

19-ZONE-0073

Jefferson Animal Hospital



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

January 23, 2020

Requests

- Zoning change from R-4 Single Family Residential, OR-1 Office Residential & C-1 Commercial to R-4 & C-1
- Waiver from 10.2.4.B to allow parking to encroach into the required property perimeter LBA & reduce plantings (19-WAIVER-0087)
- Revised Detailed District Development Plan with Binding Elements

Site Context



Case Summary

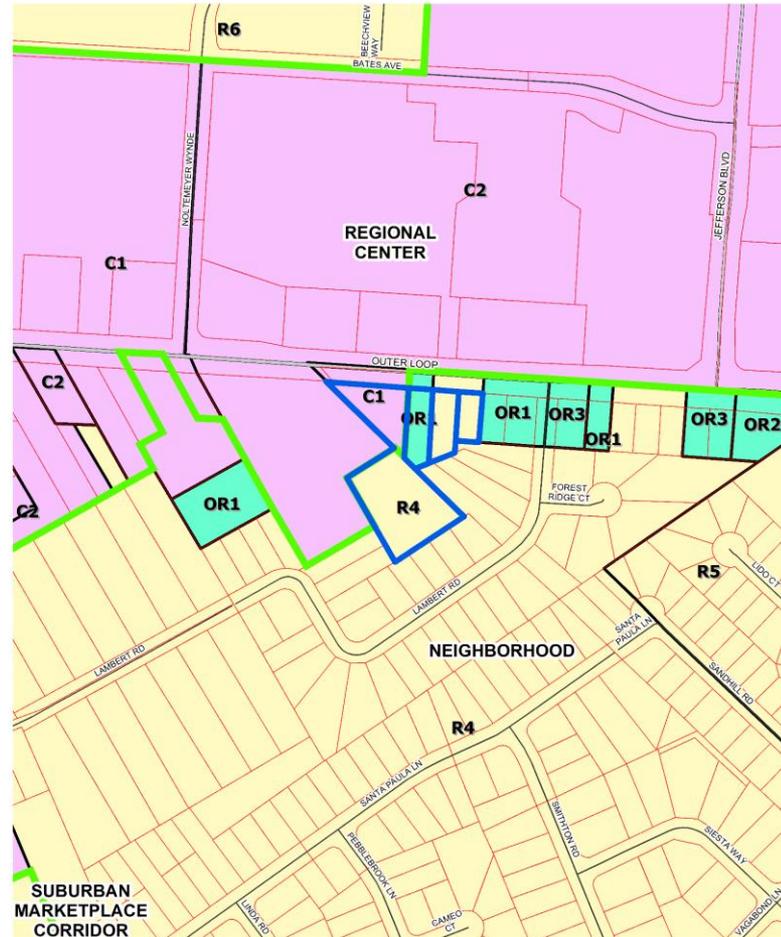
- Currently used as a veterinary hospital and parking lot with vacant chiropractor office
- Proposed to rezone to expand the veterinary hospital
- Waiver for existing parking/plantings

Case Summary

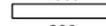
Previous Cases on Site

- 9-37-77 - R-4 to C-5 Professional Office (currently OR-1) for chiropractor office
- 9-11-78 - R-4 to C-1 for veterinary hospital
- B-286-96, B-287-96, B-288-96

Zoning/Form Districts



4504 - 4512 Outer Loop
feet



290

Map Created: 10/2/2019

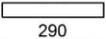


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Aerial Photo



4504 - 4512 Outer Loop
feet



290
Map Created: 10/2/2019



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Site Photos-Site Context

View of animal hospital from Outer Loop



Space between chiro and animal hospital



Site Photos-Site Context

Parking lot to be rezoned



Interior of parking lot



The logo for Louisville Metro, featuring a stylized fleur-de-lis above the word "Louisville" in a serif font, with "METRO" in a smaller font above it.

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Site Photos-Surrounding Areas

Festival at
Jefferson Court
across Outer
Loop



Festival at
Jefferson
Court across
Outer Loop



Site Photos-Surrounding Areas

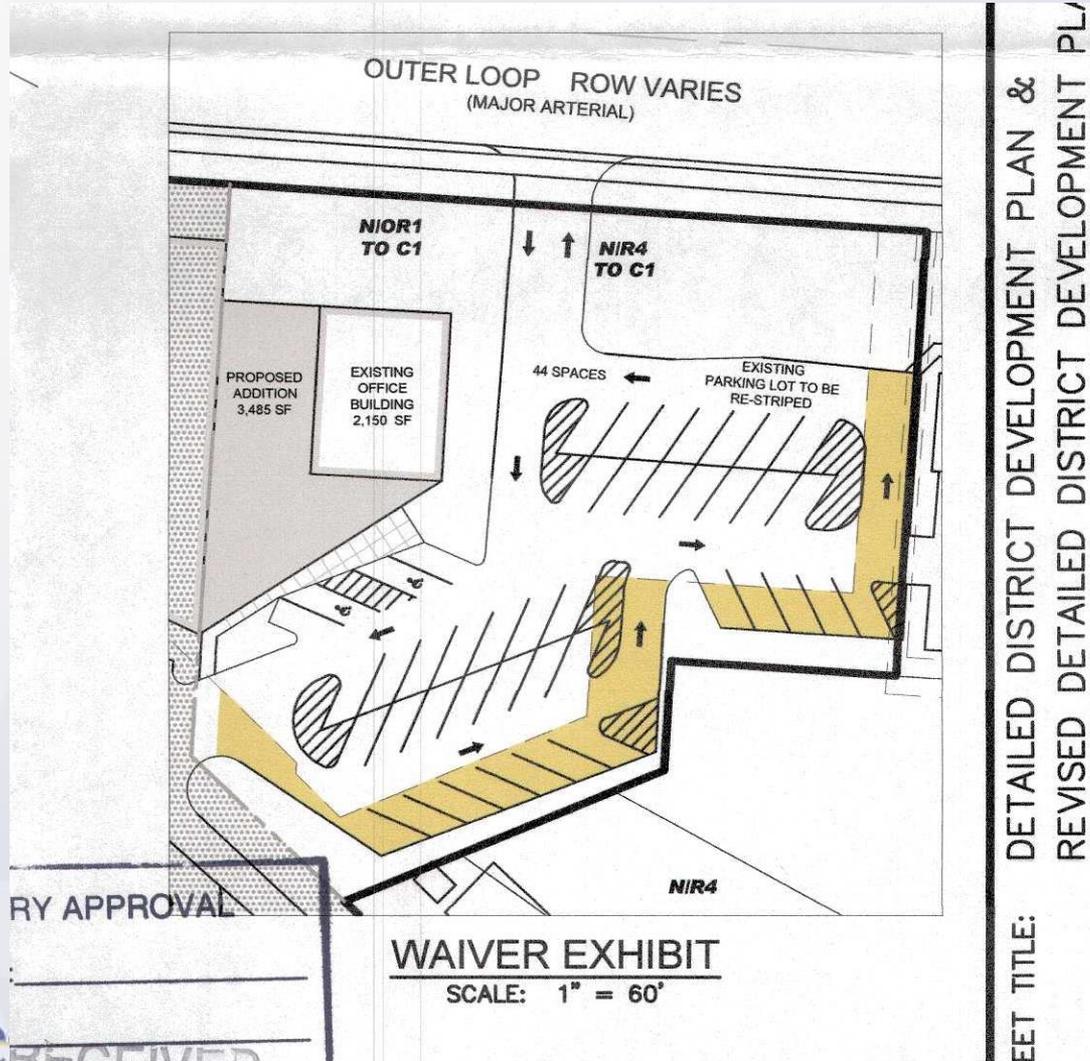
Strip center commercial to the west



Small office commercial to the east



Applicant's Development Plan (Waiver)



Elevations



Elevations



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OCT 28 2019
PLANNING &
DESIGN SERVICES

Elevations



Staff Finding

- Rezoning is generally compliant with Plan 2040
- Appropriately located on commercial corridor (Outer Loop)
- Appropriate transition to residential
- Outer Loop - major arterial and transit corridor
- Waiver is adequately justified and meets the standard of review
- No issues were raised at LD&T - opposition email

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4, OR-1 & C-1 to R-4 & C-1
- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan with Binding Elements**