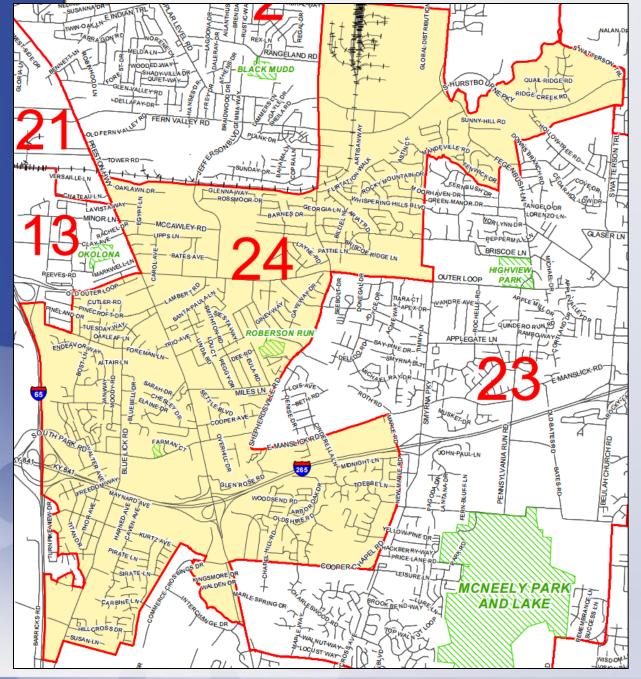
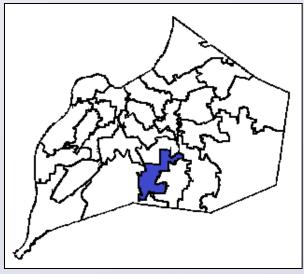
# 17ZONE1067 SCHELLER'S FITNESS & CYCLING



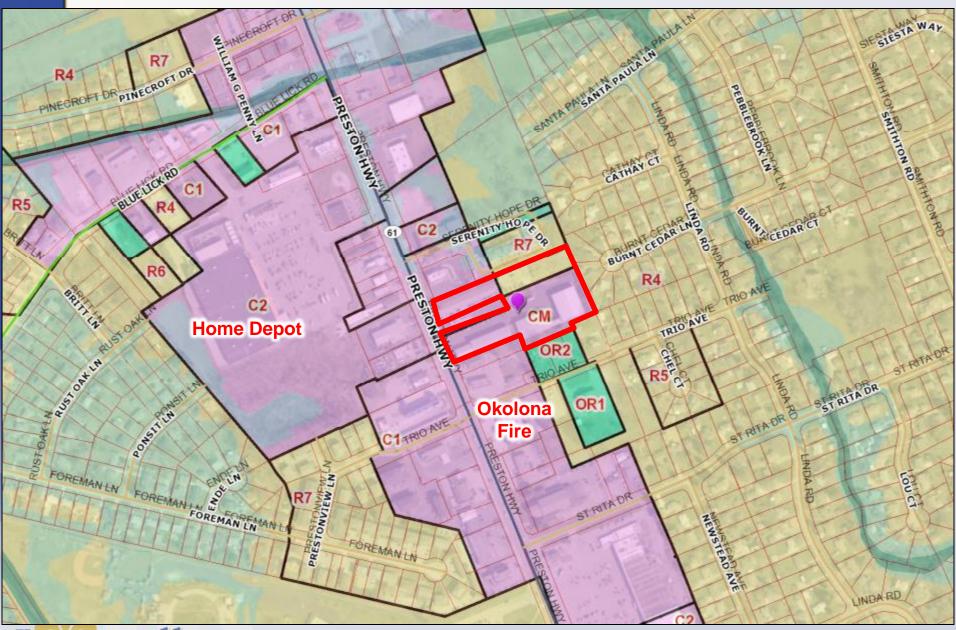


Planning & Zoning Committee February 12, 2019



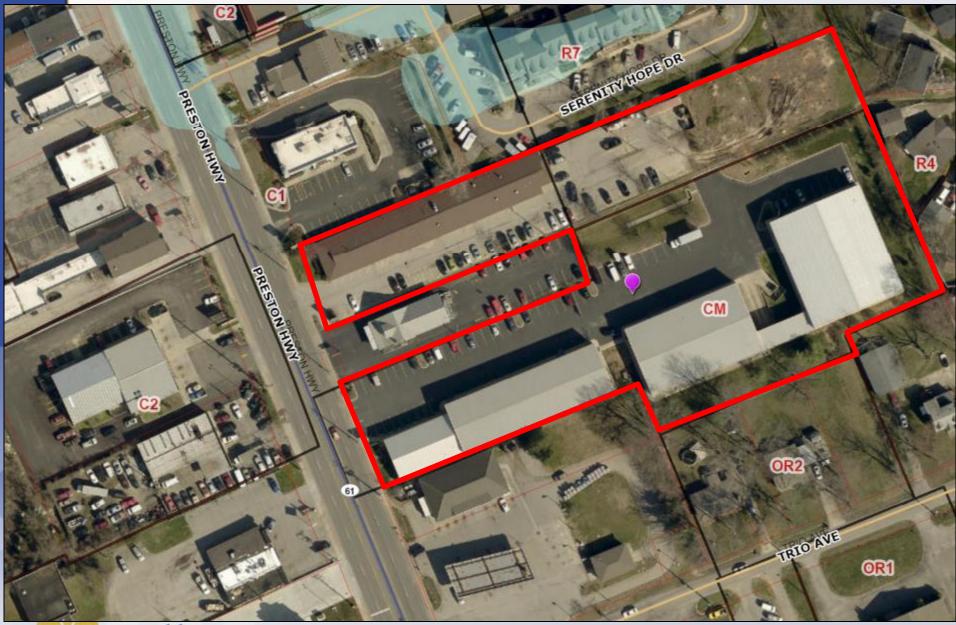


8319 & 8323
Preston Highway
District 24 - Madonna
Flood



Louisville

Existing: R-4, C-1 and C-M/SMC & N Proposed: C-1 and C-M/SMC



Louisville

Existing: Commercial Proposed: Commercial

#### Requests

- Change-in-Form from Neighborhood to Suburban Marketplace Corridor
- Change-in-Zoning from R-4 Single-Family Residential to C-1 Commercial & CM Commercial-Manufacturing on approximately 0.3 acre
- Waiver of Land Development Code (LDC), Section 10.2.4 for building and vehicle use area encroachments as shown on the development plan
- Variance from LDC, Section 5.3.2 to reduce nonresidential to residential setback from 25' to 10' as shown on the development plan
- Revised Detailed District Development Plan

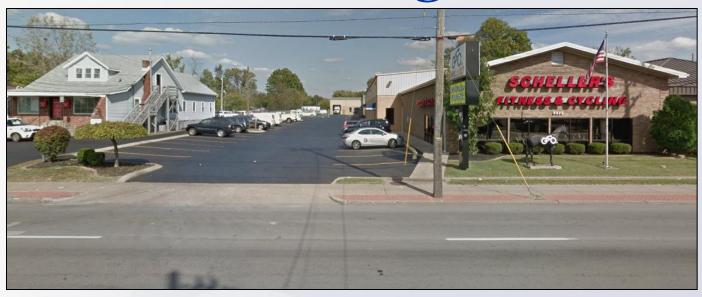


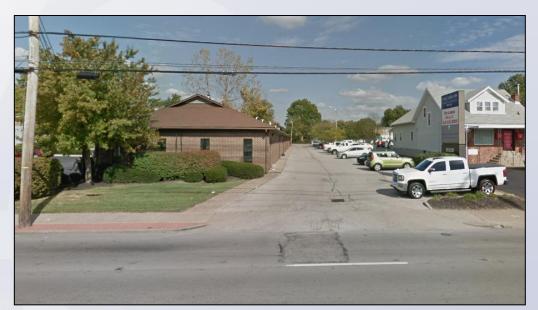
#### **Case Summary**

- 7,500 sq. ft. warehouse on a vacant portion of property containing parking facilities in an R-4 district
   zoning change to CM
- Existing parking area to be rezoned to C-1 to be consistent with the remainder of commercial property fronting Preston Highway.
- A form district change at the rear of the existing warehouse and retail site to be consistent with the existing form district boundaries is proposed



### Site Images





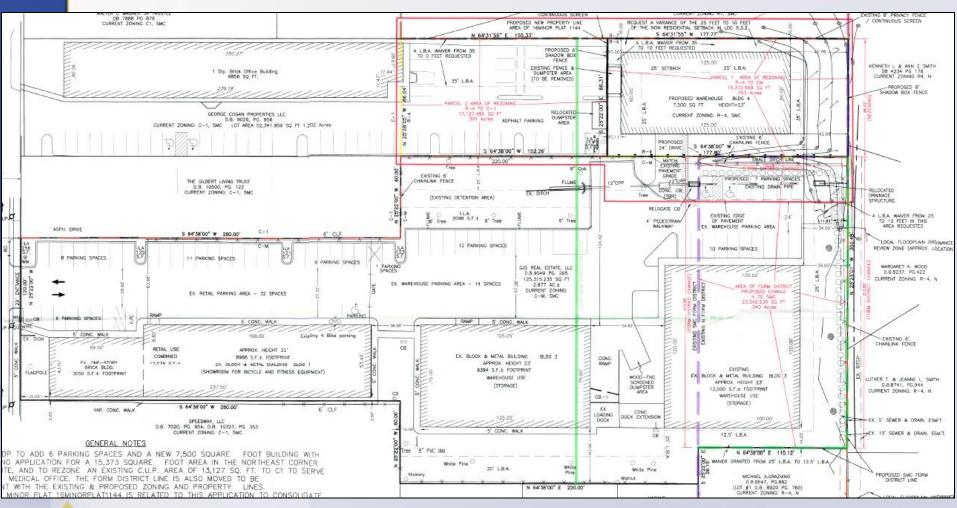


## Site Images





# Applicant's Development Plan





#### Public Meetings

- Neighborhood Meeting on 1/17/2018
  - Conducted by the applicant, 6 people attended the meeting
- LD&T meeting on 12/13/2018
- Planning Commission public hearing on 1/10/2019
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 to C-1 and C-M and change in form district from Neighborhood to Suburban Marketplace Corridor with a vote of 9-0 (one member was not present).

