

# 16ZONE1033

## Greenwood Plaza



Louisville Metro Planning Commission Public Hearing

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# Request(s)

- Change in zoning from R-4 to C-1 on 4.67 acres
- Detailed Development plan
  - Waiver of LDC Sec. 10.2.4.B to allow the property perimeter landscape buffer area along the south and east lines of the subject property to encroach 100% into an existing drainage easement

# Case Summary / Background

- New shopping center with retail and two drive-through restaurants
- Extension of commercial to west
- Single- and multi-family zoning nearby, some vacant
- Large drainage easement along east and south

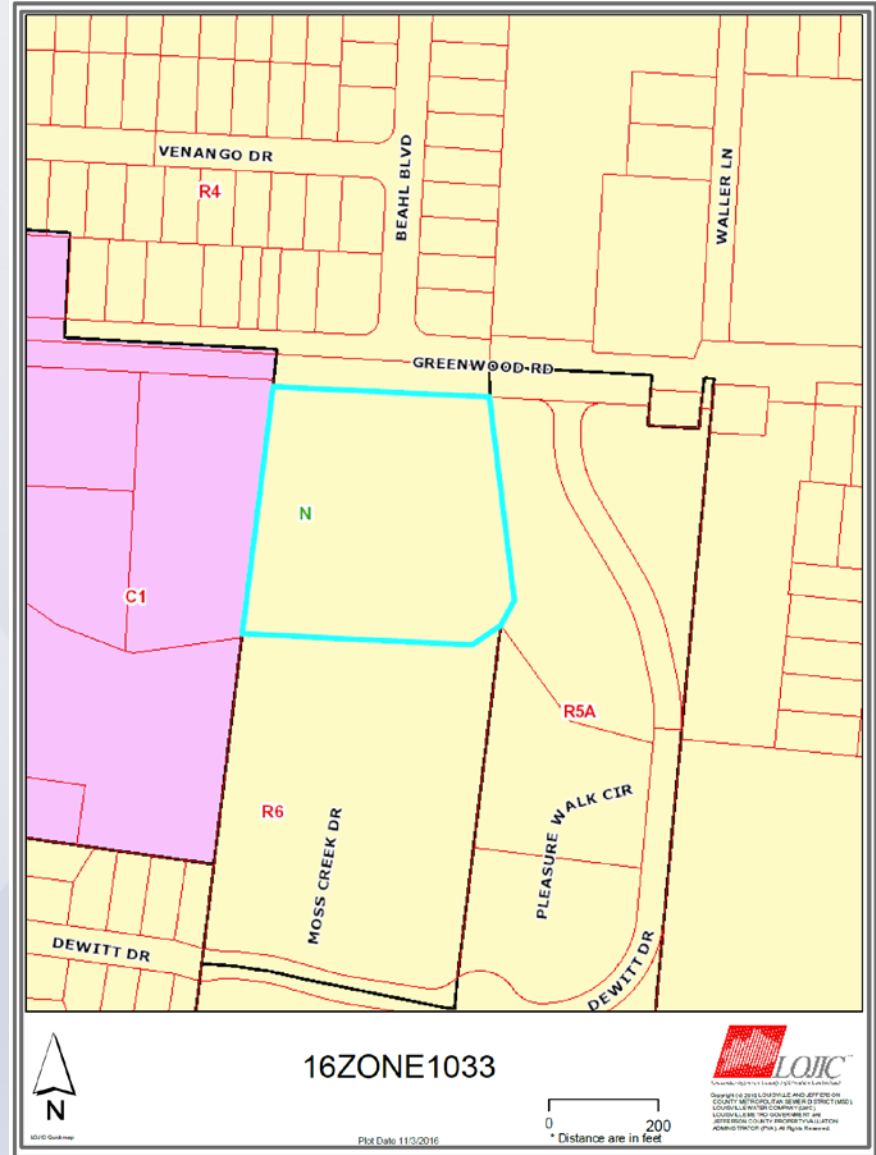
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/N
- Proposed: C-1/N

## Adjacent Properties:

- North: R-4/N
- South: R-6/N
- East: R-5A/N
- West: C-1/N



# Aerial Photo/Land Use

## Subject Property:

- Existing: Single-family residential
- Proposed: Retail / Drive-thru restaurants

## Adjacent Properties:

- North: Single-family residential
- South: Undeveloped
- East: Multi-family residential
- West: Bank
- Southwest: Grocery store



# Site Photos-Subject Property



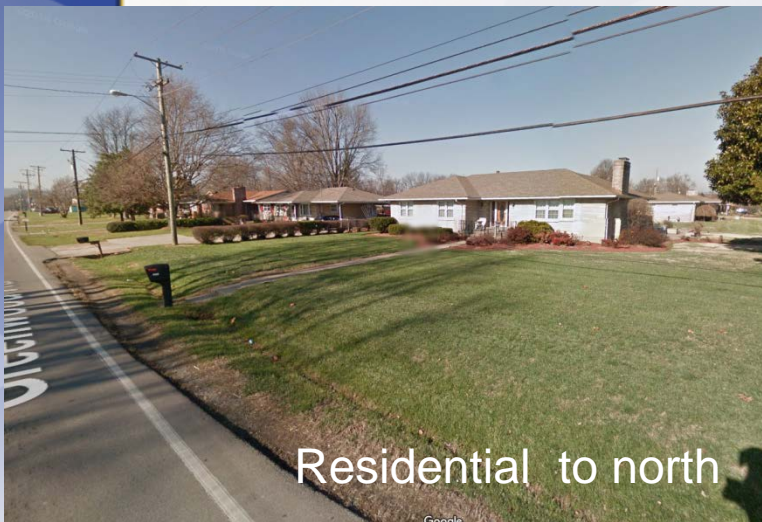
# Site Photos-Surrounding Areas



Multi-family to east



Bank to west



Residential to north

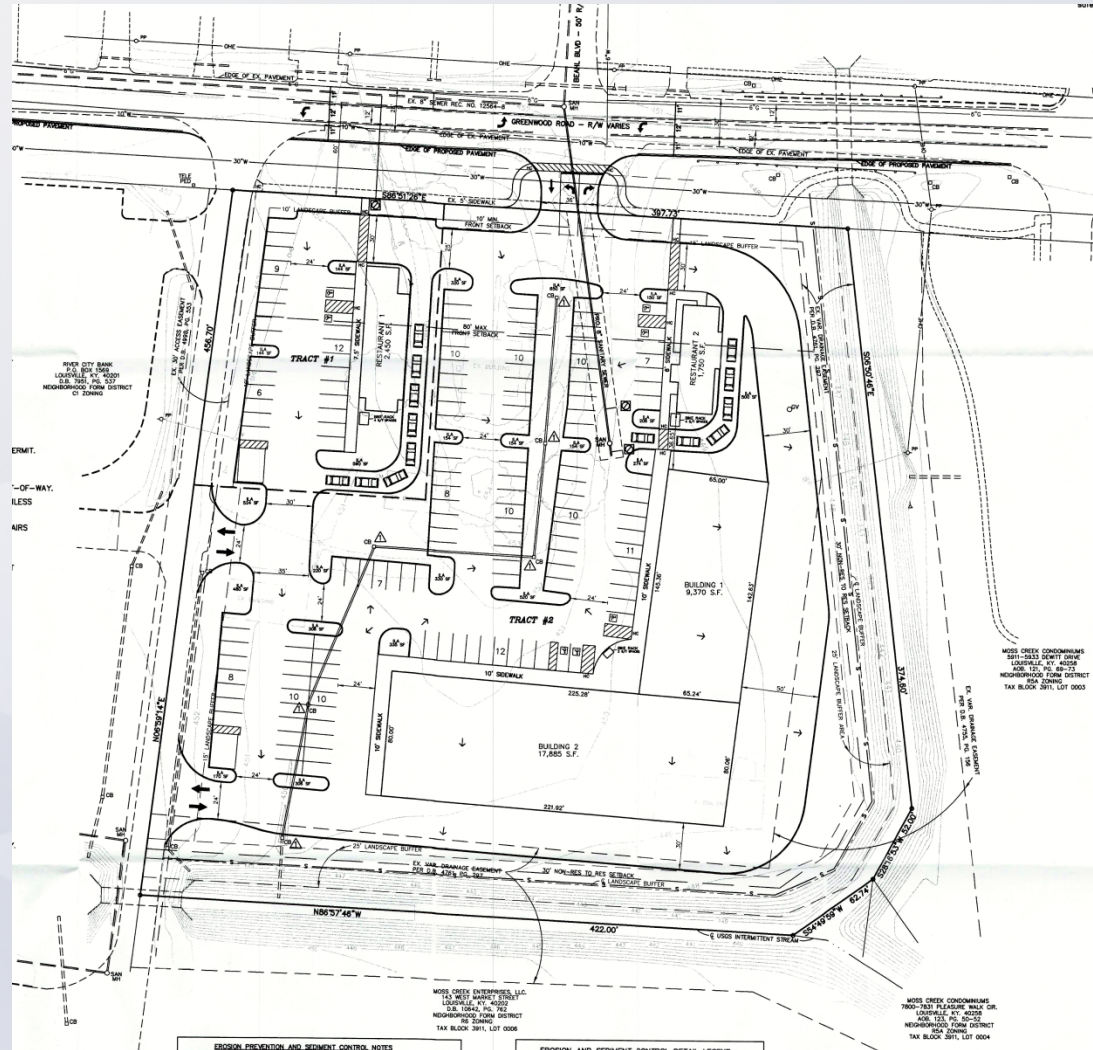


Grocery store to southwest

# Applicant's Development Plan

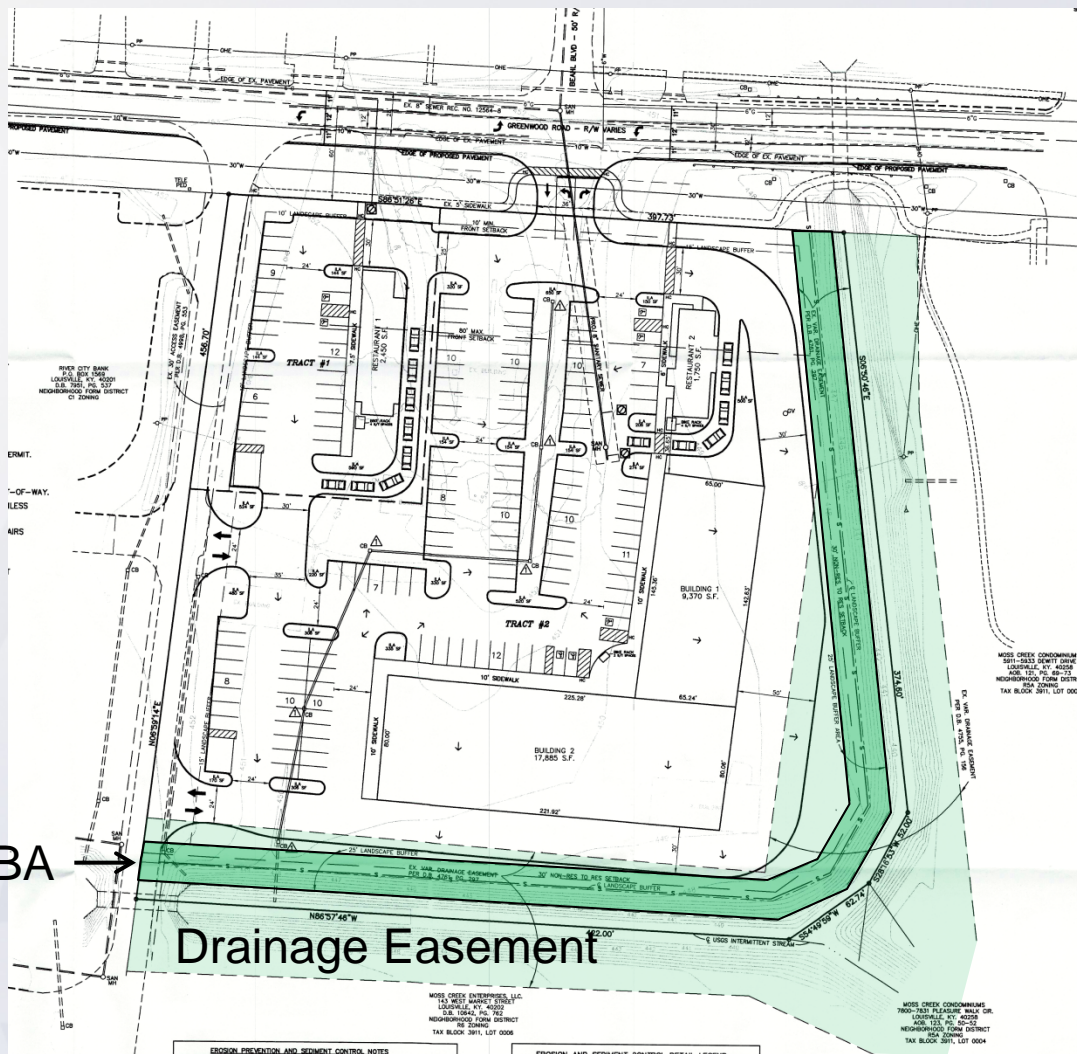
## Highlights:

- C-1
- 2 Tracts
- 2 drive-thru restaurants in front, retail in rear
- Shared access to west





# Waiver Exhibit



25' LBA →

Drainage Easement

# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

# Technical Review

- The proposal is in order and has received preliminary approvals from Transportation and MSD

# Staff Analysis and Conclusions

- Adjacent to and expand upon a neighborhood center
- Adjacent residential will be buffered by the LBA, screening, and plantings provided, as well as by a drainage easement that varies from approximately 70 to 120 feet in width
- Lower intensity and located on a Minor Arterial street
- Compact and will utilize existing and new infrastructure
- Includes retail and restaurant uses and is 200 feet from a local line bus stop on Greenwood Road
- Shared access with the bank to the west and grocery store to the southwest

# Required Actions

- Zoning from R-4 to C-1: Recommend to Louisville Metro Council for approval/denial
- Detailed District Development Plan with binding elements: Approve/Deny
- Waiver: Approve/Deny