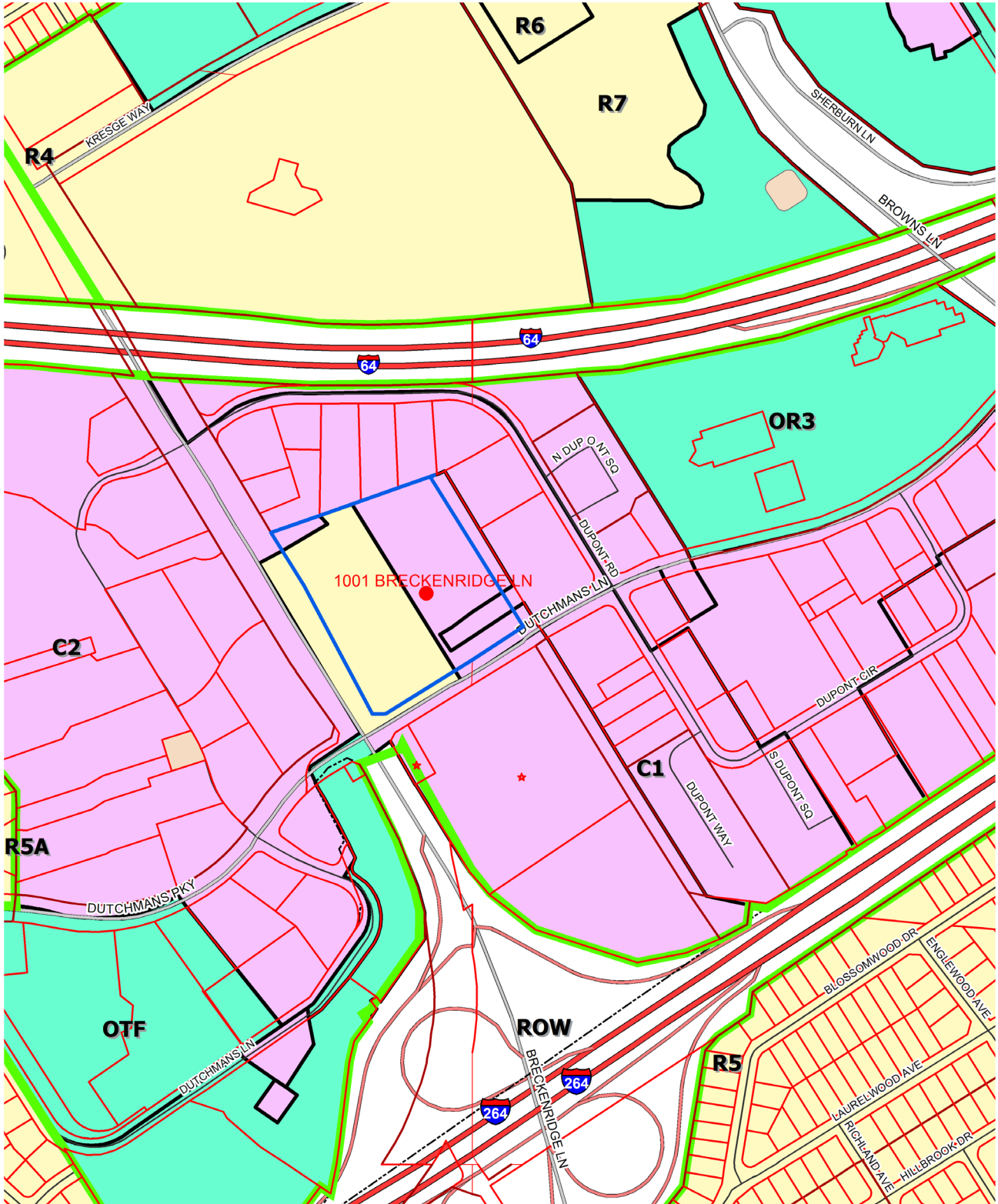
NOTIFICATION

Date	Purpose of Notice	Recipients
5-21-20	DRC Hearing	1 st tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 26

ATTACHMENTS

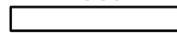
1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



1001 BRECKENRIDGE LANE

feet



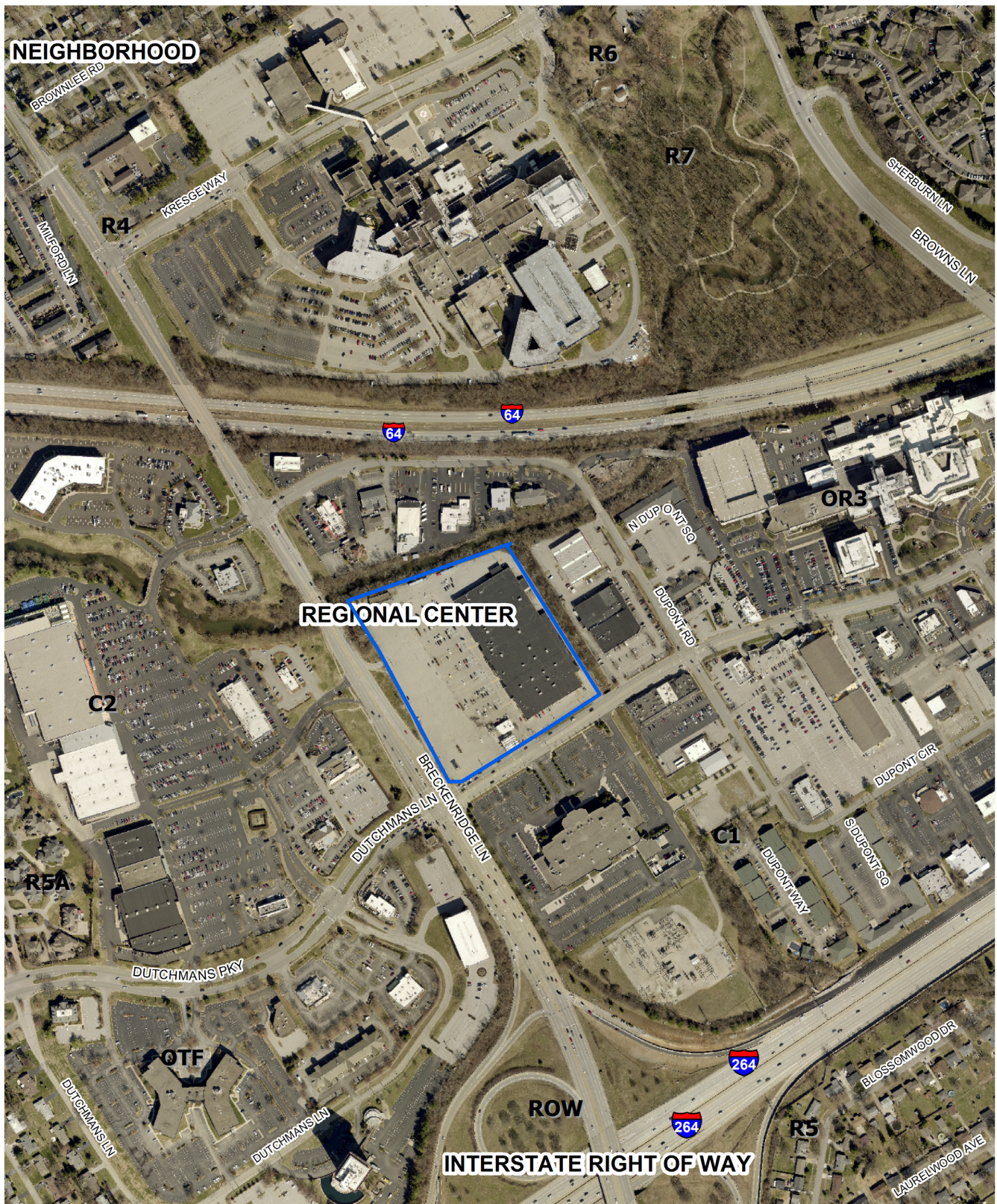
480

Map Created: 4/28/2020

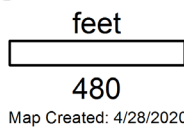


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2. Aerial Photograph



1001 BRECKENRIDGE LANE



Map Created: 4/28/2020



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