20-DDP-0035 Kentucky/Indiana Foot & Ankle Specialists 7397 Jefferson Boulevard

Louisville

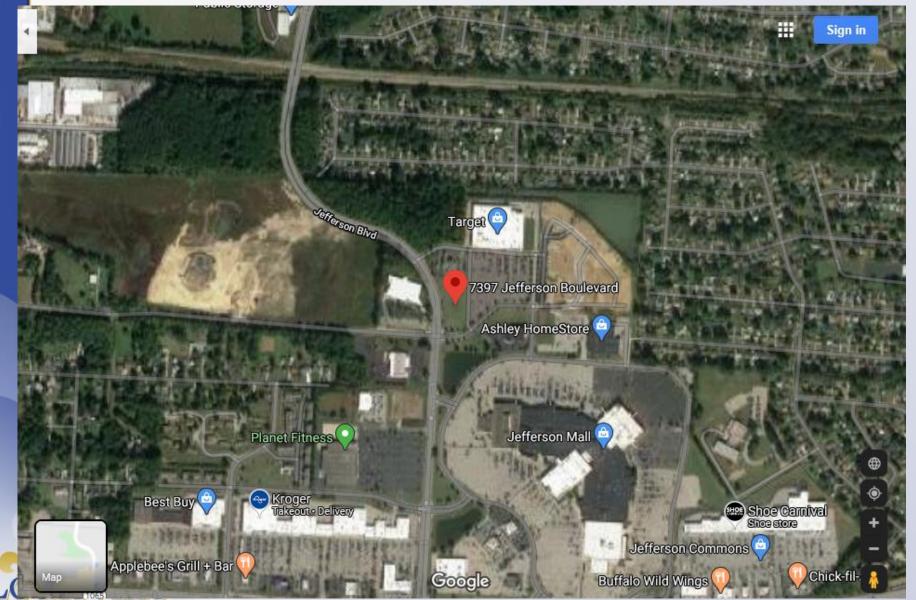
Louisville Metro Planning Commission Lacey Gabbard, AICP, Planner I August 19, 2020

Requests

- Waiver of Land Development Code section 10.2 to waive the required landscape buffer between the C-2 and EZ-1 zones (20-WAIVER-0053)
- District Development Plan with Binding Element Amendments



Site Context



Case Summary

- Located in the Regional Center form district and zoned C-2 Commercial, with a small portion of the northwest quadrant zoned EZ-1 Enterprise Zone.
- The site is currently undeveloped, and the applicant is proposing to construct a 6,721 square foot medical office.
- Because there is a zoning boundary between the C-2 and EZ-1 zones within the interior of the subject site, a landscape buffer area is required. The applicant is requesting a waiver to not provide this landscape buffer.



Zoning/Form Districts



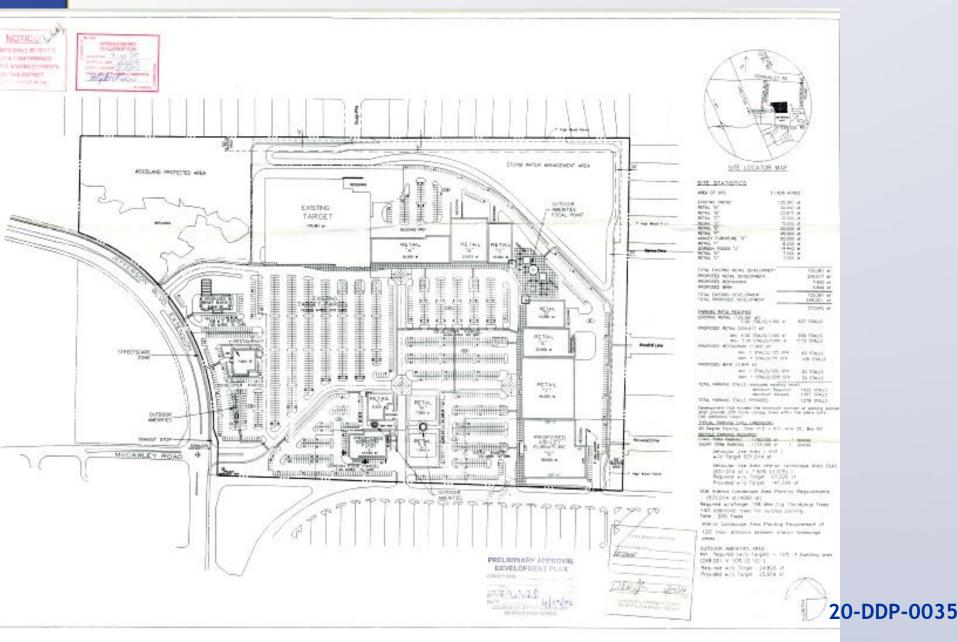


Aerial Photo

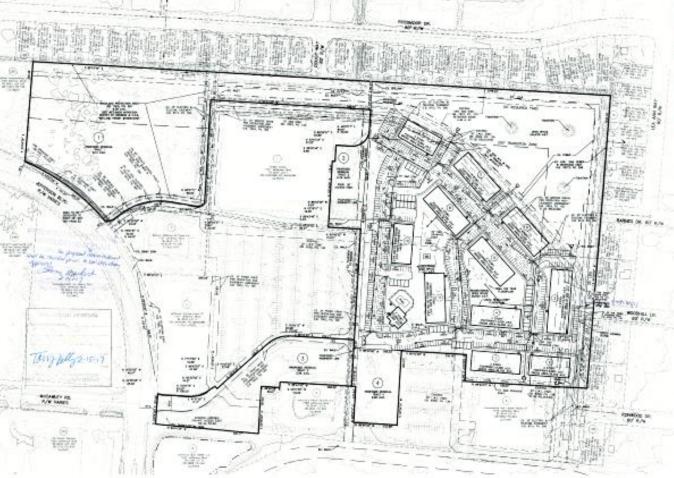


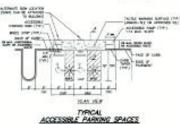
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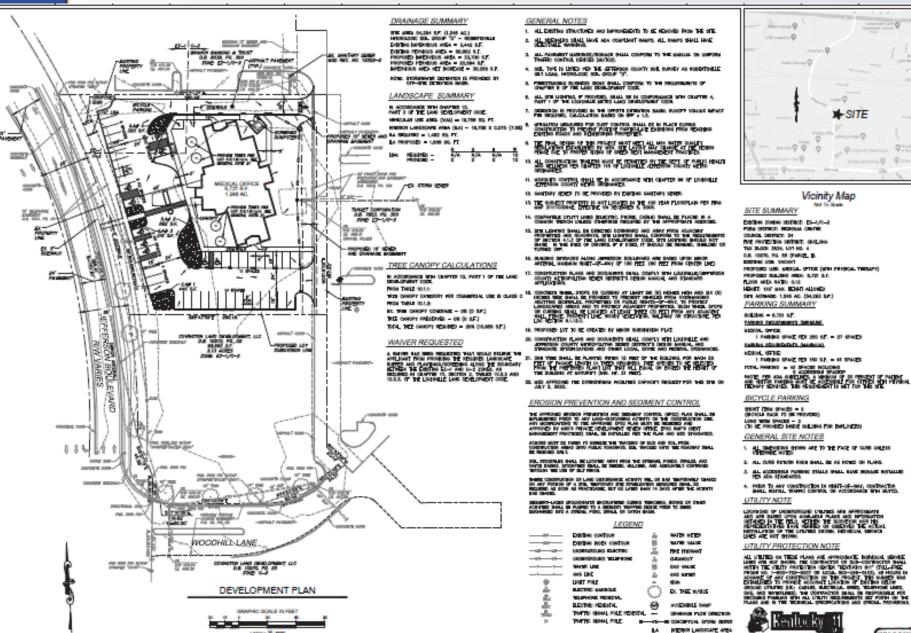
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WAIVER REQUEST

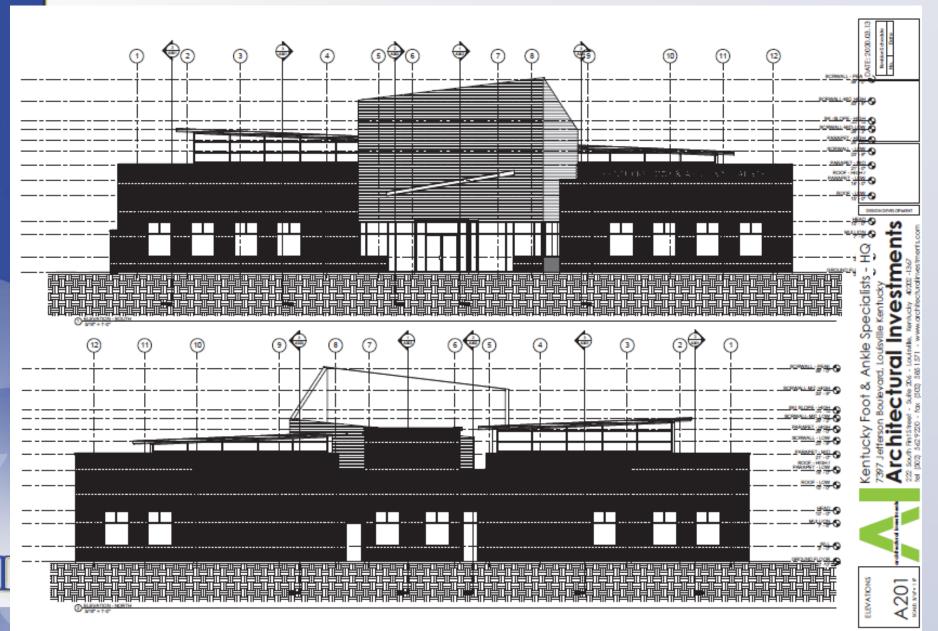
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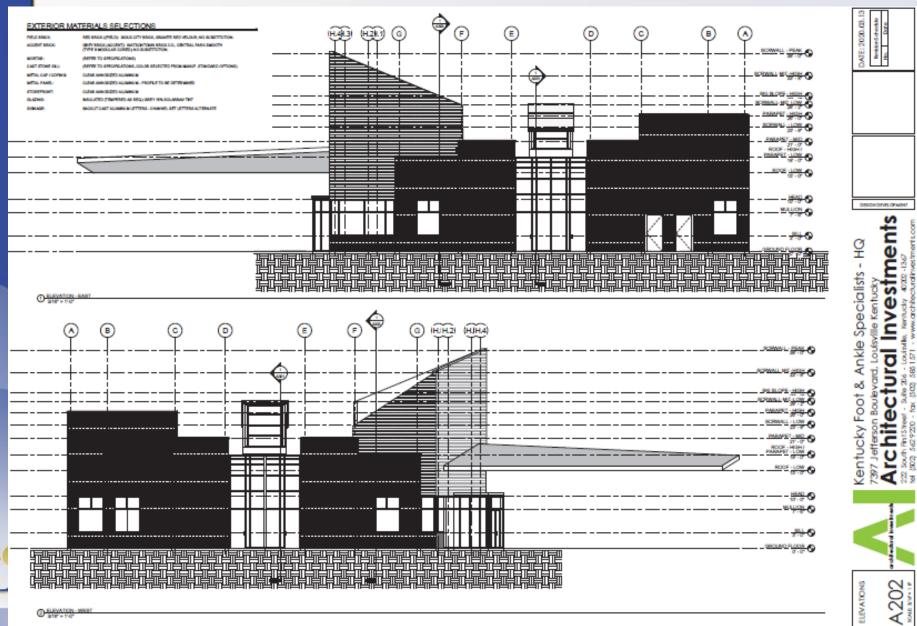
Applicant's Proposed Plan



Elevations



Elevations



CELEVATION - WEI

Staff Finding

 The District Development Plan and waiver requests are adequately justified and meet the standard of review.



Required Actions

- APPROVE or DENY the Waiver
- APPROVE or DENY the District Development Plan

