

# Case No. 14ZONE1048

## Market Street Mini-Warehouse



Planning/Zoning, Land Design & Development  
March 3, 2015



# Location

- 201 E. Market Street
- Council District  
4 – David Tandy





# Request(s)

- Change in Zoning from C-3 to EZ-1
- District Development Plan



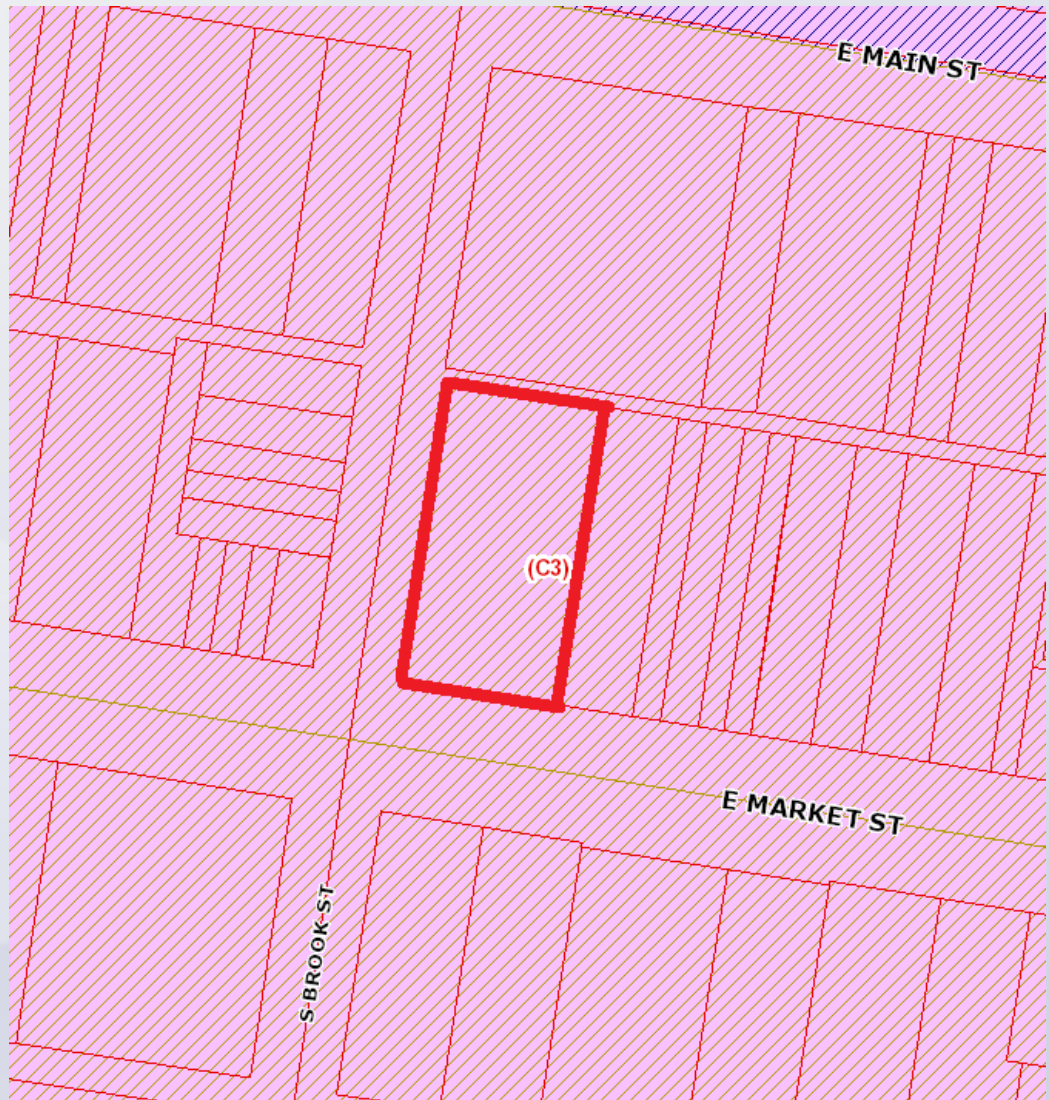
# Case Summary / Background

- Permit the existing National Register Kurfees building to be renovated into a mixed use structure for commercial and mini-warehouse.
- No new construction is proposed.



# Zoning/Form Districts

- **Subject Property:**
  - Existing: C-3/Downtown
  - Proposed: EZ-1/Downtown
- **Adjacent Properties:**
  - North: C-3/Downtown
  - South: C-3/Downtown
  - East: C-3/Downtown
  - West: C-3/Downtown





# Aerial Photo/Land Use

- **Subject Property:**
  - Existing: Vacant Paint Manufacturer
  - Proposed: Warehouse/Commercial
- **Adjacent Properties:**
  - North: Warehouse
  - South: Commercial
  - East: Parking lot
  - West: Warehouse





# Site Photos-Subject Property

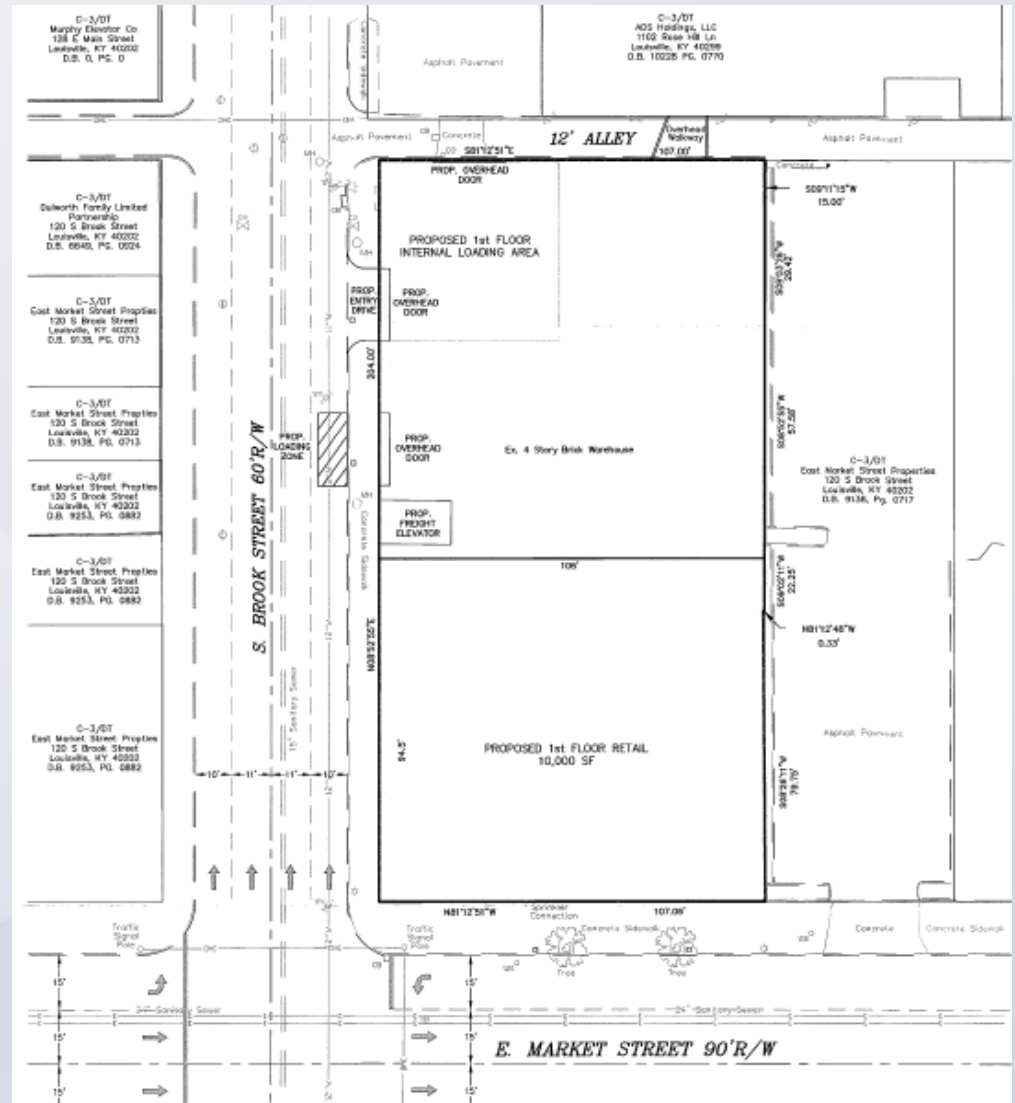




# Applicant's Development Plan

## Highlights:

- Warehouse/Commercial
- Size: 87,500 Square Feet





# PC Recommendation

- Public Hearing was held on 1/29/2015
  - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the change in zoning from C-3 to EZ-1 to Louisville Metro Council (9 members voted)