

14ZONE1039

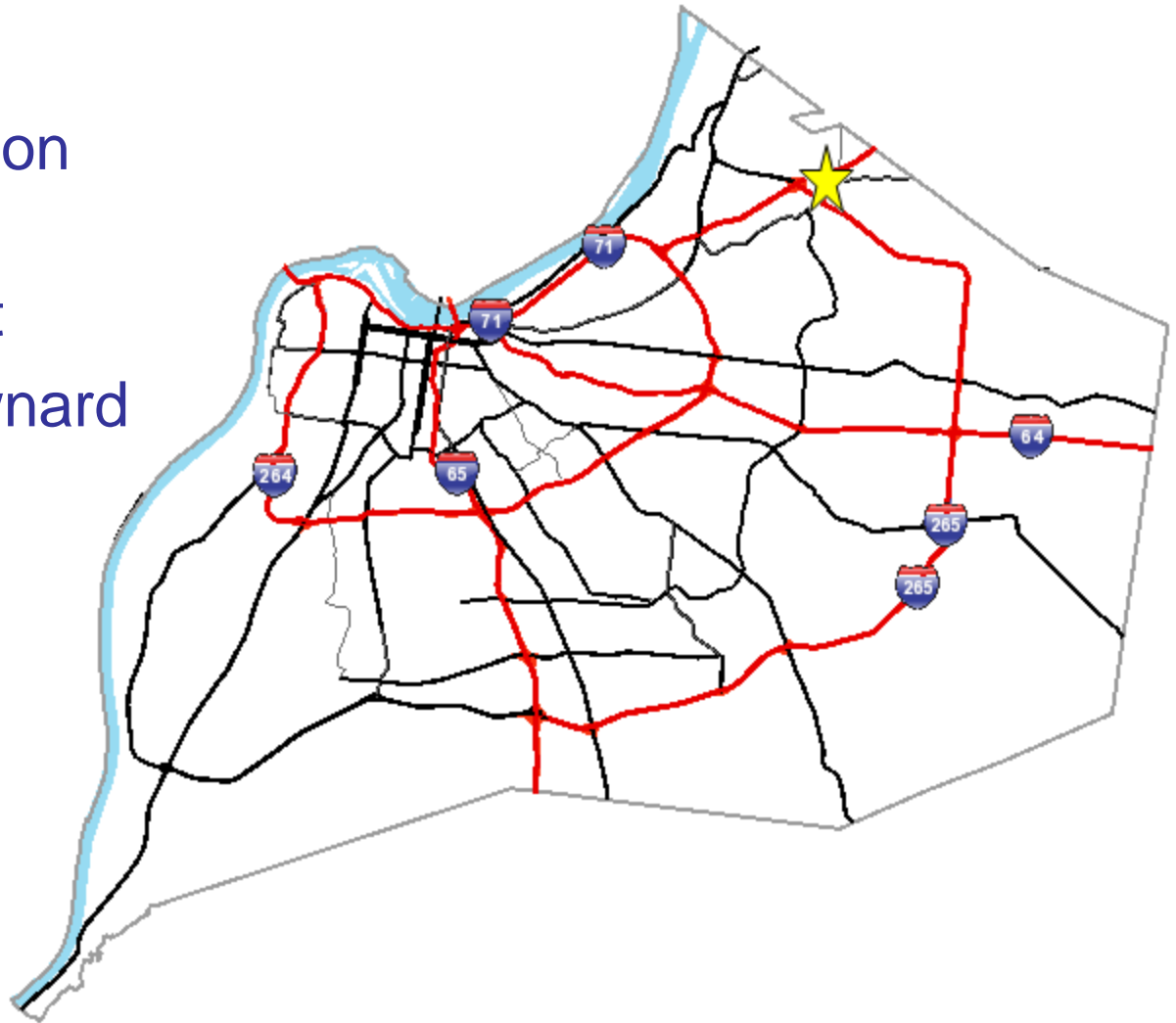
OBC Lots C & D



Planning/Zoning, Land Design & Development
March 31, 2015

Location

- 9840 & 9850 Von Allmen Court
- Council District 16 – Kelly Downard



Request(s)

- Change in Zoning from C-1 to C-2
- General Plan Binding Elements
- Revised Detailed District Development Plan

Case Summary / Background

- Property is located in the Old Brownsboro Crossing development which was originally rezoned in 2001.
- Proposing a change in zoning from C-1 to C-2 to allow a tavern to locate within the proposed building.
- There are no proposed changes to the building (will remain 40,724 square feet).
- The minimum parking requirement of 179 spaces will be met.

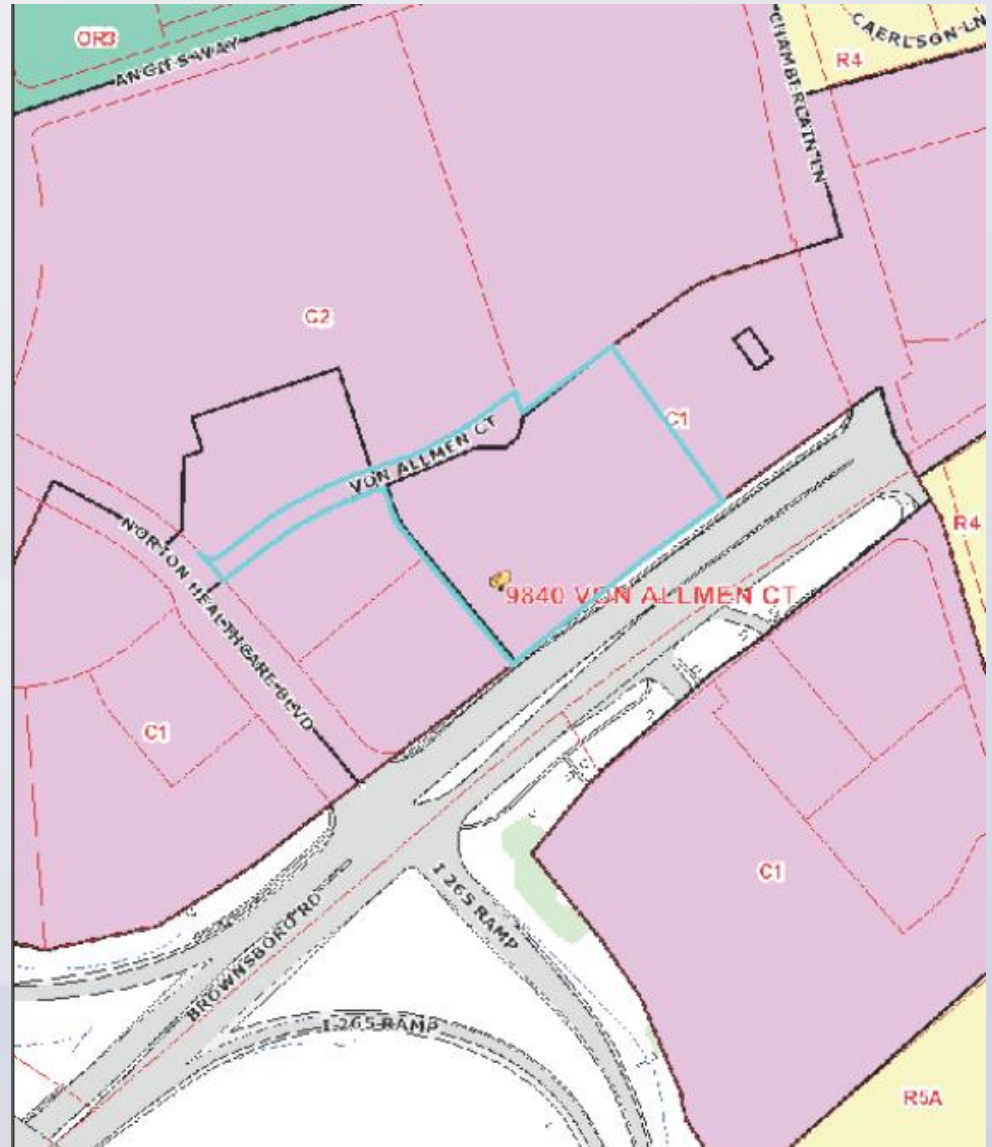
Zoning/Form Districts

- Subject Property:

- Existing: C-1/RC
- Proposed: C-2/RC

- Adjacent Properties:

- North: C-2/RC
- South: C-1/RC
- East: C-1/RC
- West: C-2/RC



Aerial Photo/Land Use

- Subject Property:

- Existing: Vacant
- Proposed: Commercial/Office

- Adjacent Properties:

- North: Commercial
- South: Mixed Commercial
- East: Restaurant
- West: Bank & Restaurant



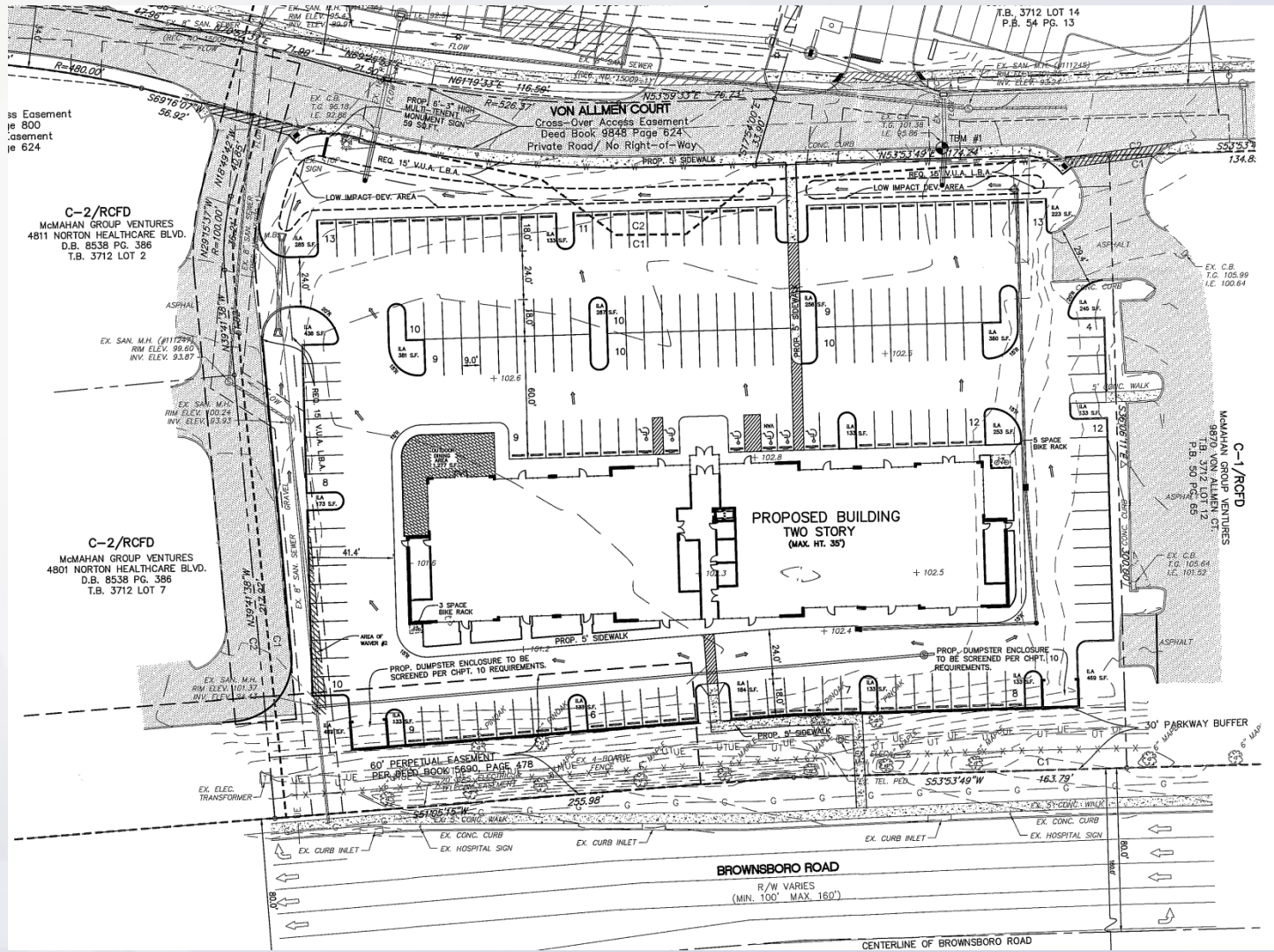
Site Photos-Subject Property



Site Photos-Subject Property



Applicant's Development Plan



PC Recommendation

- Public Hearing was held on 2/19/2015
 - Three people spoke in opposition to the proposal at the public hearing. The comments were primarily in regards to the design of the building.
- 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-1 to C-2 to Louisville Metro Council (6 members voted)