

Case No. 16777

Blankenbaker Station I- Tract 3



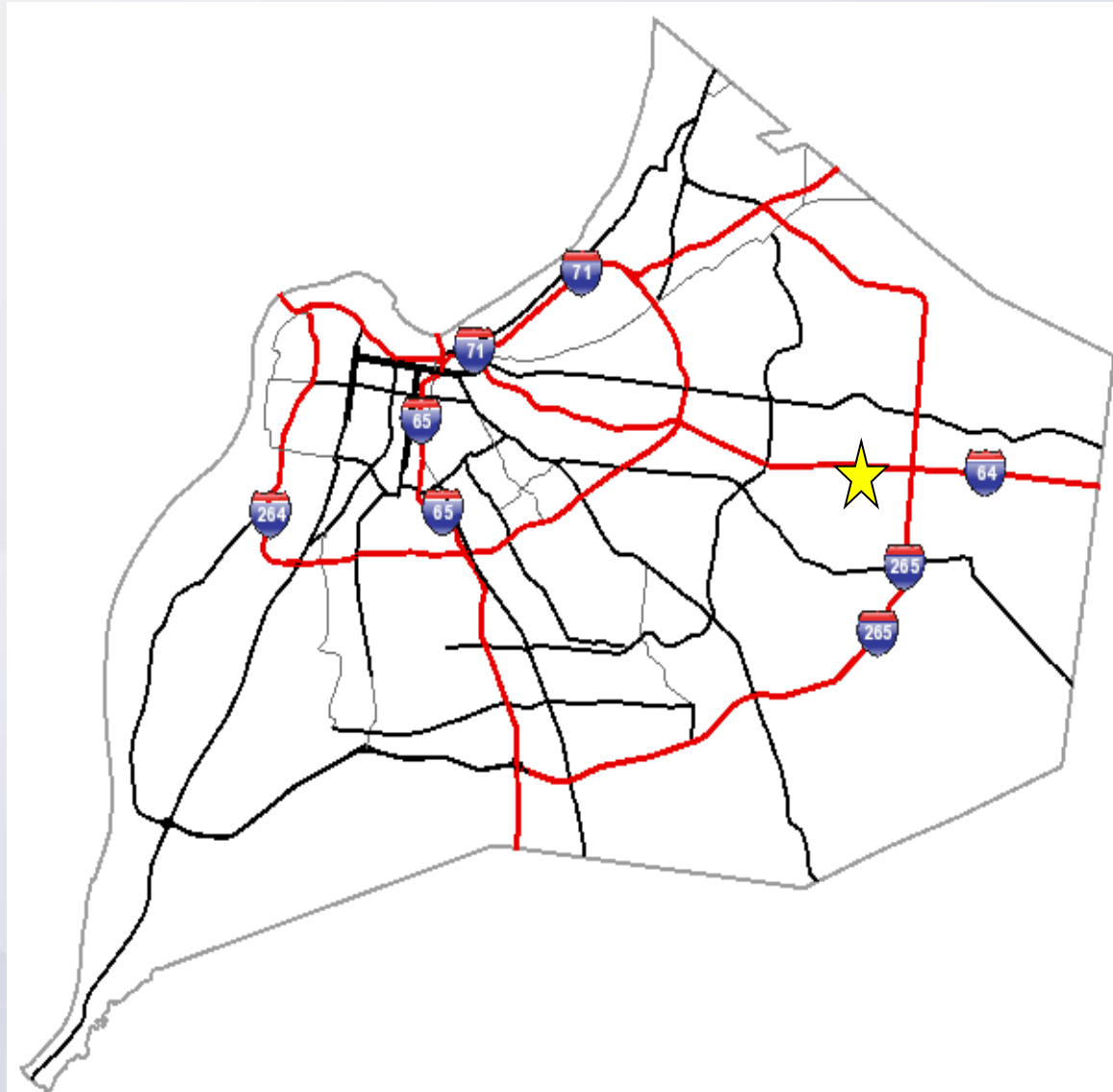
Planning/Zoning, Land Design & Development
July 15, 2014

Case Summary / Background

- Change in Zoning from PEC, Planned Employment Center, to C-2, Commercial
 - Proposed movie theatre, entertainment facility, and restaurants

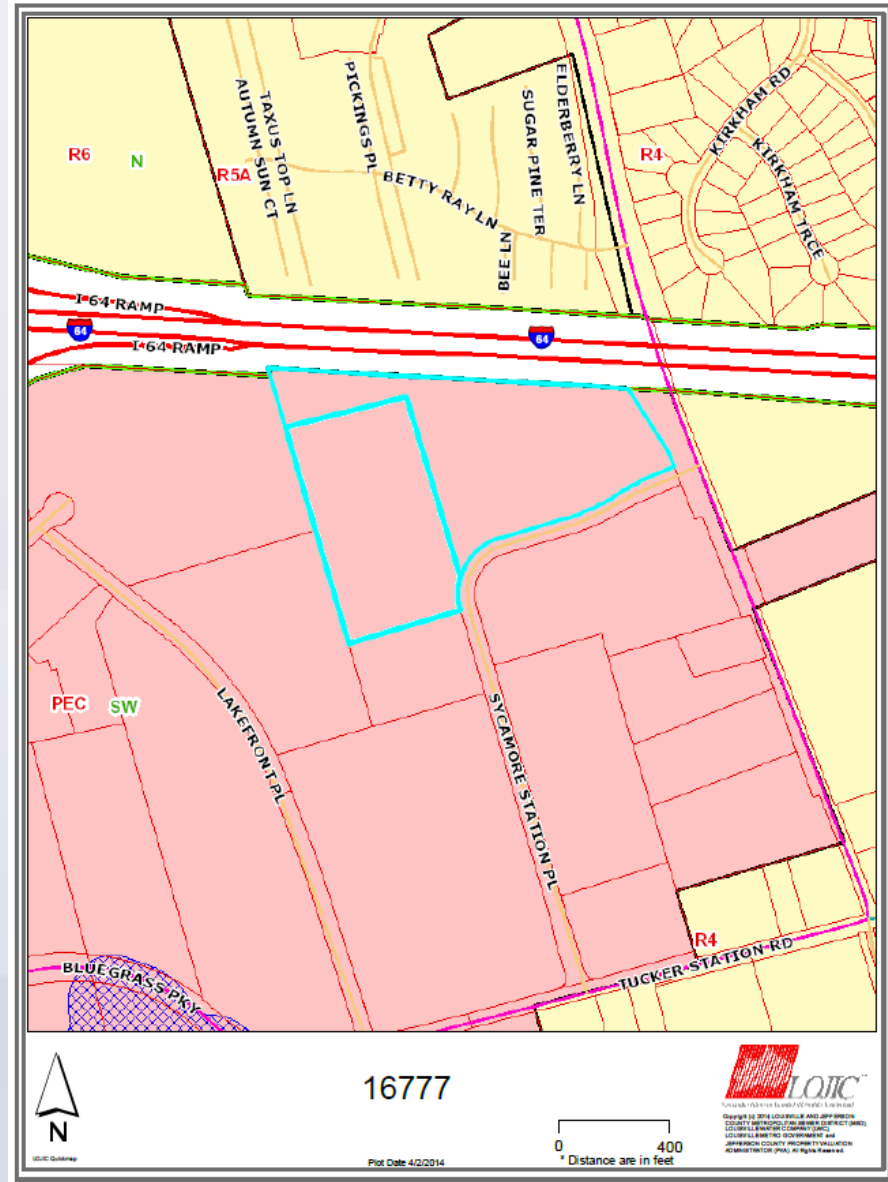
Location

- 12400 Sycamore Station Pl
- Council District 20 - Stuart Benson



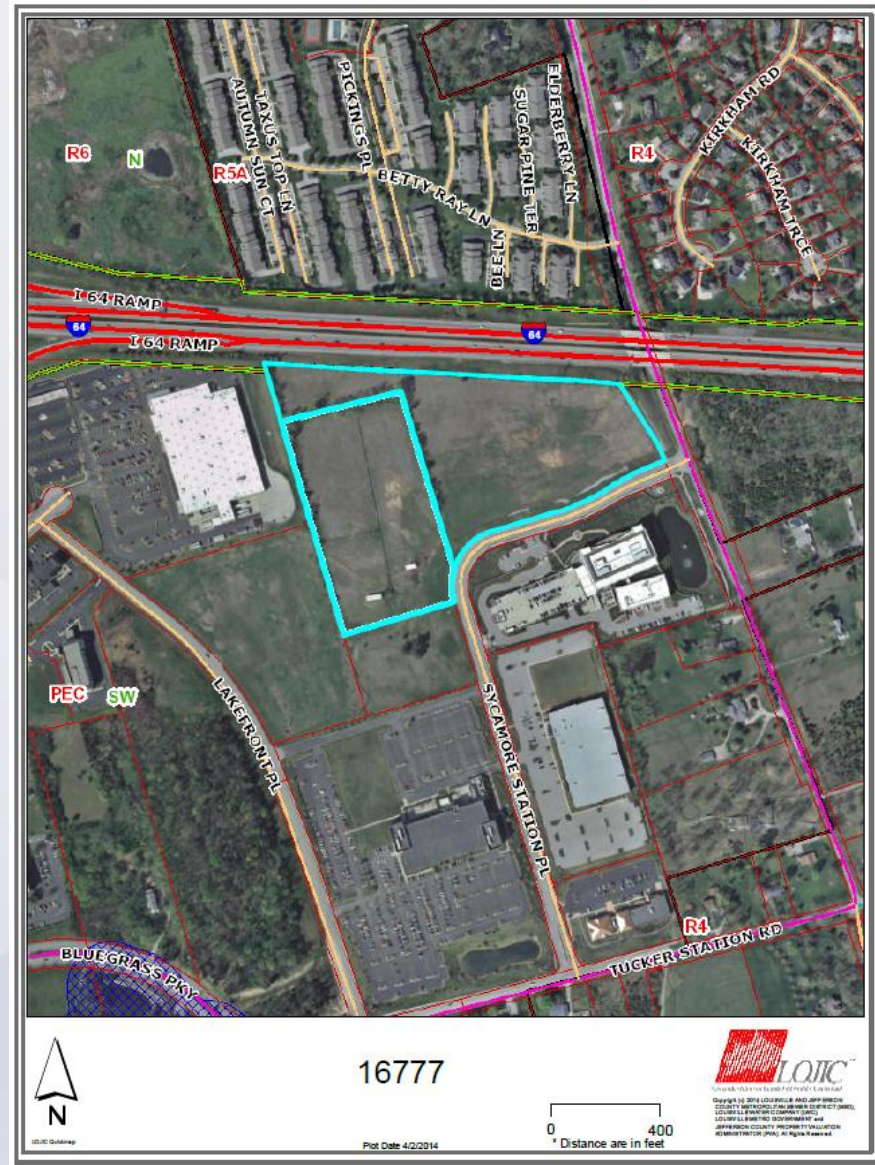
Zoning/Form Districts

- **Subject Property:**
 - Existing: PEC/SW
 - Proposed: C-2/SW
- **Adjacent Properties:**
 - North: ROW
 - South: PEC/SW
 - East: R-4/SW
 - West: PEC/SW



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant
 - Proposed: Commercial
- **Adjacent Properties:**
 - North: I-64
 - South: Vacant/Office
 - East: Residential
 - West: Vacant/Commercial



Site Photos-Subject Property



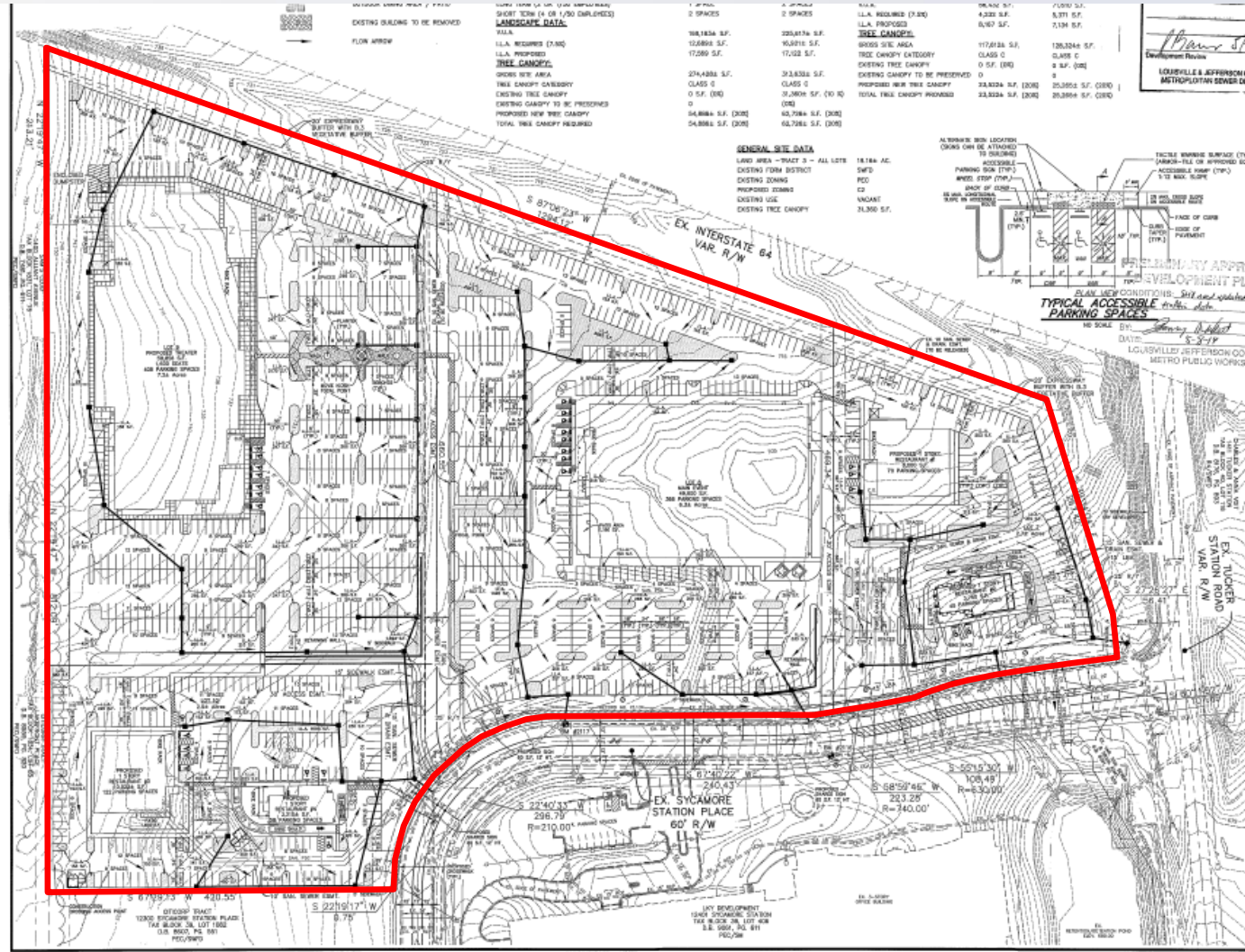
Site Photos-Surrounding Areas



Applicant's Development Plan

Highlights:

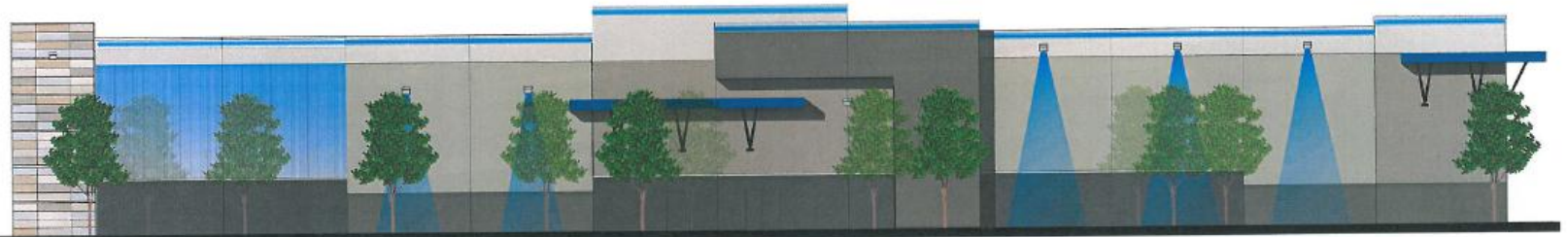
- Mixed Commercial
- 1,070 parking spaces



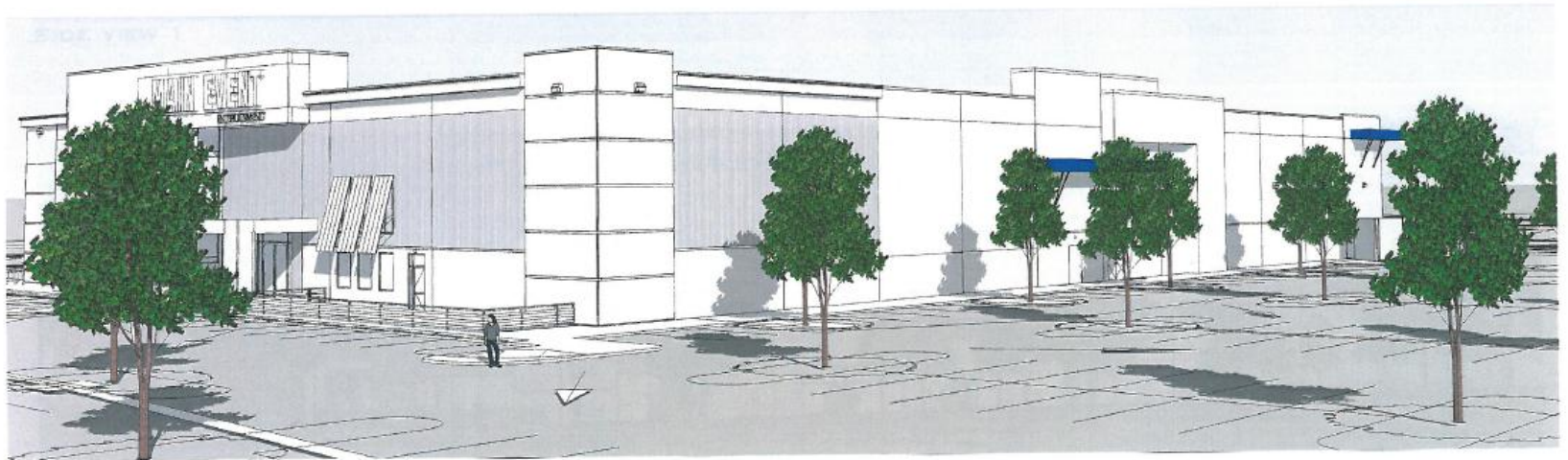
Applicant's Development Plan



Applicant's Development Plan



SOUTH ELEVATION



3D VIEW

PC Recommendation

- Public Hearing was held on 6/05/2014
- One person spoke in opposition at the Planning Commission public hearing with concerns about traffic.
- 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 (8 members voted)