

**17ZONE1063**

**9212 Mouser Property**



**Louisville Metro Planning Commission Public Hearing**

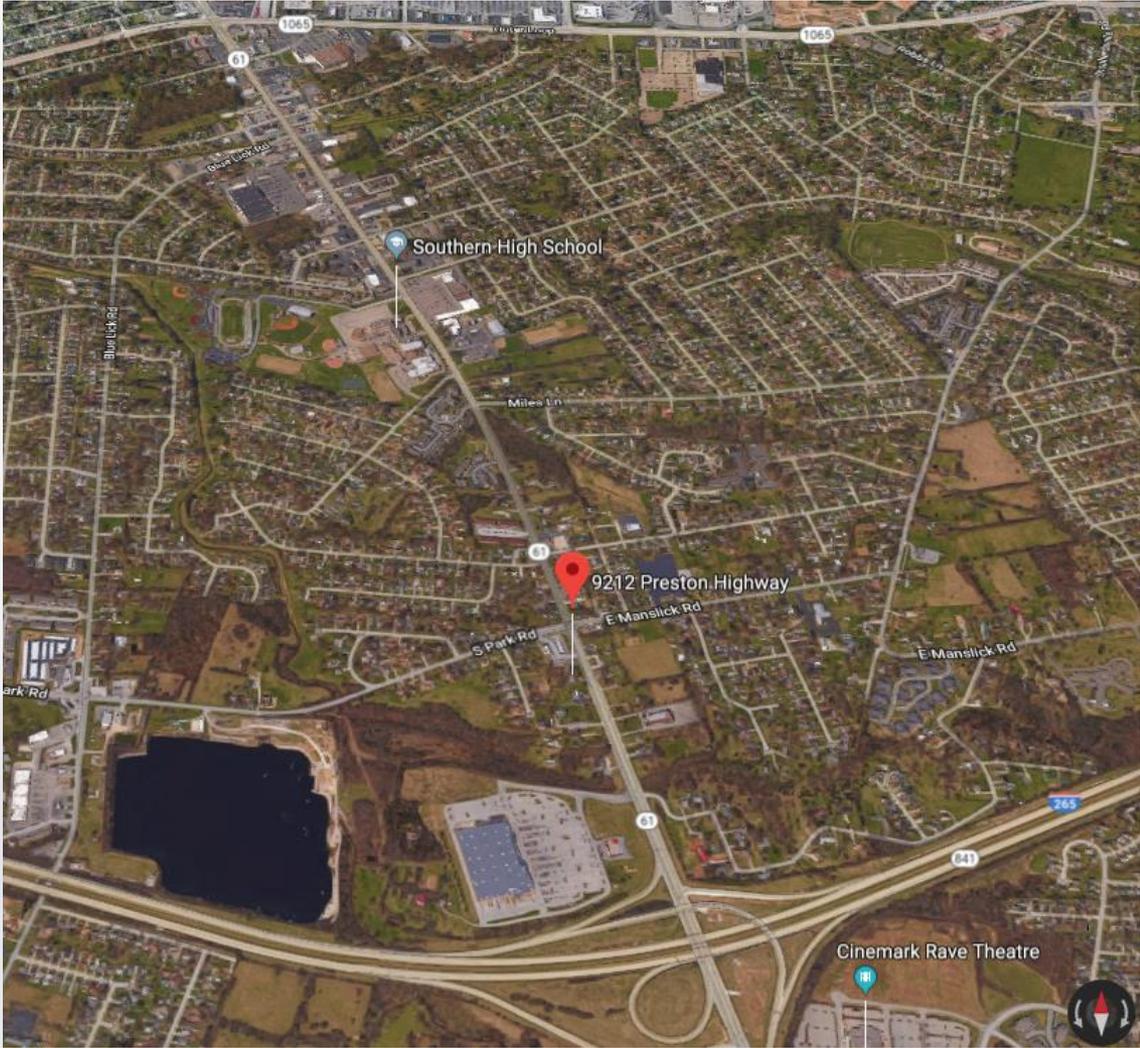
**Laura Mattingly, AICP, Planner II**

**May 24, 2018**

# Requests

- Change in zoning from R-4, Single Family Residential, to C-N, Commercial-Neighborhood on 0.53 acres
- Detailed District Development Plan with Binding Elements

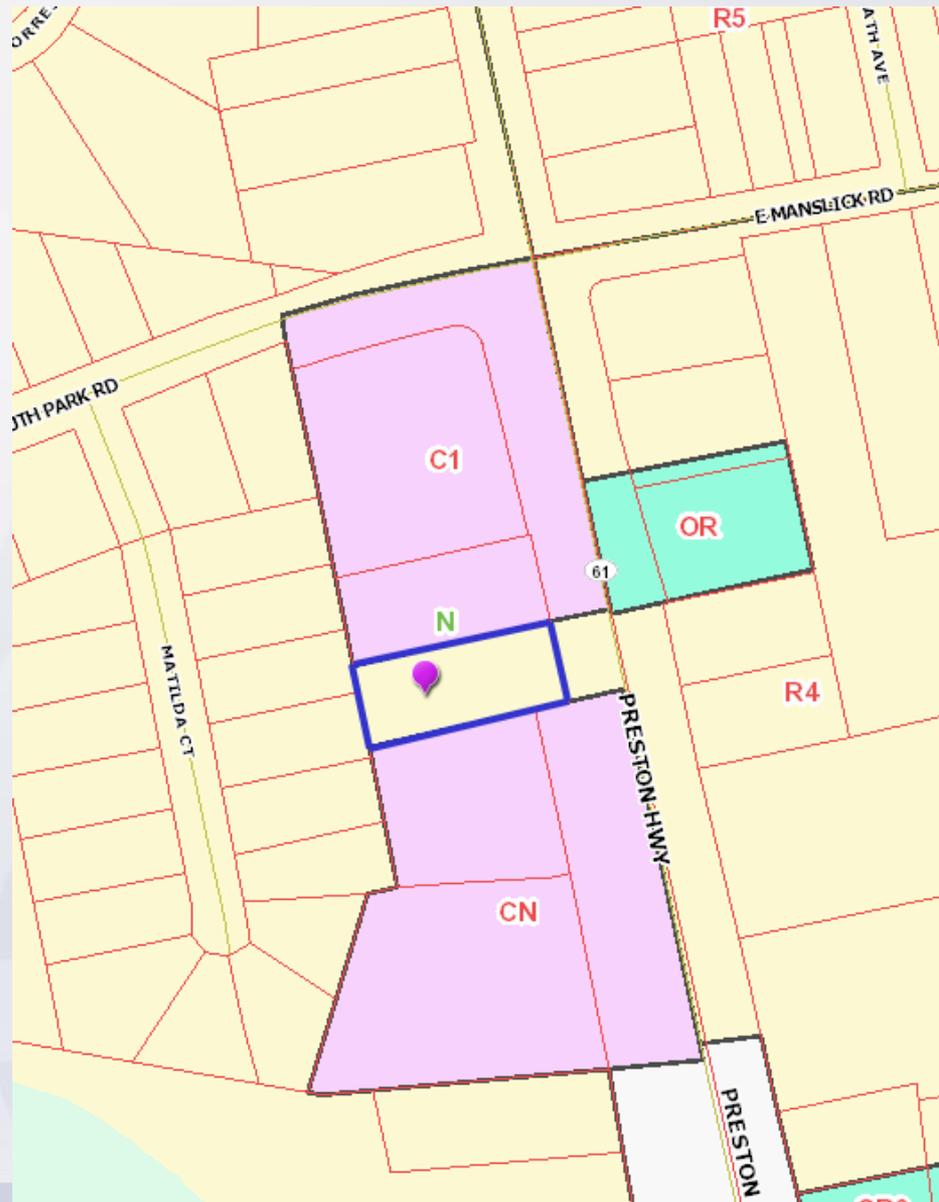
# Site Context



# Case Summary

- Proposal to re-use existing 2,450 square foot home as office
- No new construction proposed
- Paved area in rear will be re-striped for parking

# Zoning / Form District



# Aerial Photo



# Subject Site



# Surrounding Area Photos



# Surrounding Area Photos



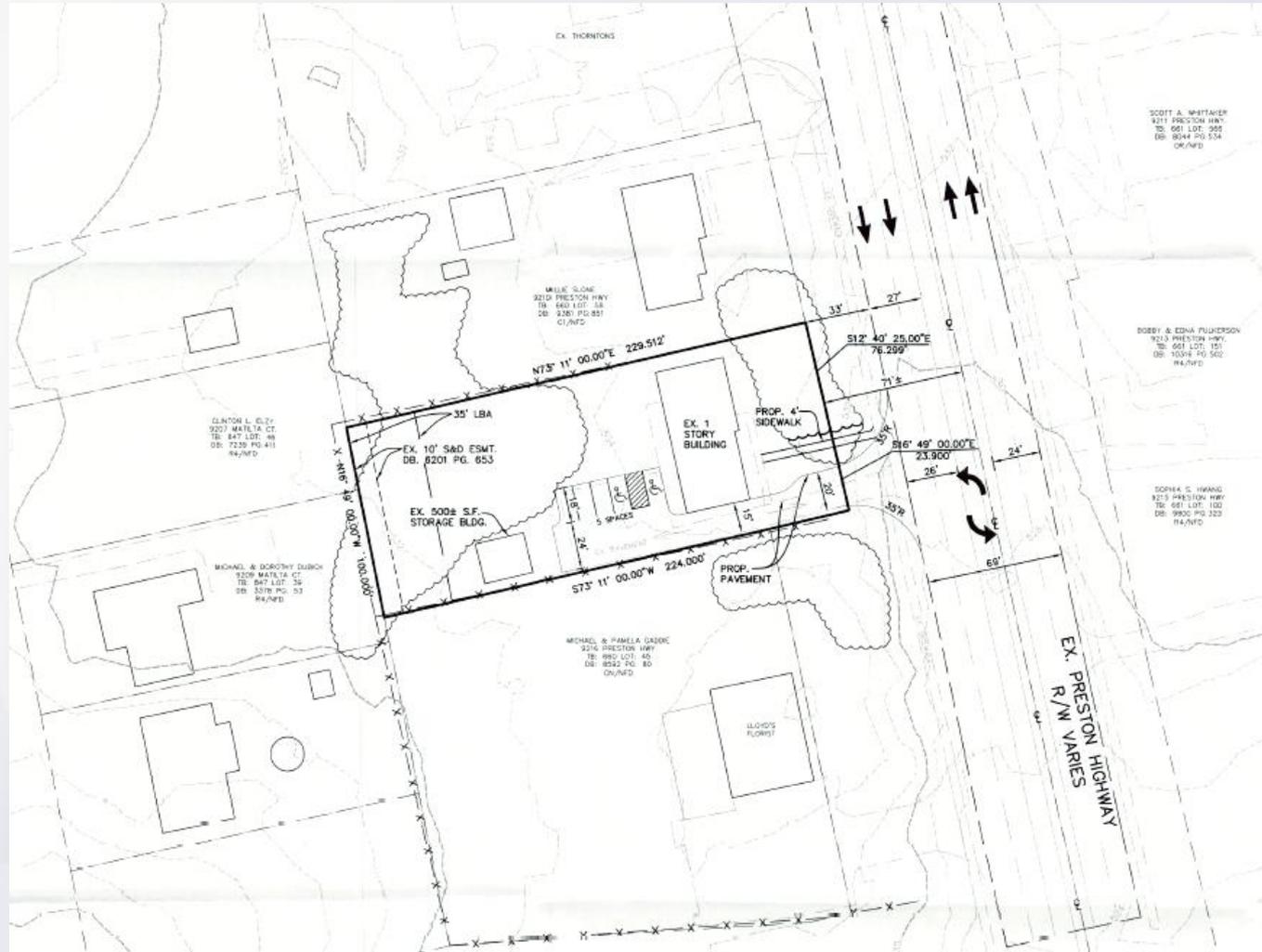
# Surrounding Area Photos



# Surrounding Area Photos



# Development Plan



# Staff Findings

- Proposal complies with the applicable guidelines and policies of Cornerstone 2020
- Office use on a major arterial, near activity center
- Provides for pedestrians with existing sidewalk and the addition of a pedestrian connection
- TARC stop 500 feet from site
- Potentially neighborhood serving use with sufficient population to support small office use
- All buffers provided, no exterior changes
- Existing home in character with area

# Required Actions

- **RECOMMEND APPROVAL or DENIAL** to Metro Council of Change in Zoning from R-4, Single Family Residential, to C-N, Commercial-Neighborhood on 0.53 acres
- **APPROVE or DENY** the Detailed District Development Plan