

# 16ZONE1049

## Team Automotive



**Louisville Metro Planning Commission Public Hearing**

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# Requests

- **WAIVER OF SIDEWALK REQUIREMENT** for property frontage on Beargrass Avenue (LDC 5.8.1.)
- **CHANGE IN ZONING** from R-5 Residential Single-Family to C-2 Commercial on 0.603 acres
- **CHANGE IN FORM DISTRICT** from Neighborhood to Suburban Marketplace Corridor
- **DETAILED DISTRICT DEVELOPMENT PLAN** with Binding Elements

# Case Summary

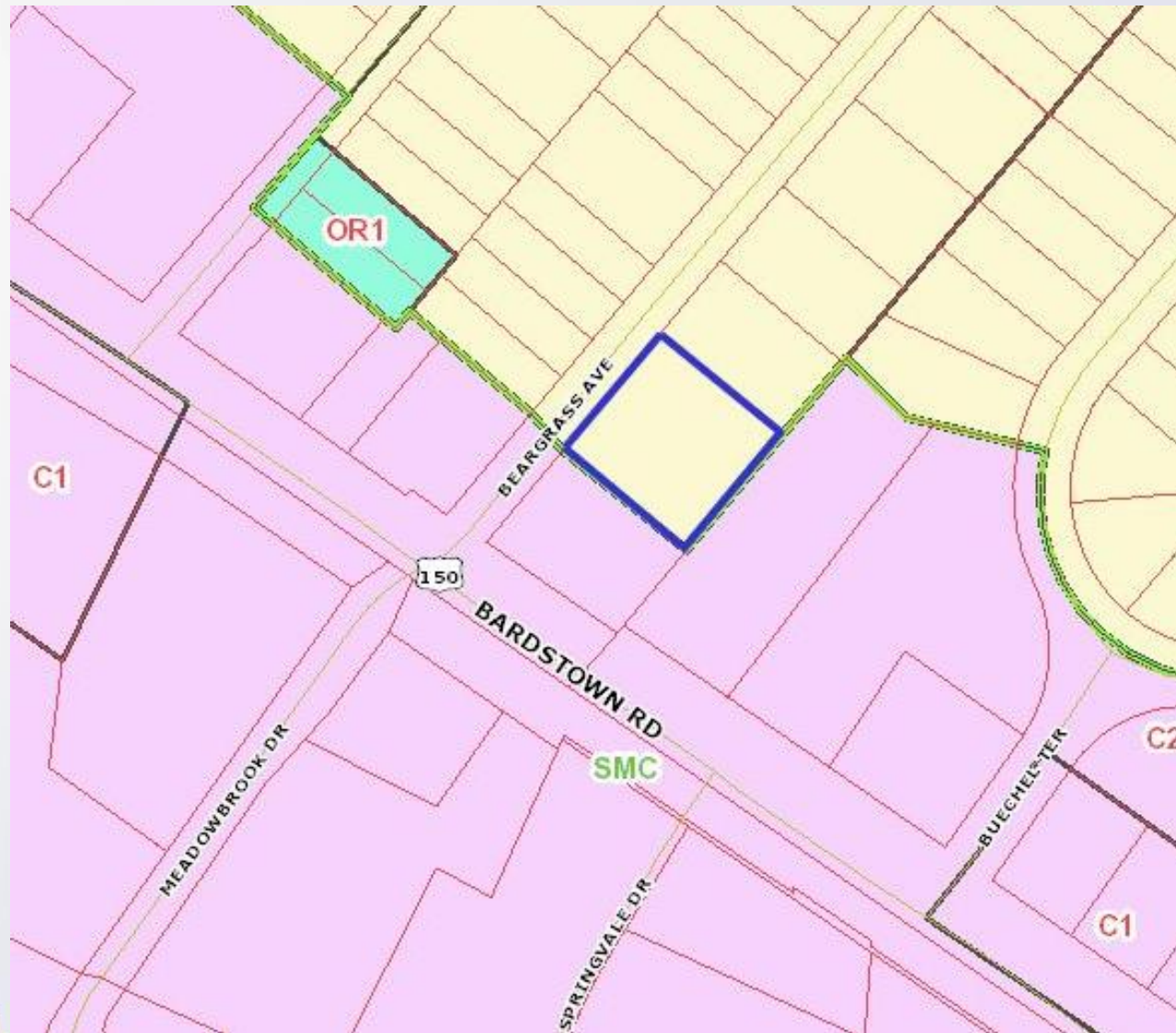
- Located on east side of Beargrass Avenue near intersection with Bardstown Road
- Proposed use of parking of vehicles for sale, an expansion of an existing business operated on adjoining properties to the east and south
- Total site area: 26,135 sq ft (0.6 acres); impervious area: 15,373 sq ft (59% coverage)
- Direct access to site via Beargrass Avenue; indirect access via adjoining business properties, both of which front Bardstown Road, all under same ownership
- Zone and form district change requests will make subject site consistent with other two existing business sites

# Case Summary

- Applicant has agreed to binding elements to:
  - Limit future C-2 uses of the site to automotive-related uses
  - Restrict access to the site for loading/unloading of vehicles for sale only from Bardstown Road through the adjoining business sites
  - Ban use of signs, pennants, balloons or banners on the site



# Zoning / Form District

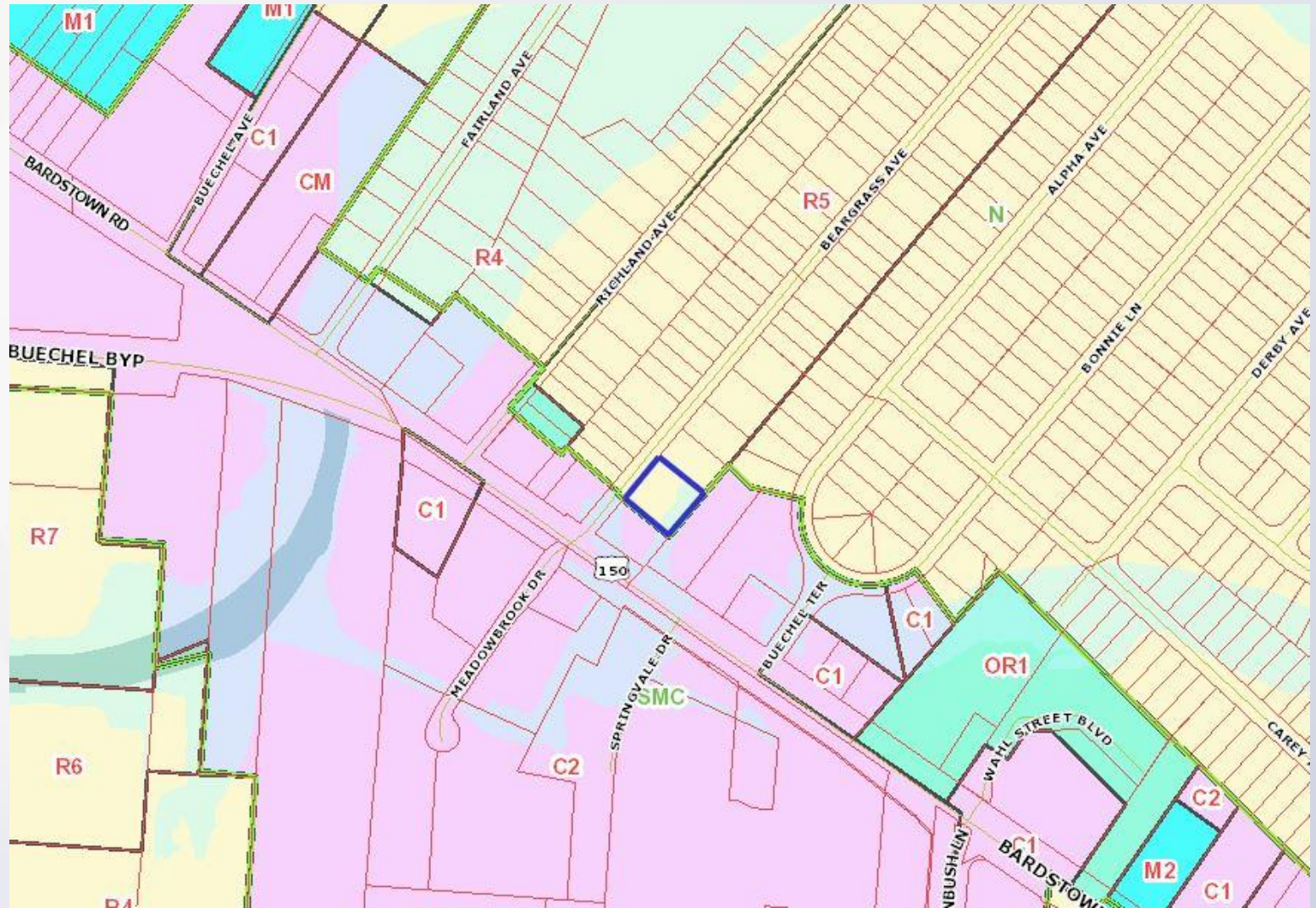


# Aerial View





# Site Context





# Subject Site



Beargrass Avenue  
South toward Bardstown Road



# Subject Site



North Property Line

# Subject Site



Beargrass Avenue  
North from Bardstown Road



# Adjoining Site



2207 Beargrass Avenue  
Adjoining to West

# Adjoining Site



2209 Beargrass Avenue  
Adjoining to West



# Adjoining Site



2211 Beargrass Avenue  
Adjoining to West

# Adjoining Site



2212 Beargrass Avenue  
Adjoining to North



# Adjoining Site



4171 Bardstown Road  
Intersection with Beargrass Avenue

# Adjoining Site



4171 & 4209 Bardstown Road  
Adjoining to South and East



# Site Context



# Site Context





# Technical Review

- Subject site was granted a CUP for off-street parking under a previous owner in 1973 (B-6-73)
- Applicant currently leases part of subject site closest to existing business uses to another neighboring business for off-street parking of vehicles for sale
- Site plan restricts direct access to site at southwest corner, at point nearest Bardstown Road
- Existing partial sidewalk along Beargrass Road frontage of subject site is sub-standard; no additional sidewalk exists along either side of Beargrass Avenue

# Staff Findings

- The requested zone and form district changes are compliant with Cornerstone 2020 policies and guidelines
  - Although an expansion of the existing Suburban Marketplace Corridor, the subject site is within the depth of the existing corridor as established by nearby properties and 125 ft from Bardstown Road, a major arterial
  - Proposed use is in keeping with existing commercial development in the area
  - High levels of development in the area of the existing business make expansion options difficult
  - Applicant is providing all required buffering and screening, an improvement over existing conditions
  - Applicant is binding out all C-2 uses other than “auto-related”



# Staff Findings

- Direct access to subject site is located as far as possible from existing residential development
- No vehicle delivery operations will be permitted on Beargrass Avenue; loading/unloading will be accomplished via Bardstown Road frontage of adjoining business sites
- Adjoining business sites will provide indirect access for customers, pedestrians, cyclists and transit users
- The requested sidewalk waiver is supported:
  - The subject site has other options for pedestrian access
  - Beargrass Avenue is fully developed and no sidewalks are present on either side of the street in the residential area
  - Beargrass Avenue dead-ends into a park with significant flood plain issues backed by a railroad track, offering no potential for future connections to additional development

# Required Actions

- **APPROVE OR DENY Waiver Of Sidewalk Requirement** for property frontage on Beargrass Avenue (LDC 5.8.1.)
- **APPROVE OR DENY Change In Zoning** from R-5 Residential Single-Family to C-2 Commercial on 0.603 acres
- **APPROVE OR DENY Change In Form District** from Neighborhood to Suburban Marketplace Corridor
- **APPROVE OR DENY Detailed District Development Plan** with Binding Elements