

17ZONE1063

9212 Mouser Property



Louisville Metro Planning Commission Public Hearing

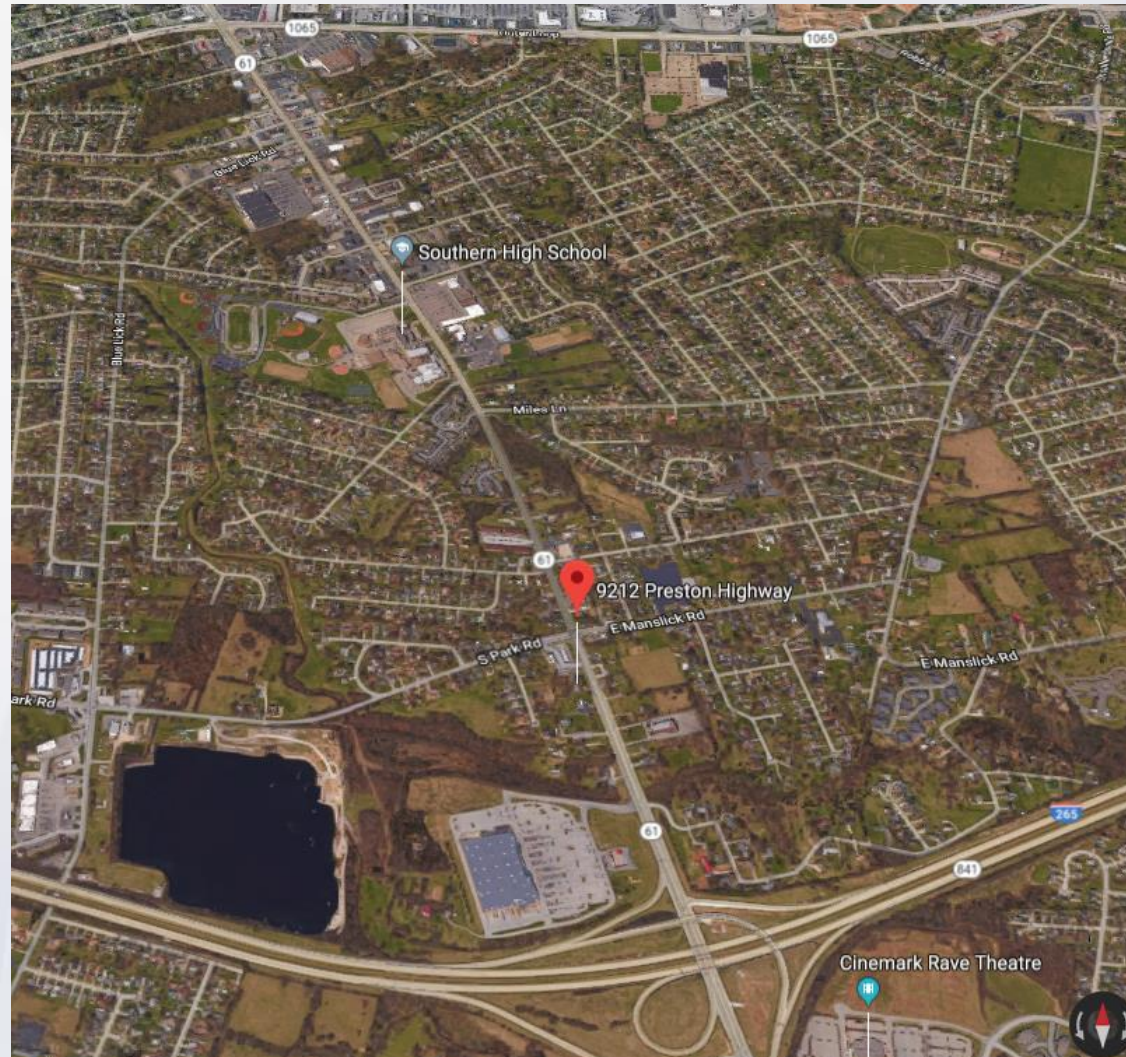
Laura Mattingly, AICP, Planner II

May 24, 2018

Requests

- Change in zoning from R-4, Single Family Residential, to C-N, Commercial-Neighborhood on 0.53 acres
- Detailed District Development Plan with Binding Elements

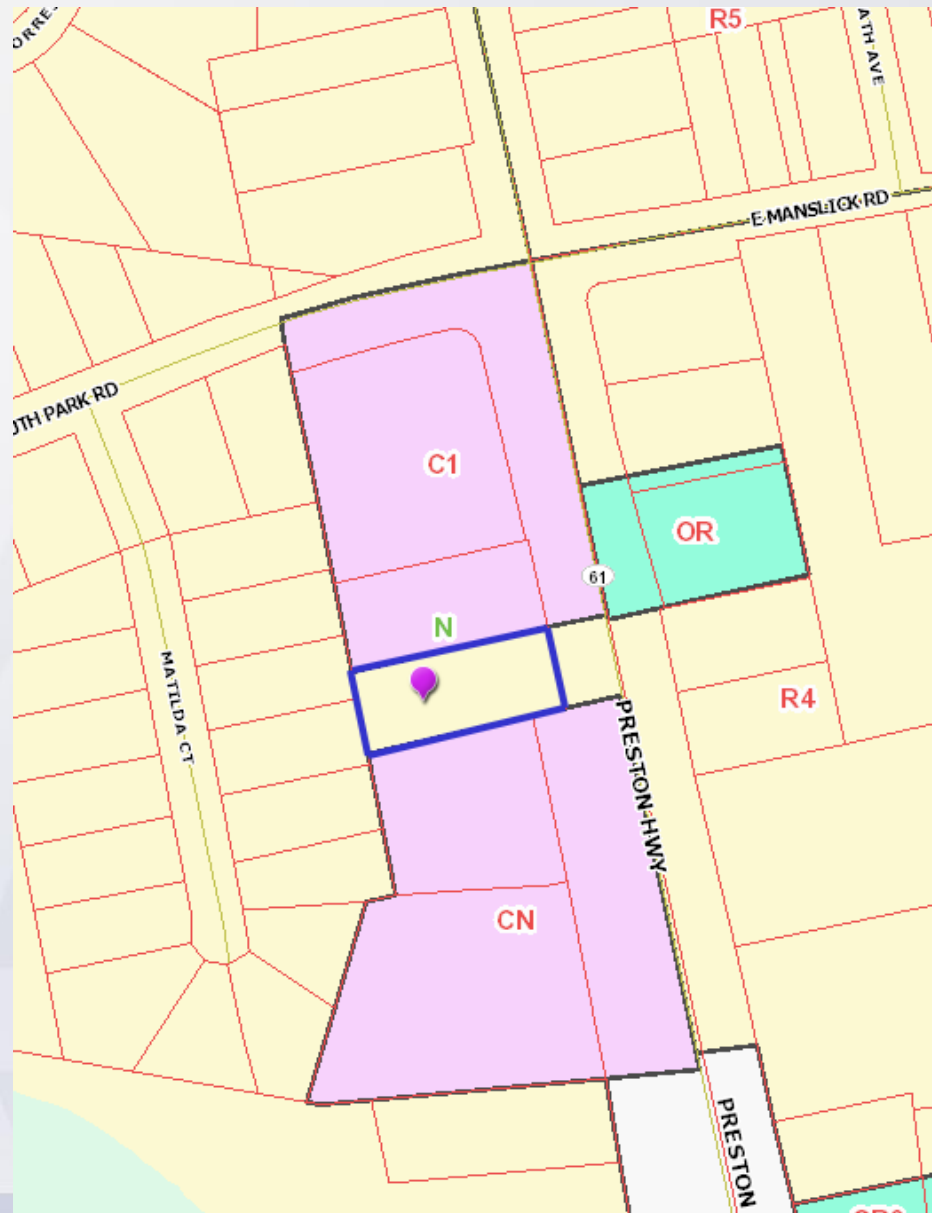
Site Context



Case Summary

- Proposal to re-use existing 2,450 square foot home as office
- No new construction proposed
- Paved area in rear will be re-stripped for parking

Zoning / Form District



Aerial Photo



Subject Site



Surrounding Area Photos



Surrounding Area Photos



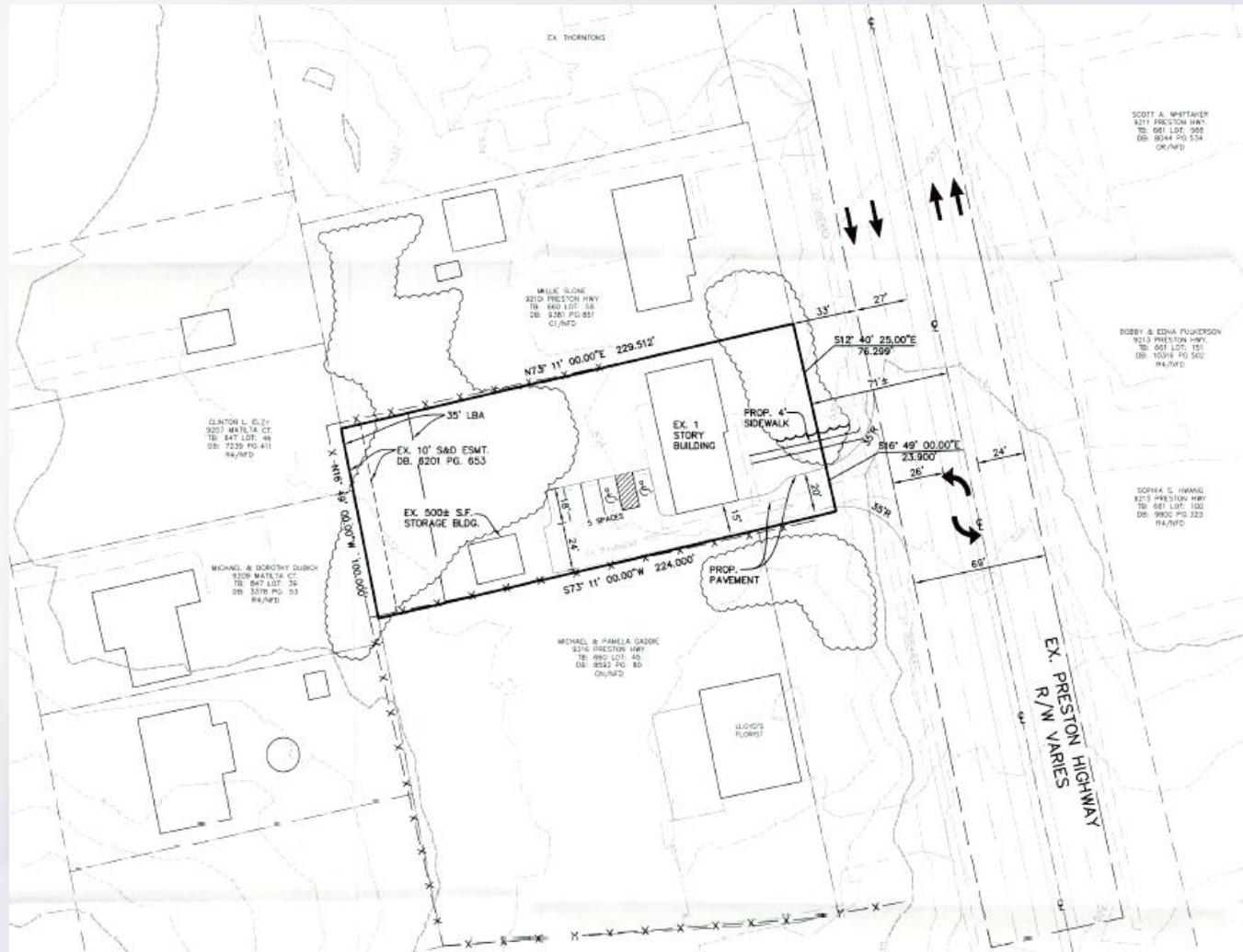
Surrounding Area Photos



Surrounding Area Photos



Development Plan



Staff Findings

- Proposal complies with the applicable guidelines and policies of Cornerstone 2020
- Office use on a major arterial, near activity center
- Provides for pedestrians with existing sidewalk and the addition of a pedestrian connection
- TARC stop 500 feet from site
- Potentially neighborhood serving use with sufficient population to support small office use
- All buffers provided, no exterior changes
- Existing home in character with area

Required Actions

- **RECOMMEND APPROVAL or DENIAL** to Metro Council of Change in Zoning from R-4, Single Family Residential, to C-N, Commercial-Neighborhood on 0.53 acres
- **APPROVE or DENY** the Detailed District Development Plan