

17ZONE1080

Wood Medical Office



Louisville Metro Planning Commission

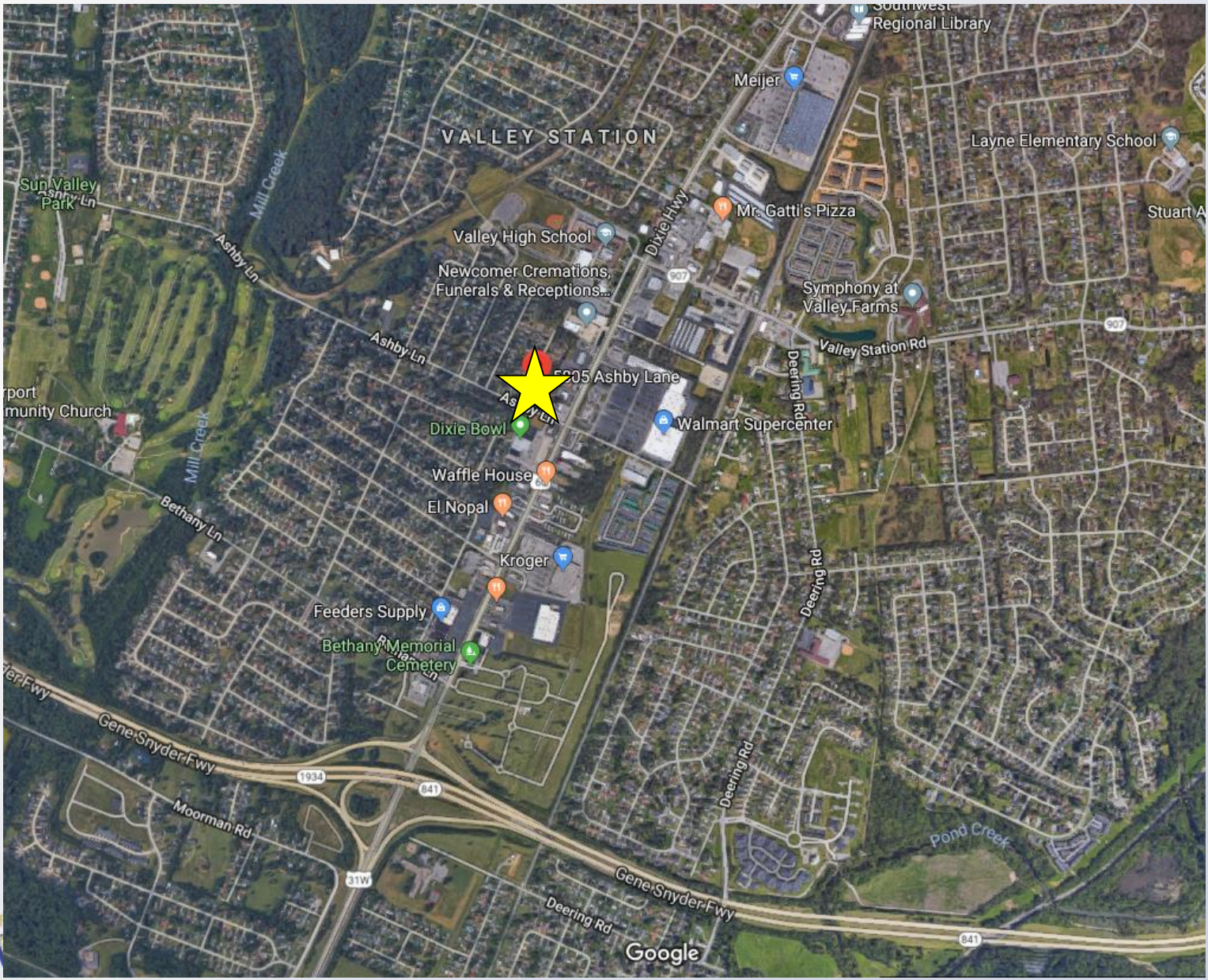
Joel Dock, AICP, Planner II

March 21, 2019

Requests

- **Change-in-Zoning** from R-4, Single-Family Residential to OR, Office- Residential
- **Waiver** of Land Development Code, section 5.5.2.B.1.A & 5.9.2.A.1.B.ii to not provide cross-access to abutting development having frontage on Dixie Highway
- **Detailed District Development Plan**

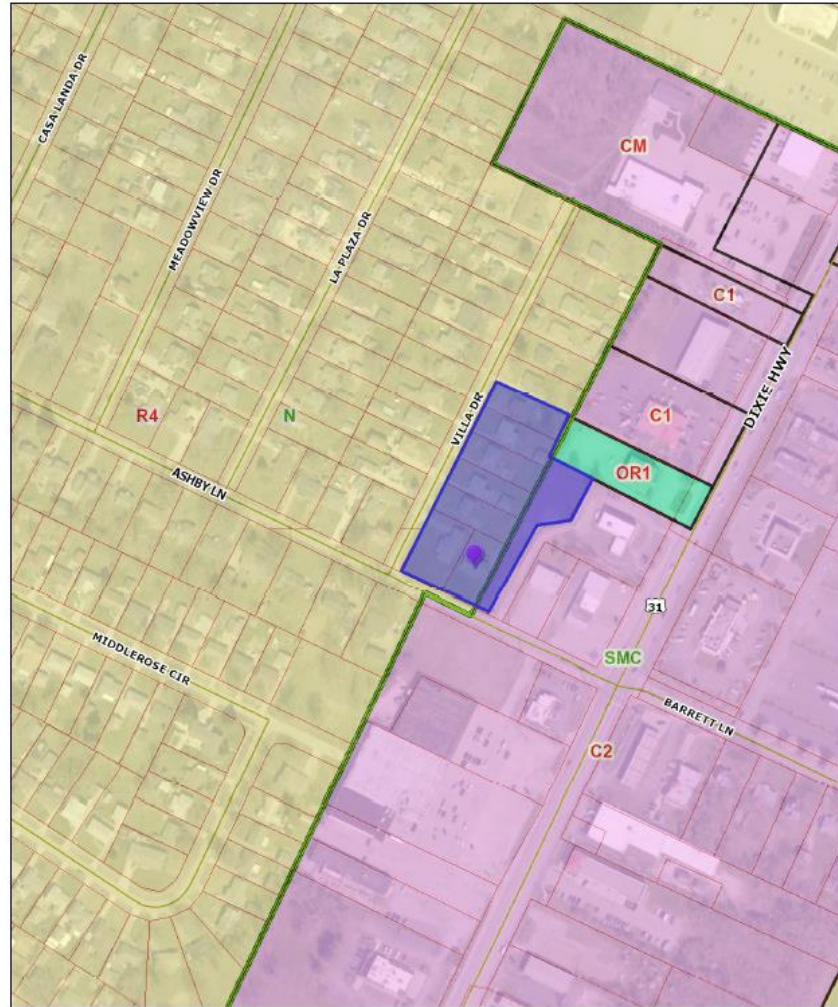
Site Context



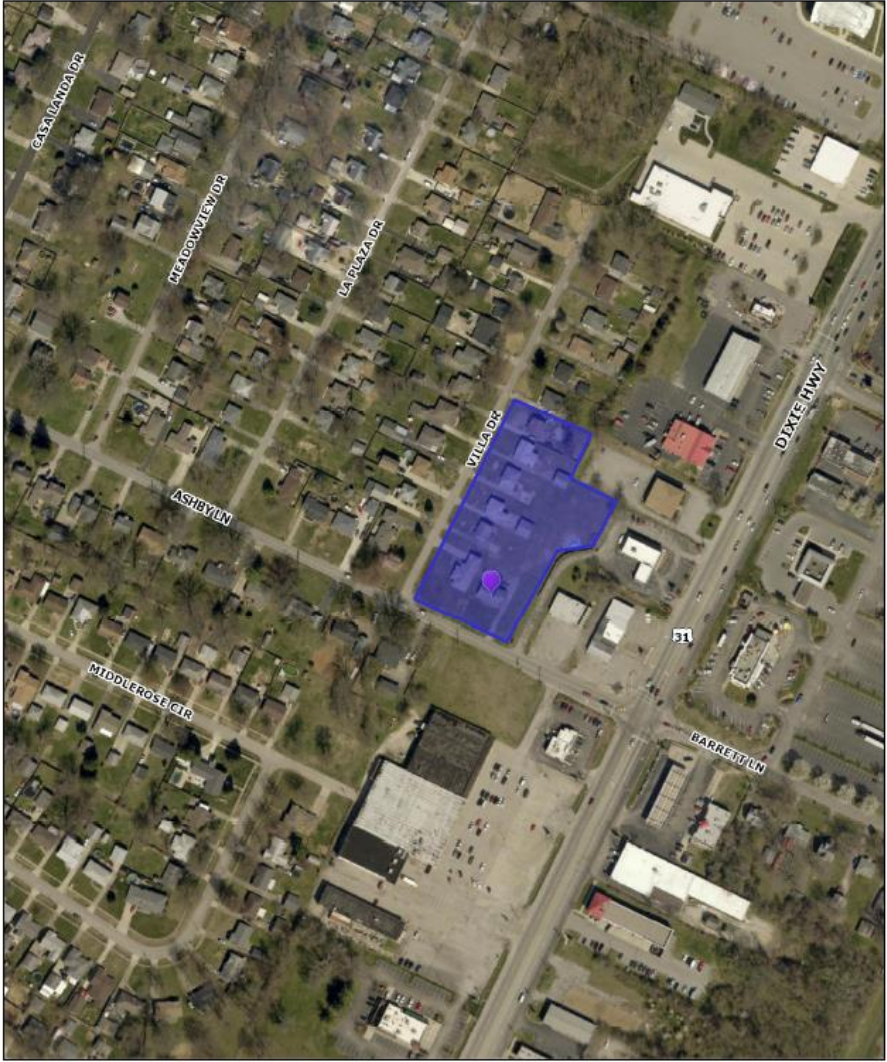
Case Summary

- Two-story medical office has been proposed on 1.71 acres
- The subject site contains existing single-family residential homes
- Access is proposed to Ashby lane with no connectivity to the adjacent site
- 80 parking spaces

Zoning/Form Districts

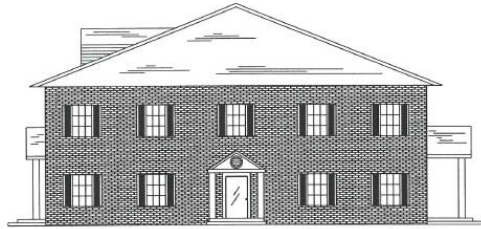


Aerial Photo

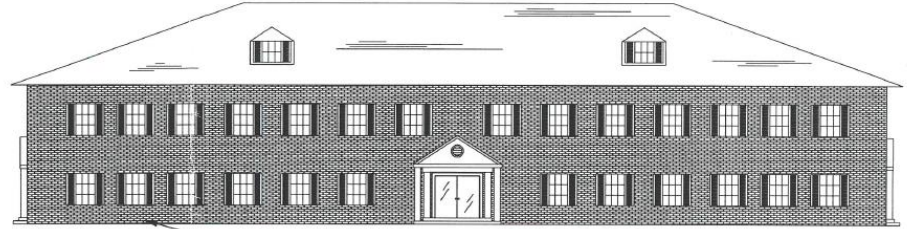




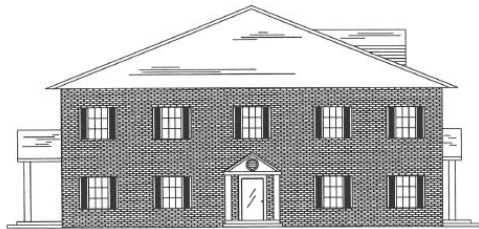
Renderings



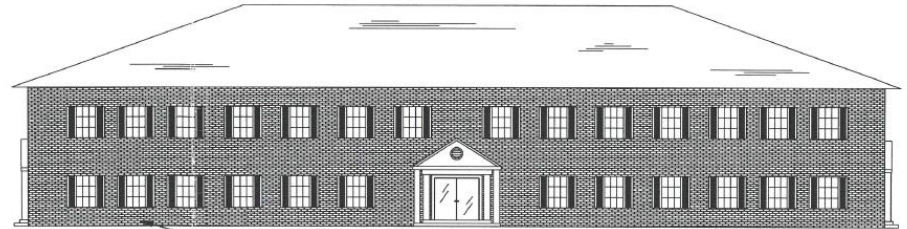
SIDE (ACCESS DRIVE)



FRONT (ASHBY LANE)



SIDE (VILLA DRIVE)



BACK (PARKING AREA)

WOOD MEDICAL OFFICES

Staff Finding

- The proposed zoning district generally conforms to the Guidelines and Policies of Cornerstone 2020.
- The OR district is a low intensity office district
- The office use provides a transition in intensity between the existing commercial corridor of Dixie Highway and a single family residential neighborhood.
- The land use adds to the existing mixture of uses fronting the commercial corridor along Dixie Highway and provides additional options for low intensity uses to the surrounding residential neighborhoods.
- The detailed plan and waiver also appears to be adequately justified based on staff's analysis contained in the standard of review.

Required Actions

- **RECOMMEND** to the Louisville Metro Council that the change in zoning from R-4, Single-Family Residential to OR, Office- Residential on property described in the attached legal description be **APPROVED** or **DENIED**
- **APPROVE** or **DENY** the Waiver of Land Development Code, section 5.5.2.B.1.A & 5.9.2.A.1.B.ii to not provide cross-access to abutting development having frontage on Dixie Highway
- **APPROVE** or **DENY** the Detailed District Development Plan