

Case No. 17611

Baxter Tracts



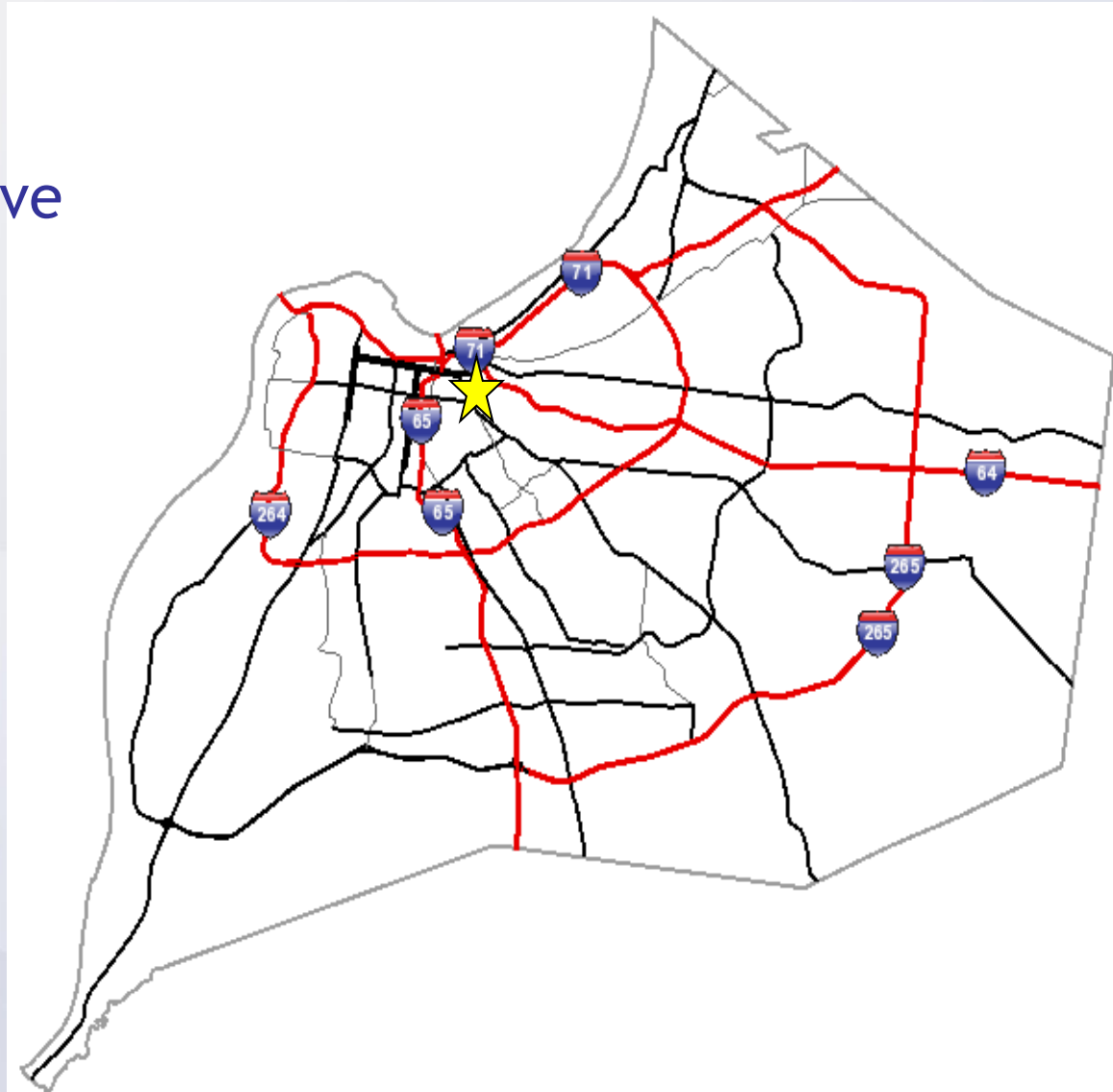
Planning/Zoning, Land Design & Development
March 4, 2014

Case Summary / Background

- Change in zoning from R-6 to C-1
- 4 lots
- Existing Commercial, Office use
- Proposed Commercial, Office, Residential

Location

- 611 - 617 Baxter Ave
- Council District
4 - David Tandy



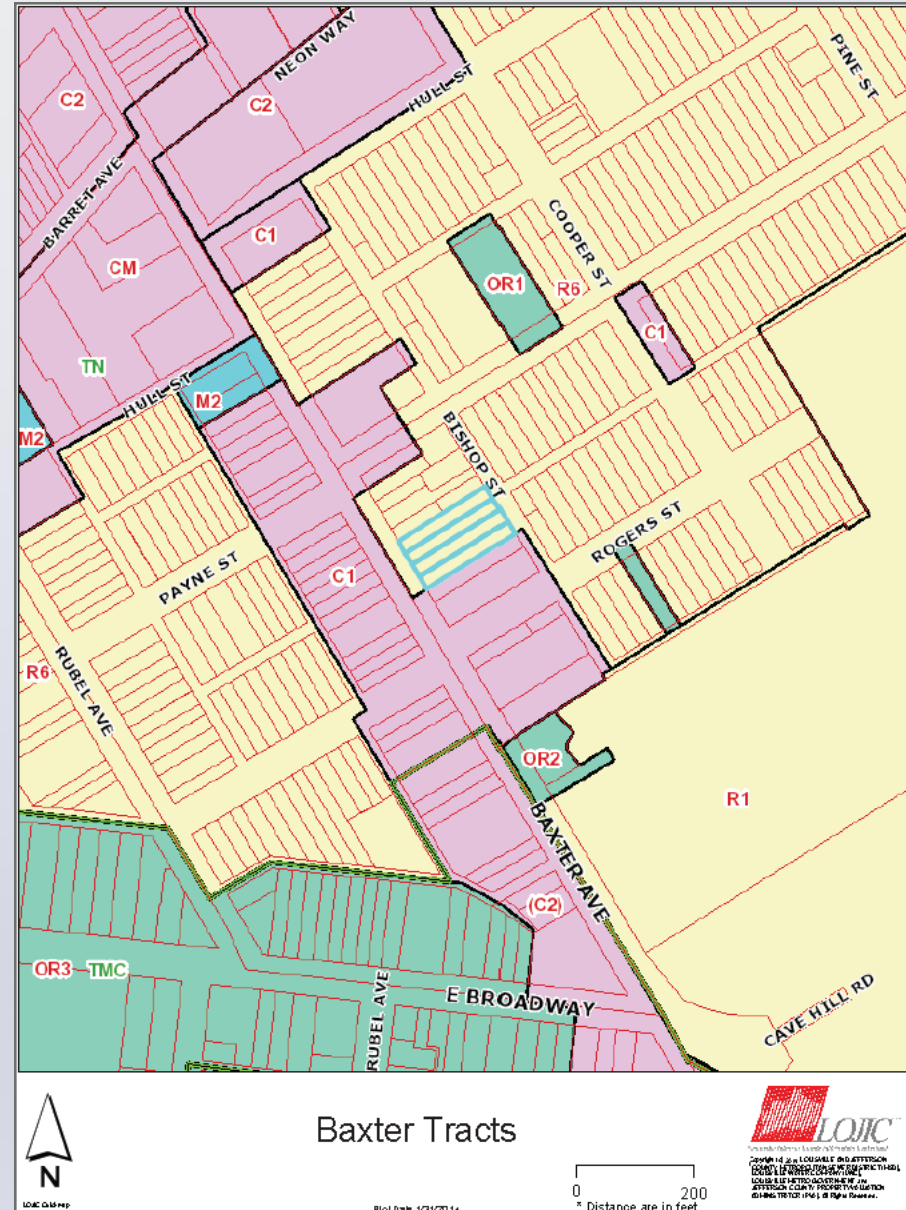
Zoning/Form Districts

- Subject Property:

- Existing: R-6, TN
- Proposed: C-1, TN

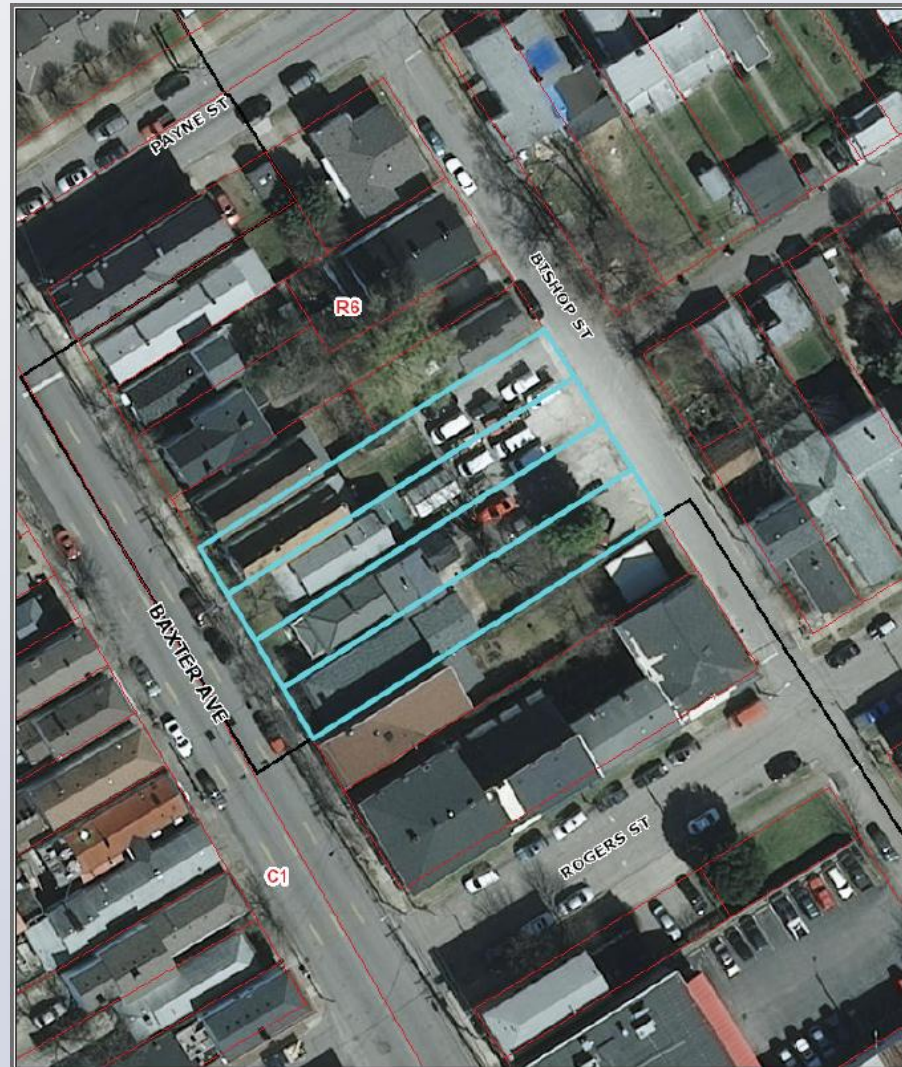
- Adjacent Properties:

- North: R-6, TN
- South: C-1, TN
- East: R-6, TN
- West: C-1, TN



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Commercial, Office
 - Proposed: Commercial, Office, Residential
- **Adjacent Properties:**
 - North: Residential
 - South: Commercial
 - East: Residential
 - West: Commercial



Baxter Tracts



0 50
* Distance are in feet

Plot Date: 1/31/2014

611, 613, 615 Bardstown Rd



Across Bardstown Rd



Existing parking along Bishop St.



Bishop St, North Property Line



Adjacent Property on Bishop St.



Applicant's Development Plan

Highlights:

- 0.39 acres
- Existing: 7,068 sf
- Proposed Demolition 1,520 sf
- Proposed: 4,329 sf
- Proposed Total: 9,877 sf



PC Recommendation

- Public Hearing was held on 2/06/2014
- No one spoke in opposition at the Planning Commission public hearing. One person spoke at LD&T with concerns. The same person spoke in support of the proposal at the public hearing stating that the concerns had been addressed by the applicant.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (7 members voted)

Applicant's Development Plan with Variance and Waivers

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- 0.39 acres
- Existing: 7,068 sf
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- Proposed Total: 9,877 sf

Existing and Proposed Fence

