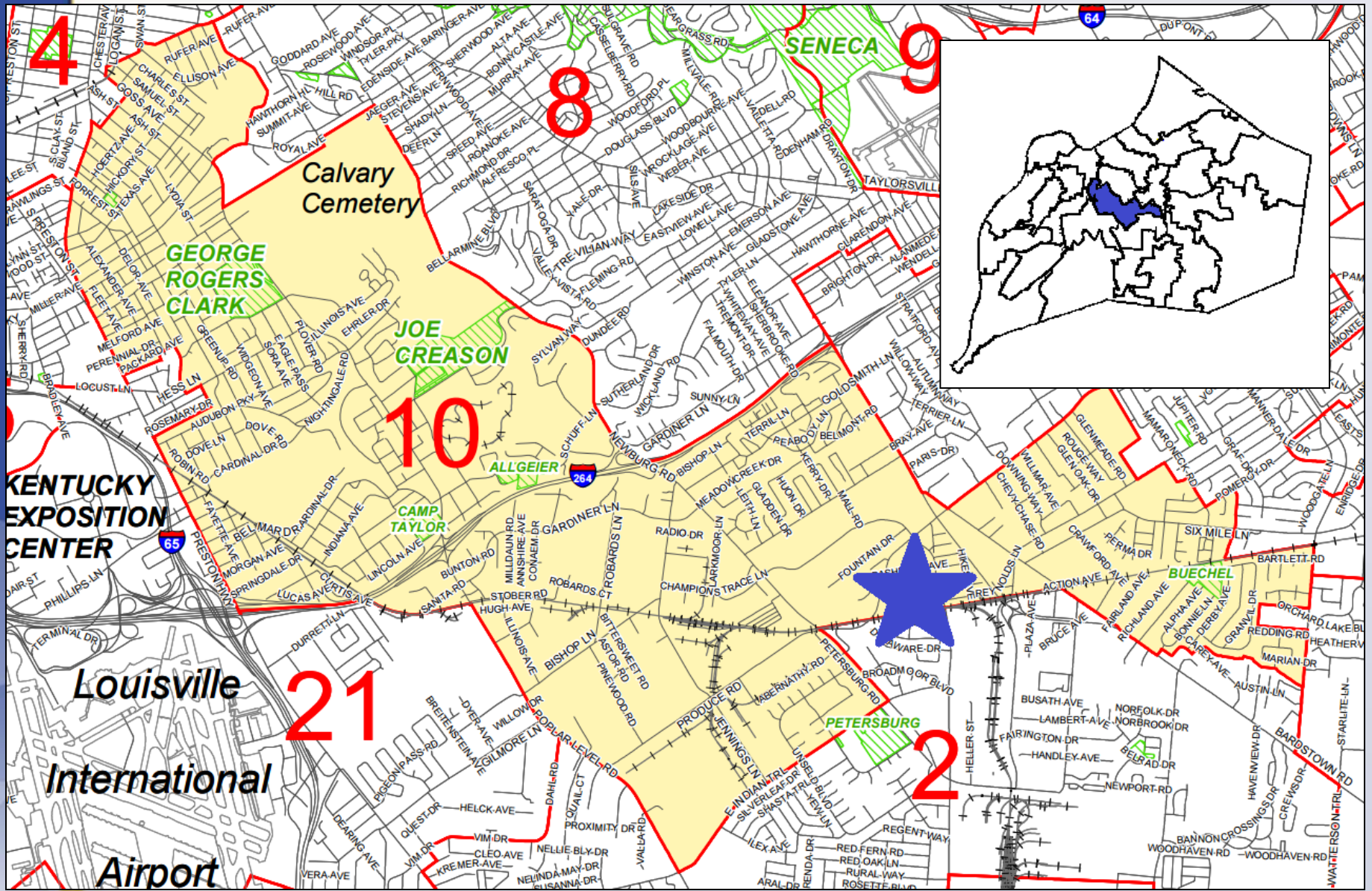


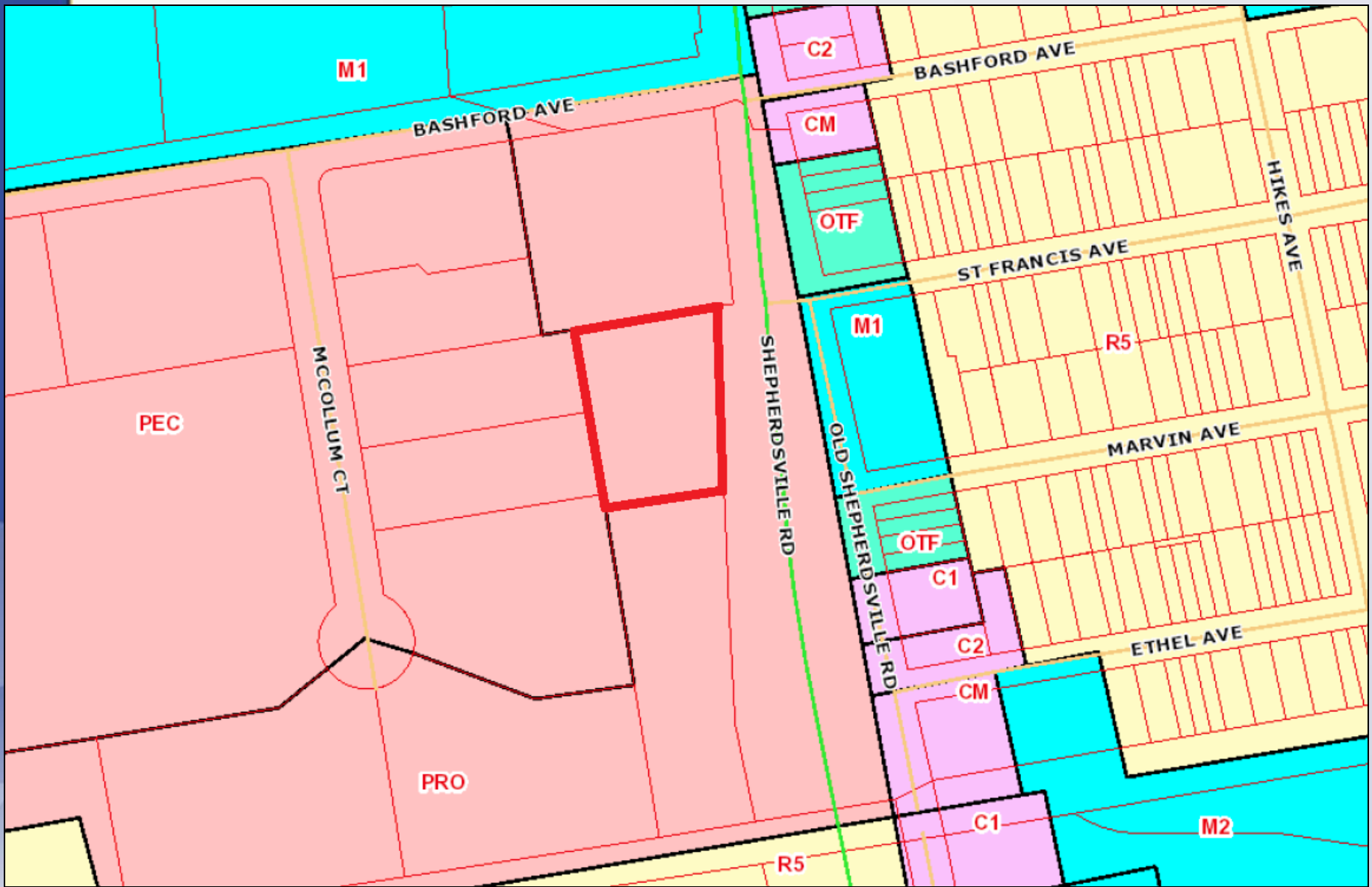
17ZONE1013

FW Owen Company, LLC



Planning/Zoning, Land Design & Development
October 3, 2017

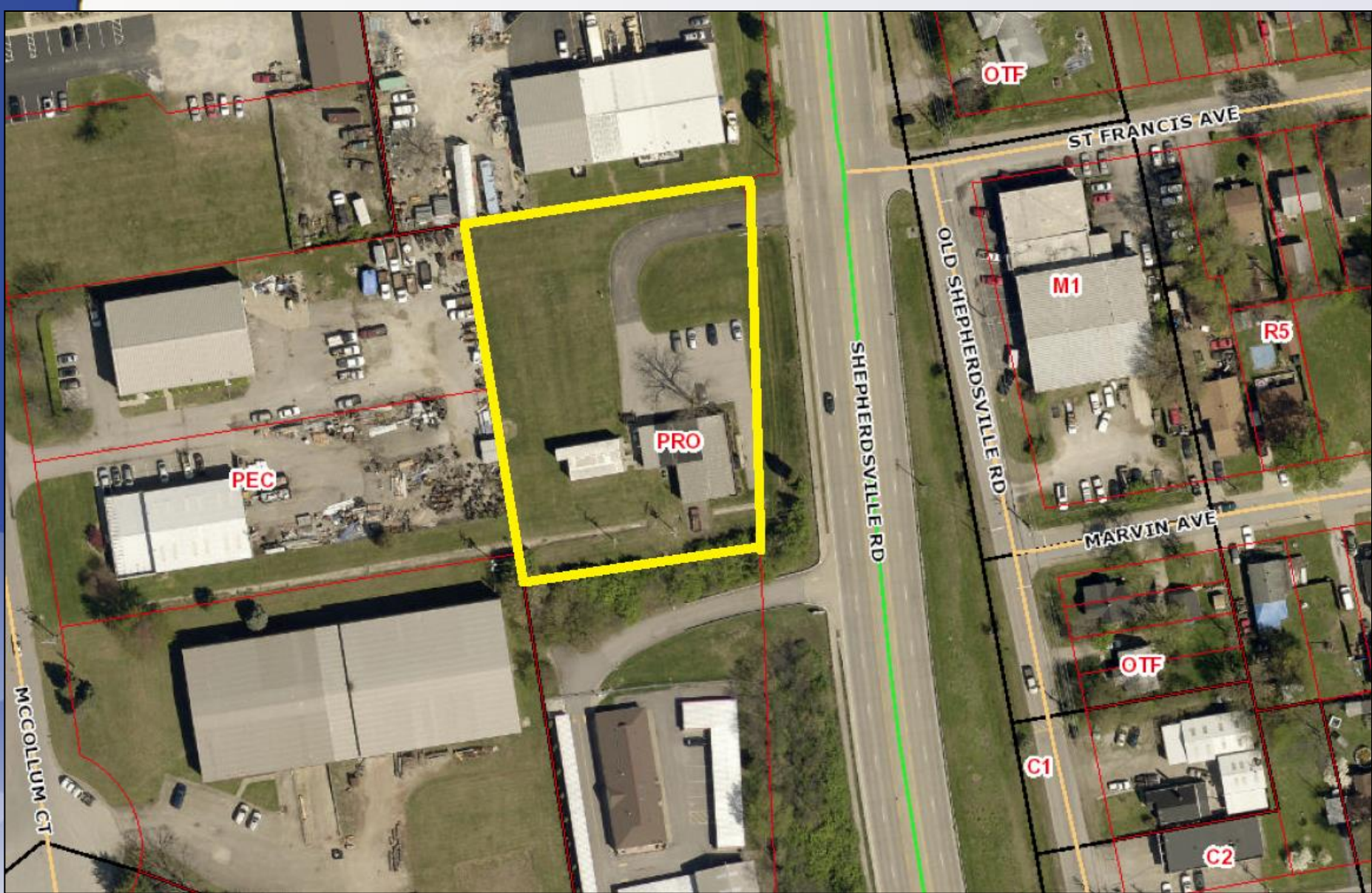




Subject Property:

Existing: C-1/SMC

Proposed: C-2/SMC



Subject Property:
Existing: Industrial
Proposed: Industrial

Requests

- Change in Zoning from PRO, Planned Research Office to PEC, Planned Employment Center on 1.24 acres
- Waiver of Sections 5.5.2.A.1 and 5.6.1.B.1 to omit the requirement to provide animating features on the building façade along Shepherdsville Road
- Waiver of 10.2.12 to allow Interior Landscape Areas to be less than 290 square feet each
- Detailed District Development Plan

Case Summary

- Site located west of Buechel Bypass in West Buechel
- Proposed 6,600 square foot addition to existing warehouse
- Proposed uses - warehouse, contractor's shop and outdoor storage
- Accessed from Shepherdsville Road
- 15 parking spaces

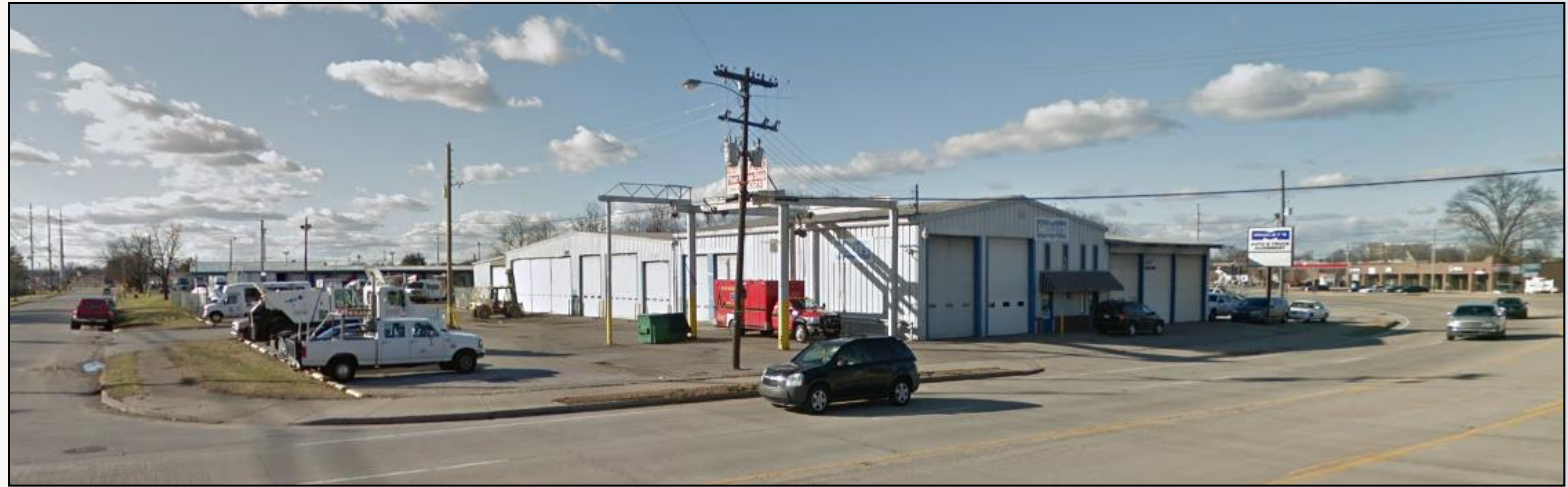
Site Photos



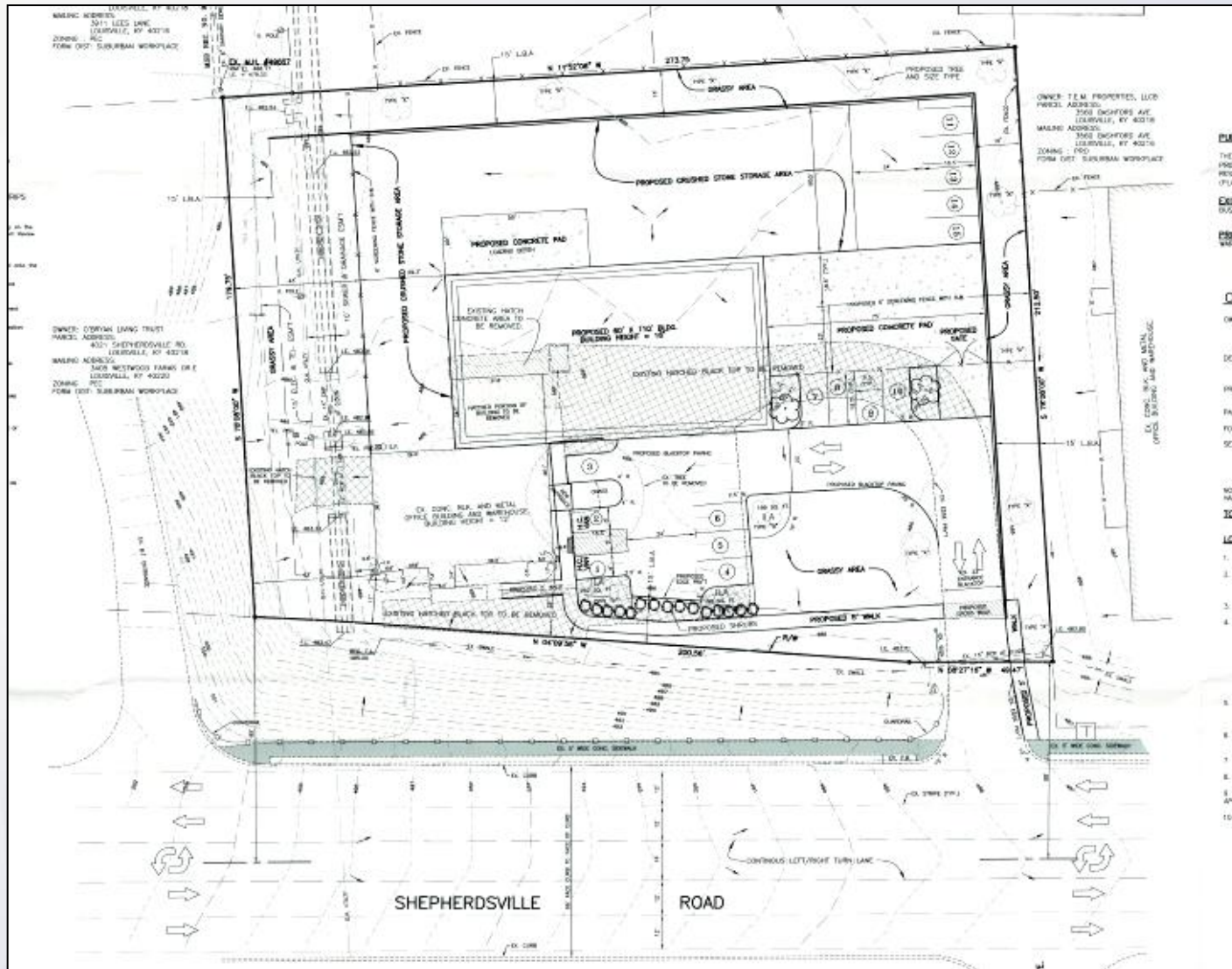
Site Photos - Surrounding



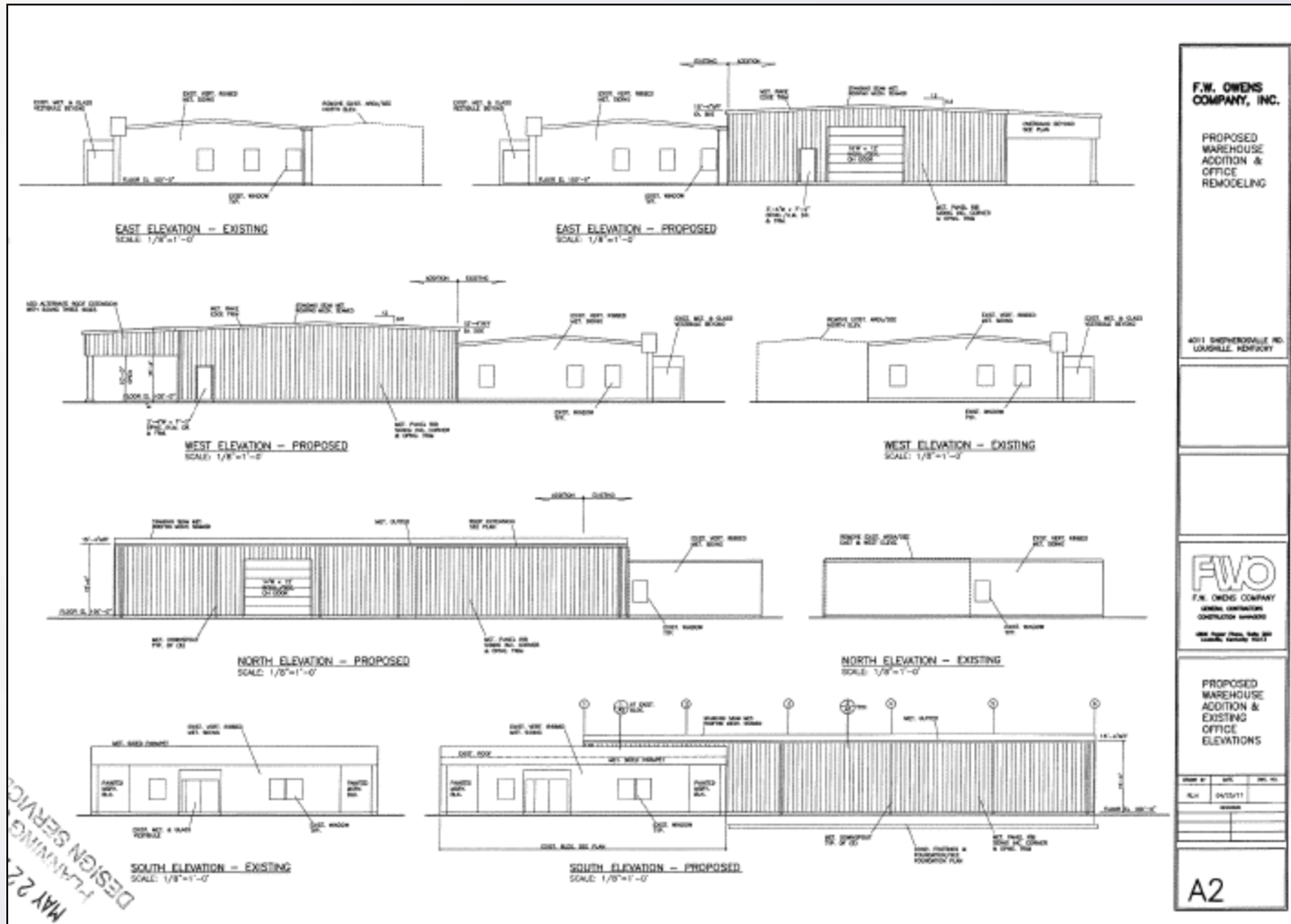
Site Photos - Surrounding



Development Plan



Elevations



PC Recommendation

- The Planning Commission conducted a public hearing on 9/7/2017
- No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from PRO to PEC by a vote of 7-0 (7 members voted)