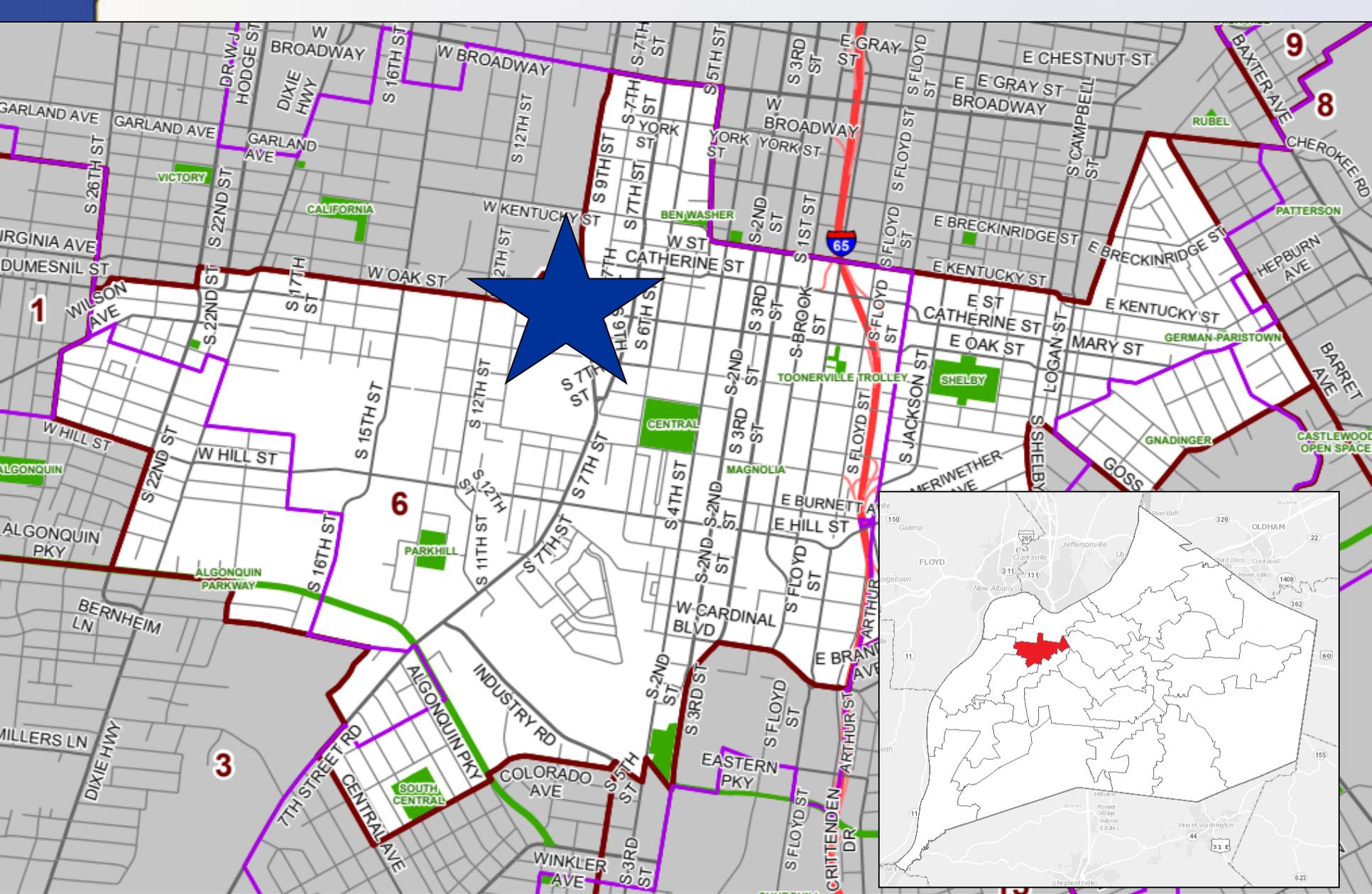
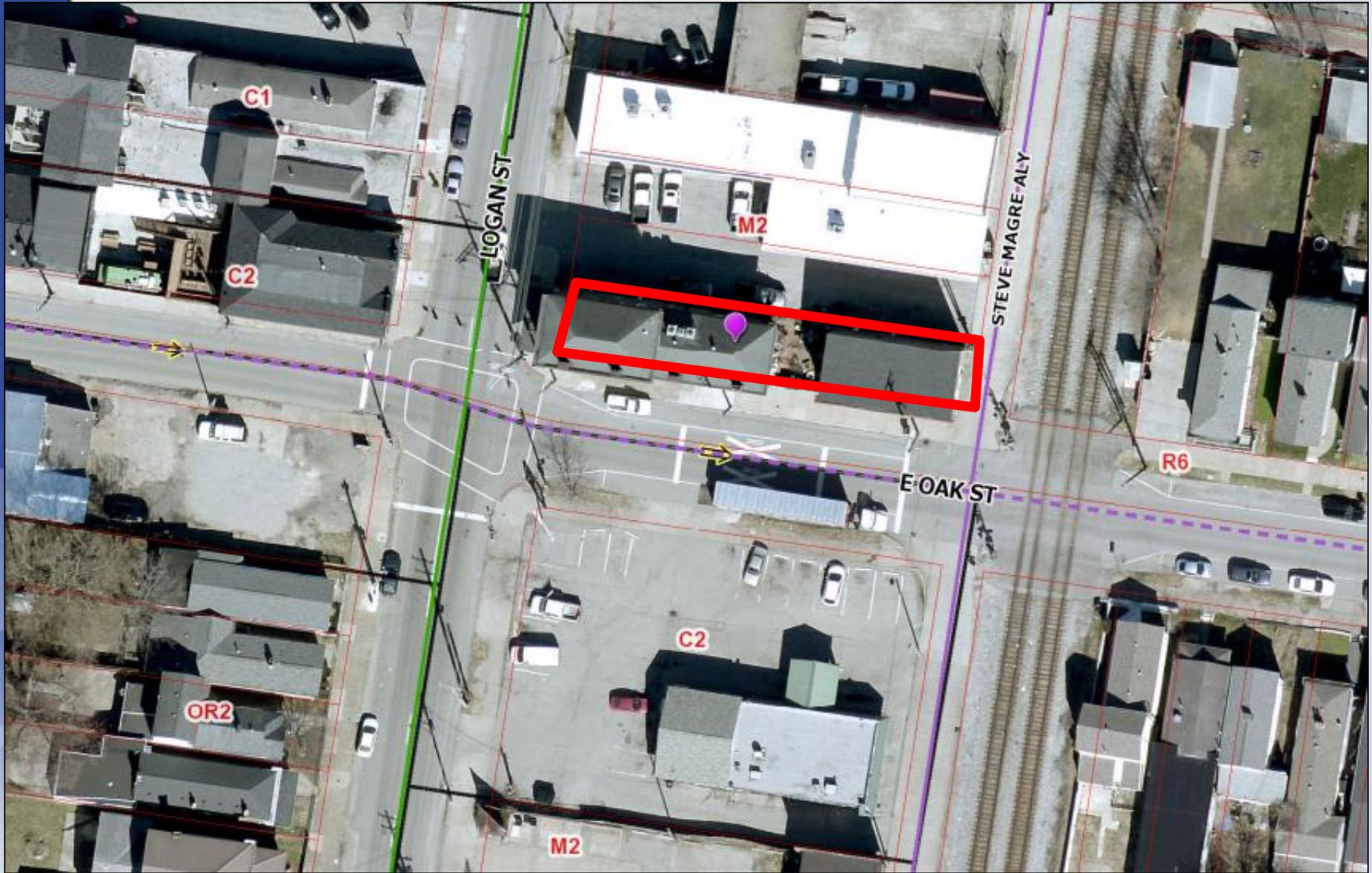


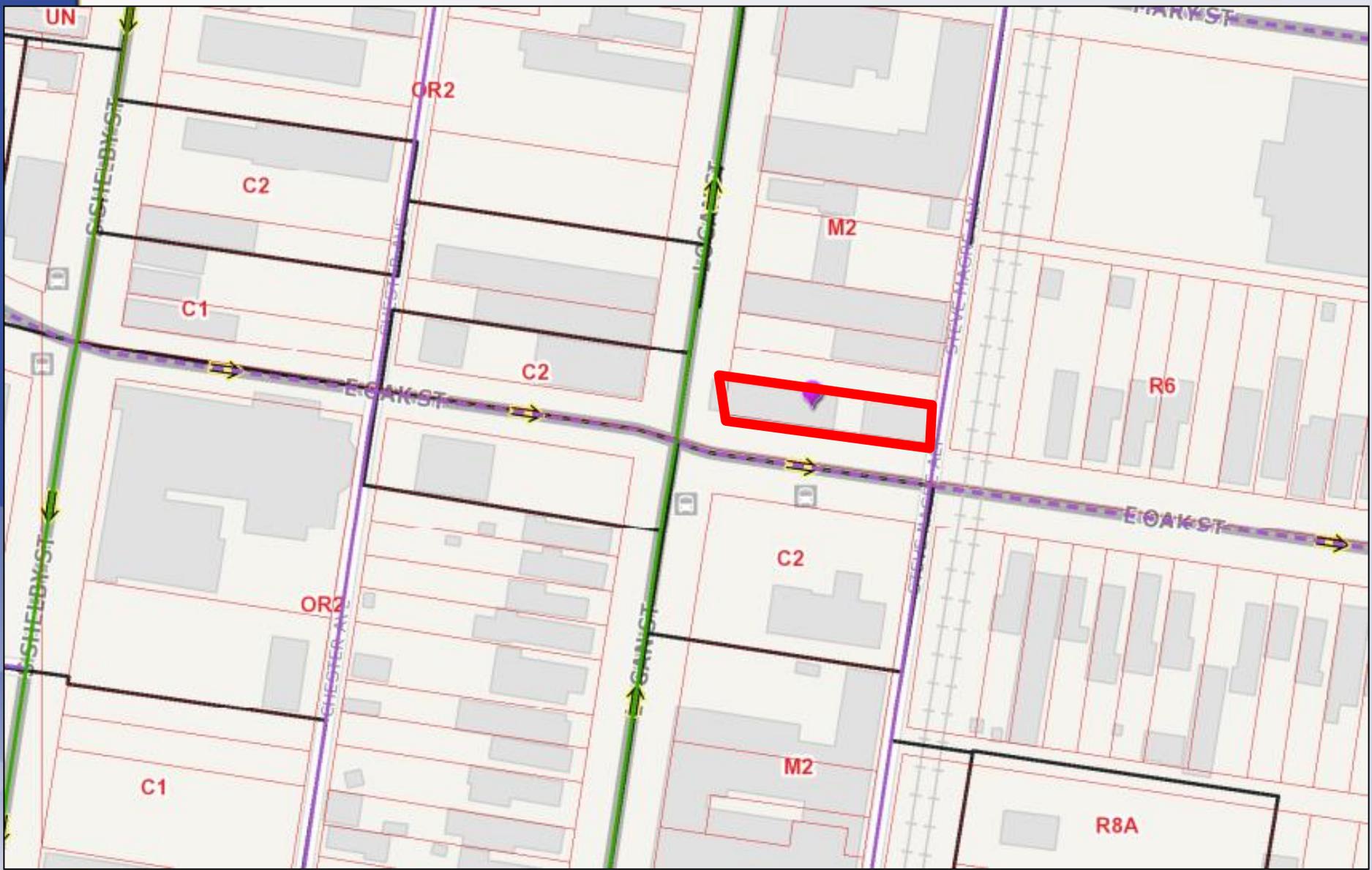
**22-ZONE-0009**  
**905 E OAK STREET**



**Planning & Zoning Committee**  
**July 19, 2022**







# Requests

- **Change in Zoning from M-2 Industrial to C-2 Commercial**
- **Waiver from 10.2.4 to allow existing structures to encroach into required LBA (22-WAIVER-0031)**
- **Detailed District Development Plan with Binding Elements**

# Case Summary

- Site is currently developed with commercial structure
- Structure to be preserved
- Proposed to be utilized for retail (currently an antique shop) and a 4-bedroom short-term rental unit
- Parking for STR subject to director approval - 4 on-street spaces approved as sufficient for STR
- No parking needed for retail (building more than 50 years old)
- No Planning Commission action needed for parking

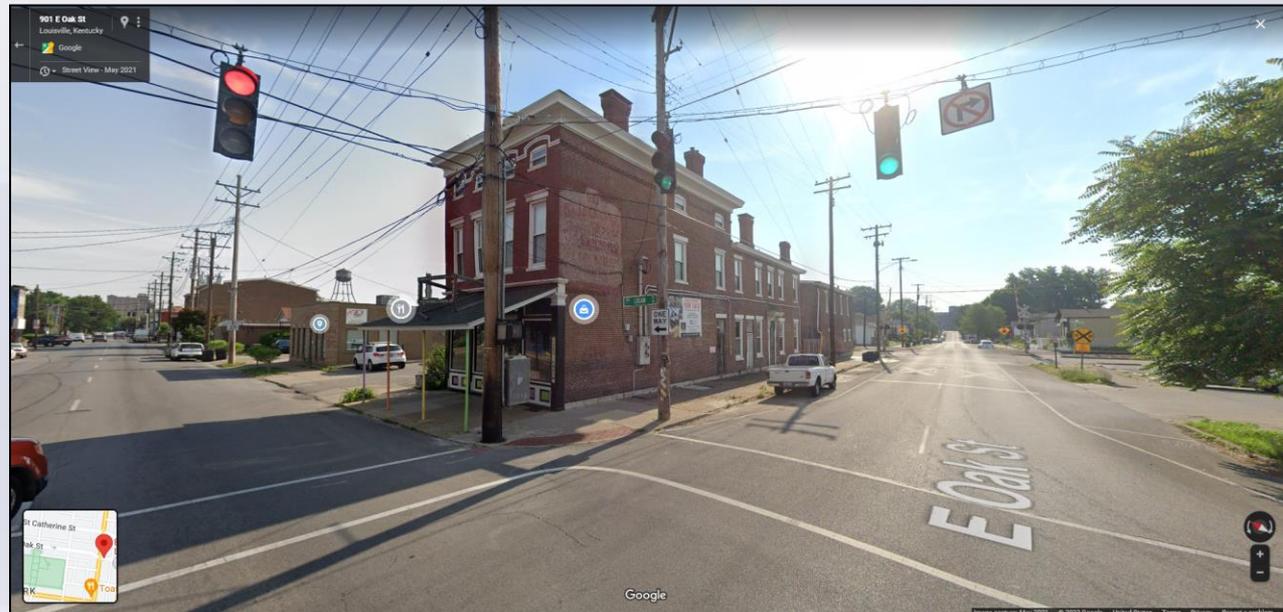
# Site Photos-Site Context

Front of principal structure



E Oak Street  
view of  
principal and  
accessory  
structures

The logo for Louisville Metro, featuring a stylized fleur-de-lis above the word "Louisville" and "METRO" in smaller letters above it.

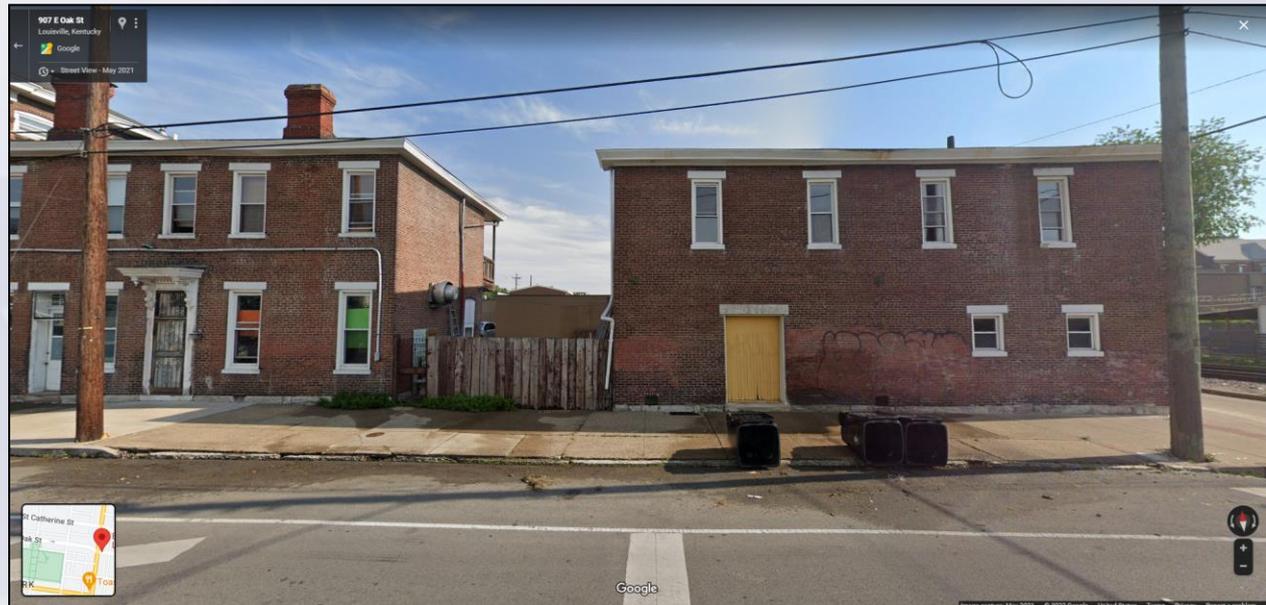


# Site Photos-Site Context

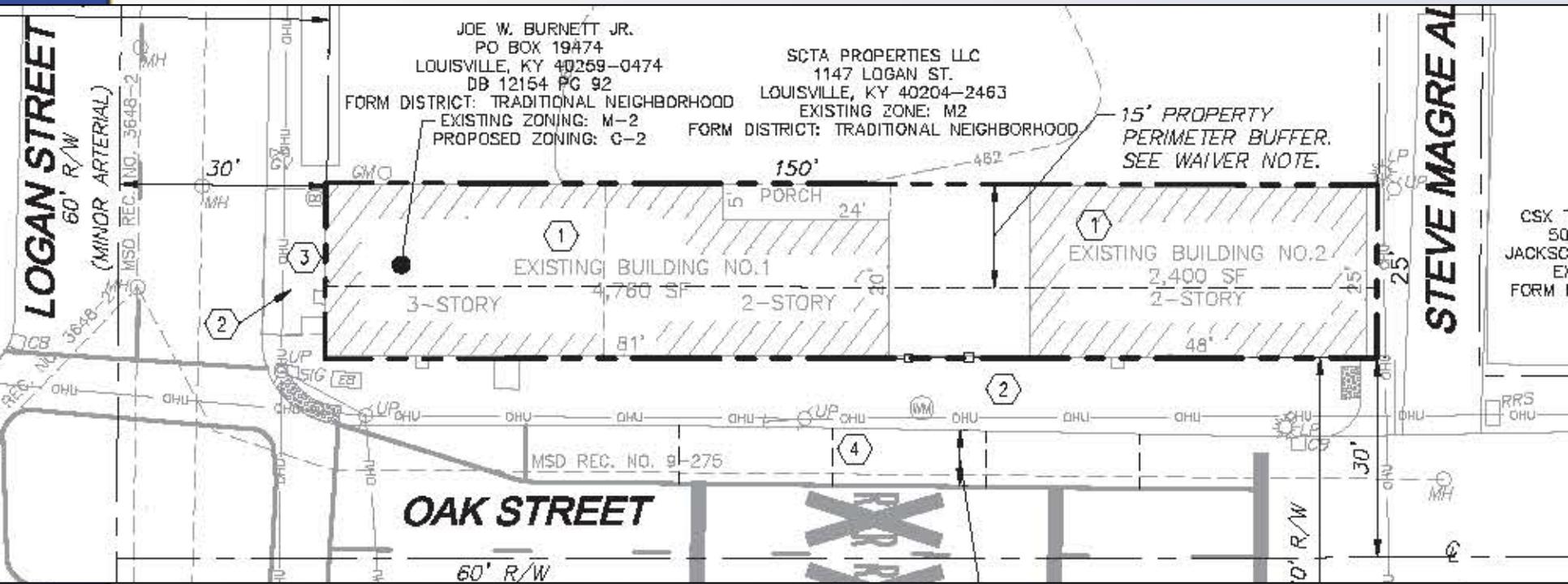
Ghost sign on southern façade to remain



Accessory structure to be used for storage for retail use



# Applicant's Development Plan



# Public Meetings

- Neighborhood Meeting on 1/13/2022
- LD&T meeting on 4/14/2022
- Planning Commission public hearing on 5/12/2022
  - One person spoke in opposition.
  - Motion to recommend approval of the change in zoning from M-2 to C-2 by a vote of 6-0.