

# 15ZONE1010 Eline Building



**Louisville Metro Planning Commission Public Hearing**

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**Marc 3rd, 2016**

# Requests

- Change in zoning from R-6 & OR-3 to C-2
- Waiver #1: Waiver from Article 12.D.1.a of the Development Code to eliminate the required landscape buffer area adjacent to the R-6 zoning
- Waiver #2: Waiver from Article 12.D.1.a of the Development Code to eliminate the required landscape buffer area adjacent to the Hubbards Lane ROW
- Waiver #3: Waiver from Article 12.E of the Development Code to eliminate the required interior landscape areas
- Detailed District Development plan

# Case Summary / Background

- change in zoning from R-6 & OR-3 to C-2
- existing 14,034 SF mixed use building
- proposed uses will remain on the site in the existing building with the change in zoning bringing them into compliance with the Development Code
- located on the east side of Hubbards Lane in an area of residential uses to the east and mixed commercial to the north and west
- several landscape waivers to allow the existing conditions to remain on the site
- existing parking areas that would be incorporated into final C-2 zoned proposal
- the perimeter and interior landscape requirements are being requested to be waived
- the applicant is requesting to waive the vehicular use area landscape buffer
- parking spaces within the ROW will be reconstructed with a grass island

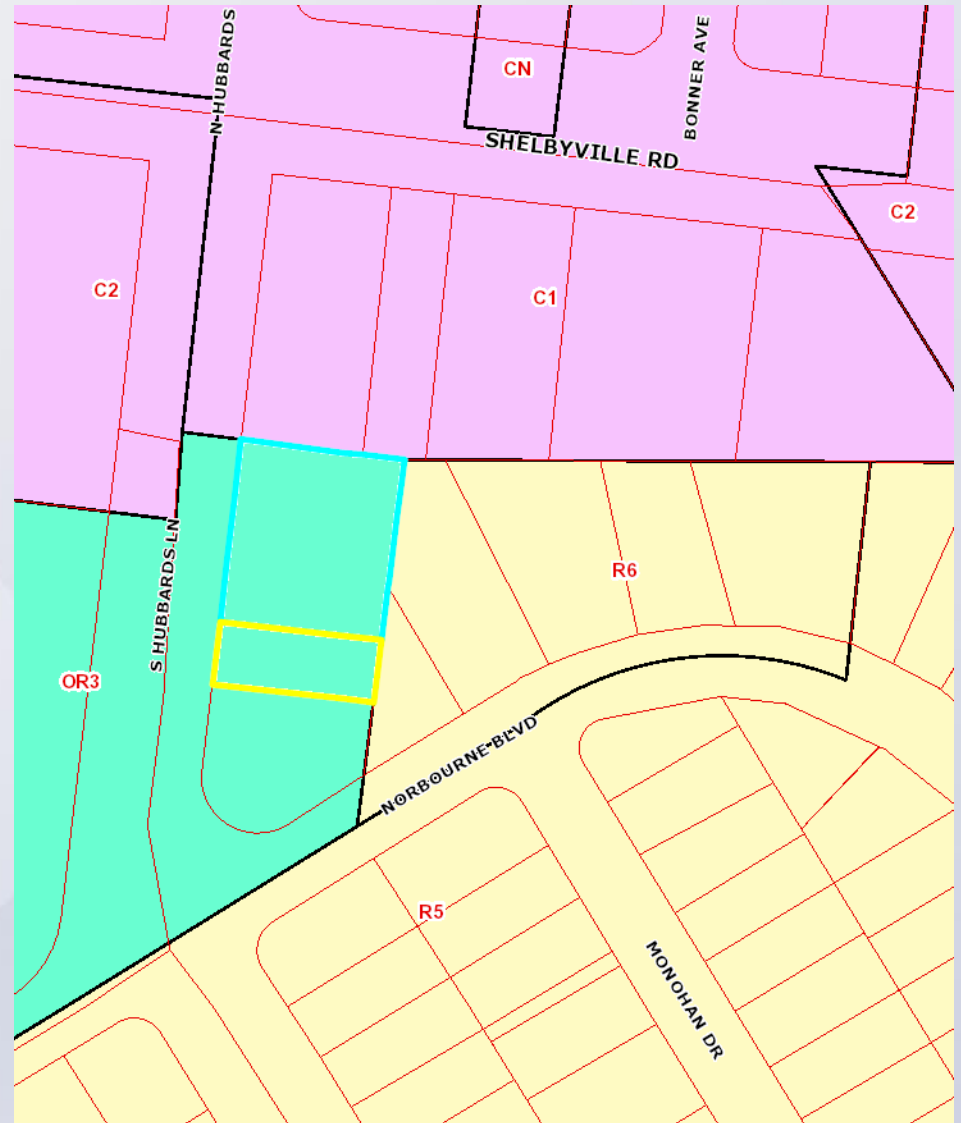
# Zoning/Form Districts

- Subject Property:

- Existing: OR-3 & R-6/SMC
- Proposed: C-2/SMC

- Adjacent Properties:

- North: C-1/SMC
- South: OR-3/SMC
- East: OR-3/SMC
- West: R-6/SMC



# Aerial Photo/Land Use

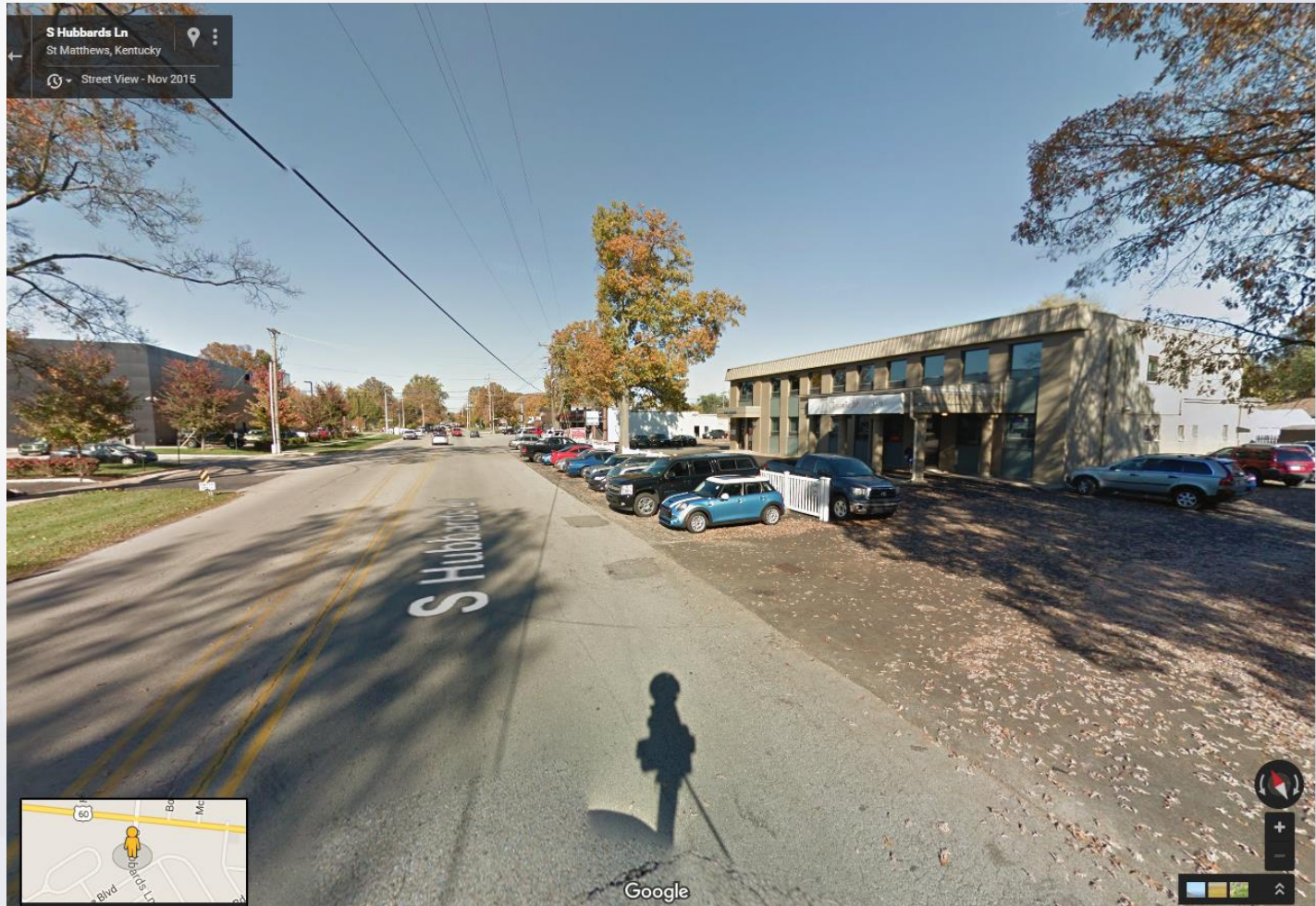
- Subject Property:
  - Existing: Music Instruction, Office, Retail and Residential
  - Proposed: Music Instruction, Office, Retail
- Adjacent Properties:
  - North: Mixed Commercial
  - South: Office
  - East: Atria Assisted Living
  - West: Residential



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property







# Applicable Plans & Policies

- Cornerstone 2020
- Development Code

# Staff Analysis and Conclusions

- The proposal is located near an existing activity center in the Suburban Marketplace Corridor with a variety appropriate uses for nearby neighborhoods
- C-2 is a higher intensity zoning district located near a major arterial (Shelbyville Road)
- No new building construction is proposed
- The proposal is an expansion of existing commercial development adjacent to the site to the north and west along the intersection of Shelbyville Road and Hubbards Lane
- The population that Shelbyville Road serves supports the proposal
- The proposal is an expansion of existing commercial in the area which is efficient and cost effective
- The site is already non-residential
- The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code with the exception of the requested landscape waivers due to existing conditions on the site
- The landscape waivers meet the standard of review

# Required Actions

- Zoning from R-6 and OR-3 to C-2: Recommend to the City of St. Matthews for approval/denial
- Waivers (3): Recommend to the City of St. Matthews for approval/denial
  - #1 - Article 12.D.1.a of the Development Code to eliminate the required landscape buffer area adjacent to the R-6 zoning
  - #2 - Article 12.D.1.a of the Development Code to eliminate the required landscape buffer area adjacent to the Hubbards Lane ROW
  - #3 - Article 12.E of the Development Code to eliminate the required interior landscape areas
- Detailed District Development Plan with binding elements: Recommend to the City of St. Matthews for approval/denial