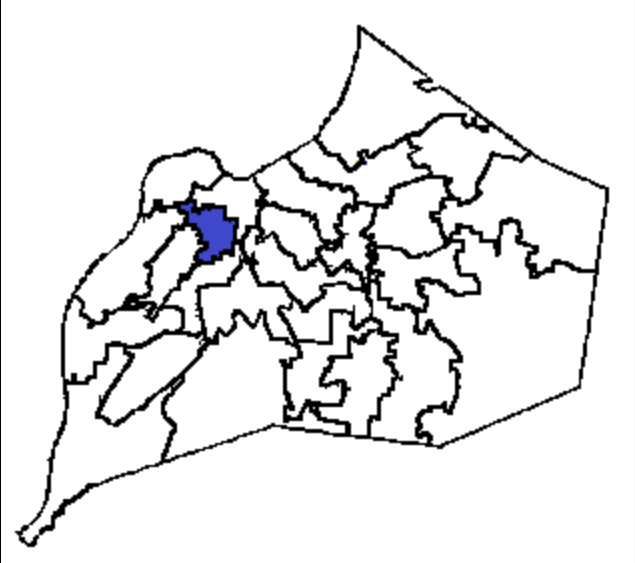
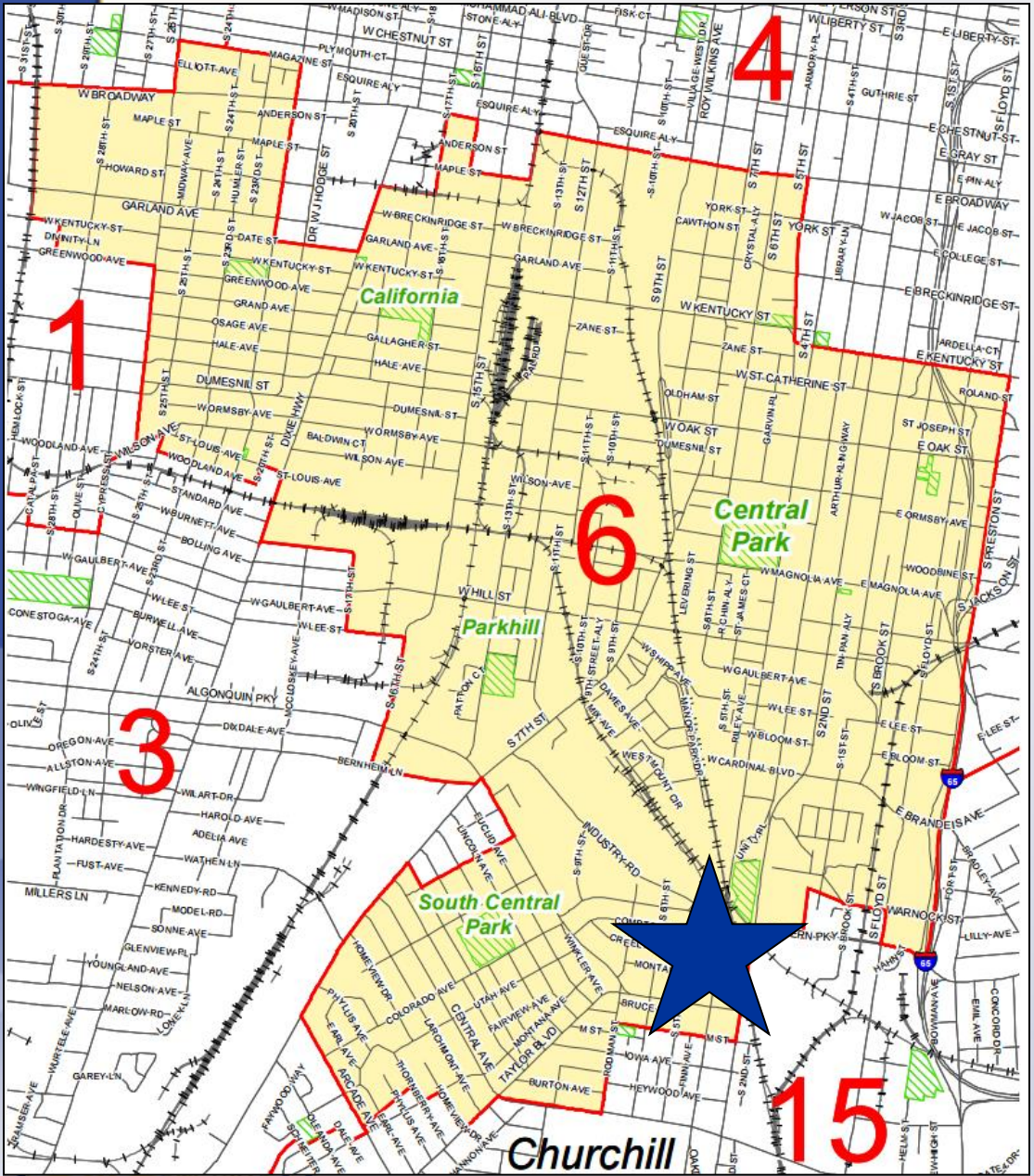


18ZONE1042
2516 S. 4th STREET



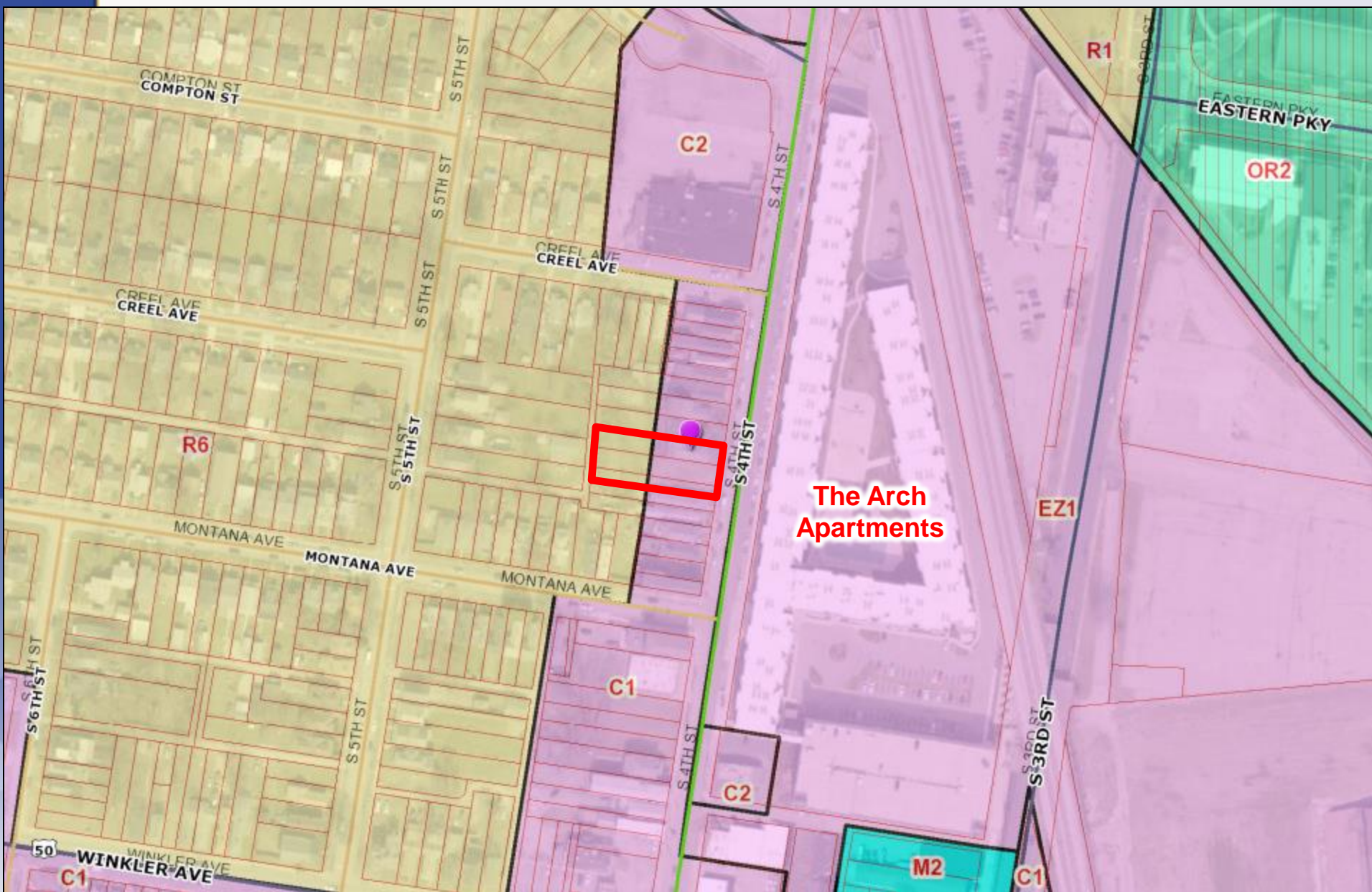
Planning & Zoning Committee
February 12, 2019



2516 S. 4th Street
 District 6 - David James

Louisville

18ZONE1042





Requests

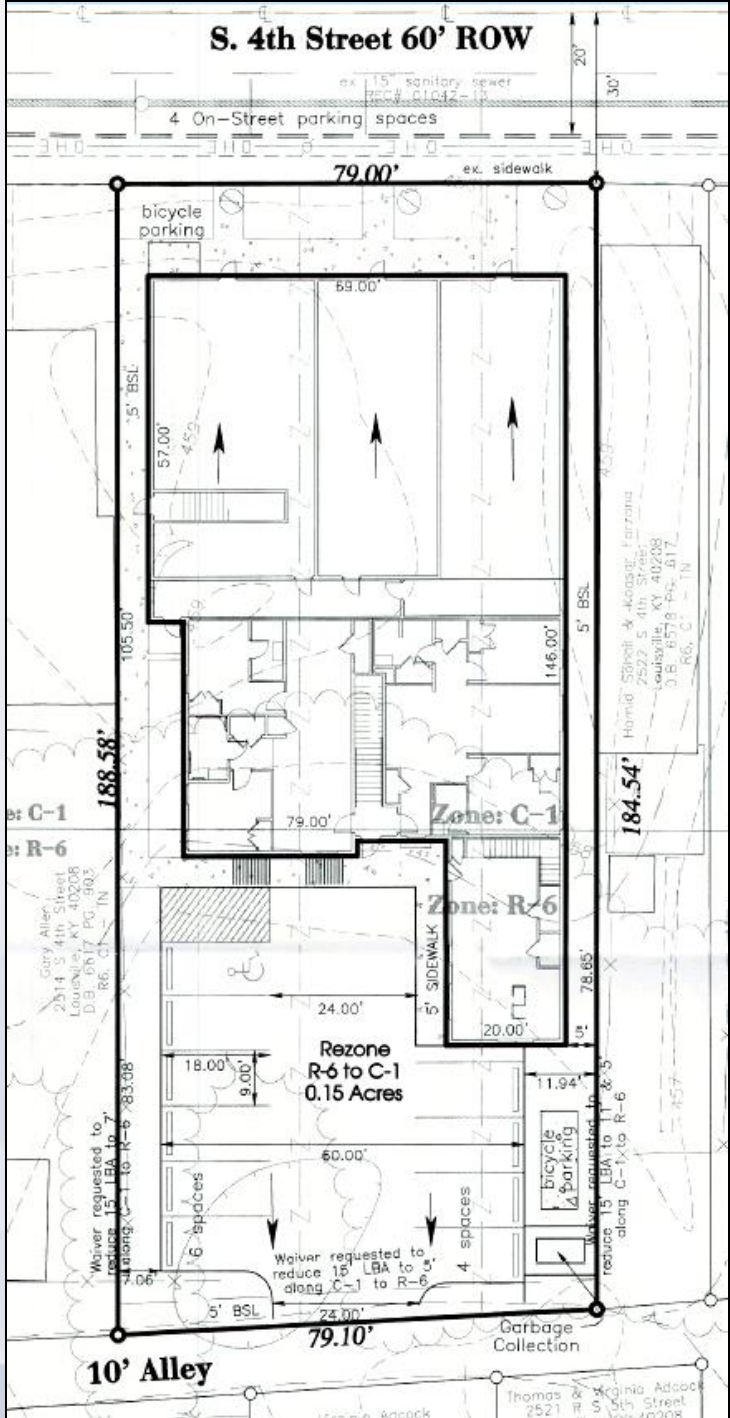
- Change-in-Zoning from R-6 Multi-Family Residential to C-1 Commercial on 0.15 acre
- Waiver of Land Development Code, Section 10.2 to reduce the required landscape buffer area along each side property line
- Detailed District Development Plan

Case Summary

- A change in zoning from R-6 to C-1 on the rear portion of three lots that contain split R-6/C-1
- The frontage of 4th Street from Montana to Creel Avenue is zoned for commercial uses; however, the majority of property appears to remain in a residential state
- 14,000 sq. ft. building containing commercial storefronts and 10 residential dwelling-units
- Vehicular access will be provided by alley

Site Images







Public Meetings

- Neighborhood Meeting on 7/18/2018
 - Conducted by the applicant, 13 people attended the meeting
- LD&T meeting on 11/29/2018
- Planning Commission public hearing on 12/20/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-6 to C-1 with a vote of 5-0 (five members were not present).