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

# Louisville

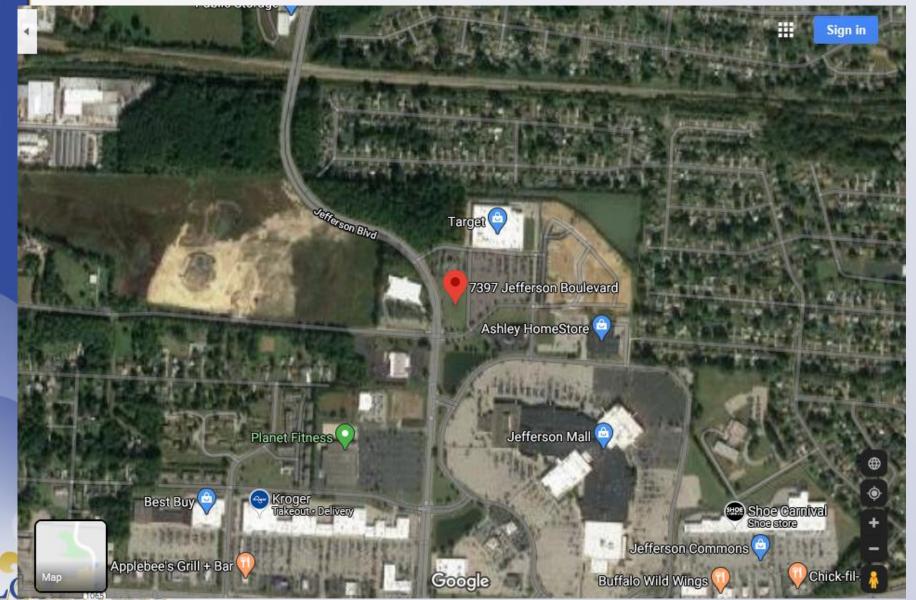
Louisville Metro Planning Commission Lacey Gabbard, AICP, Planner I August 19, 2020

# 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**



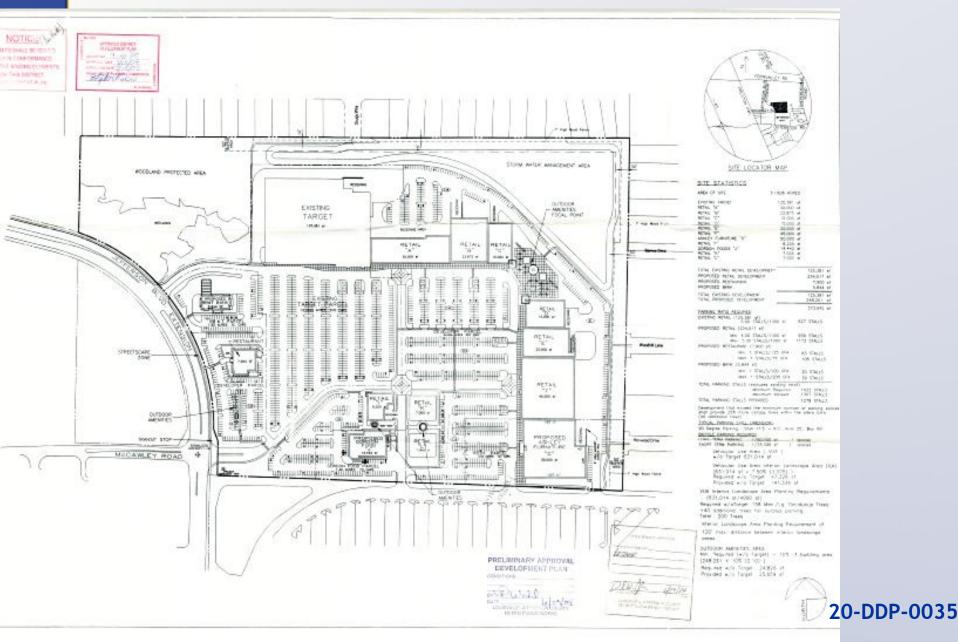


### **Aerial Photo**

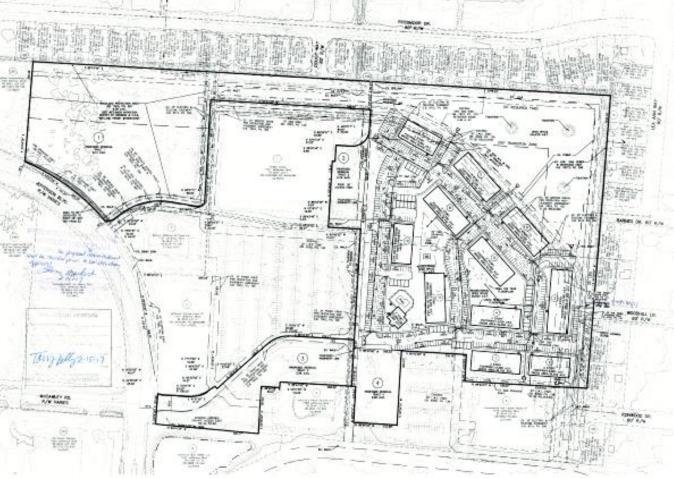


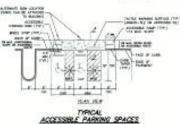
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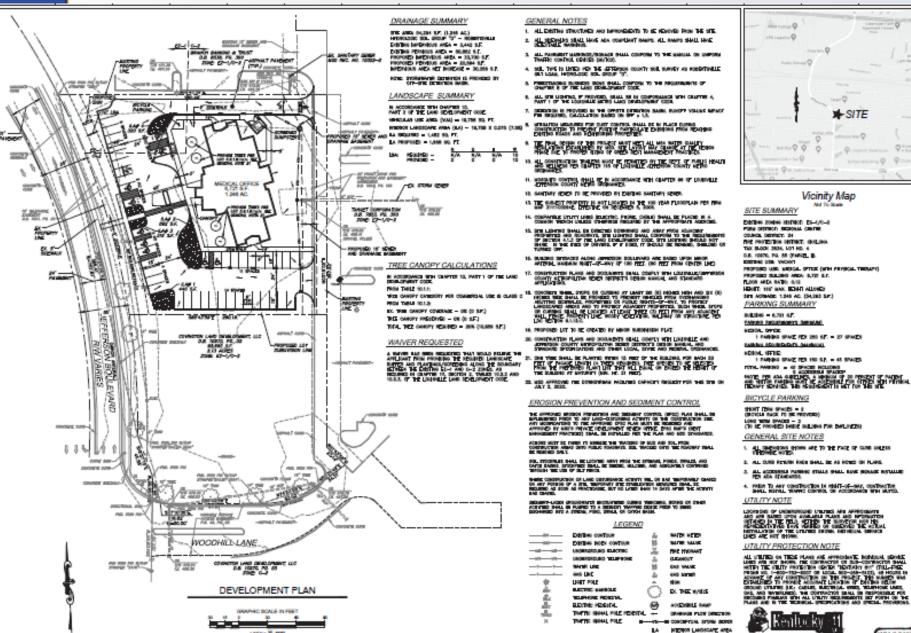
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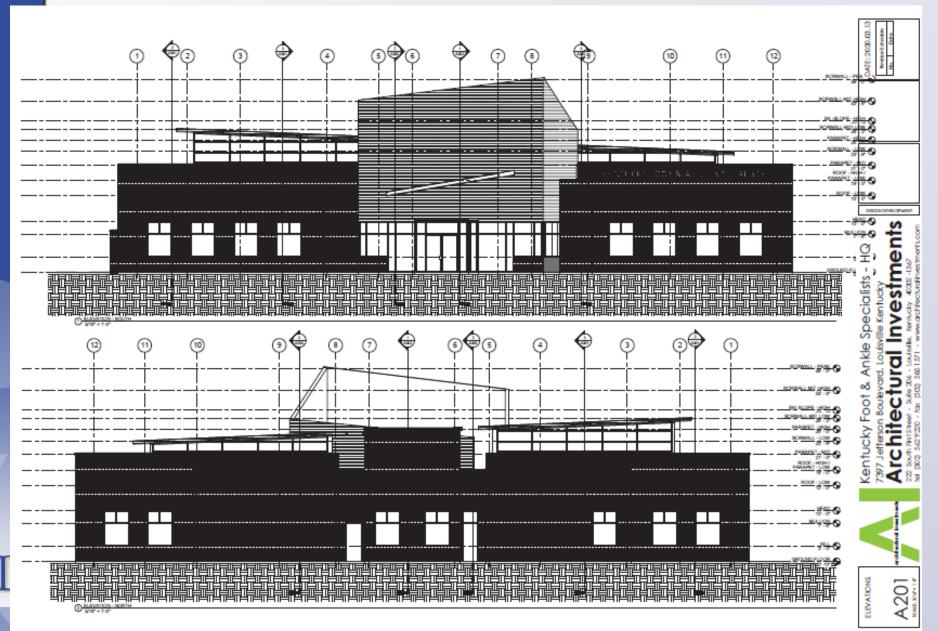
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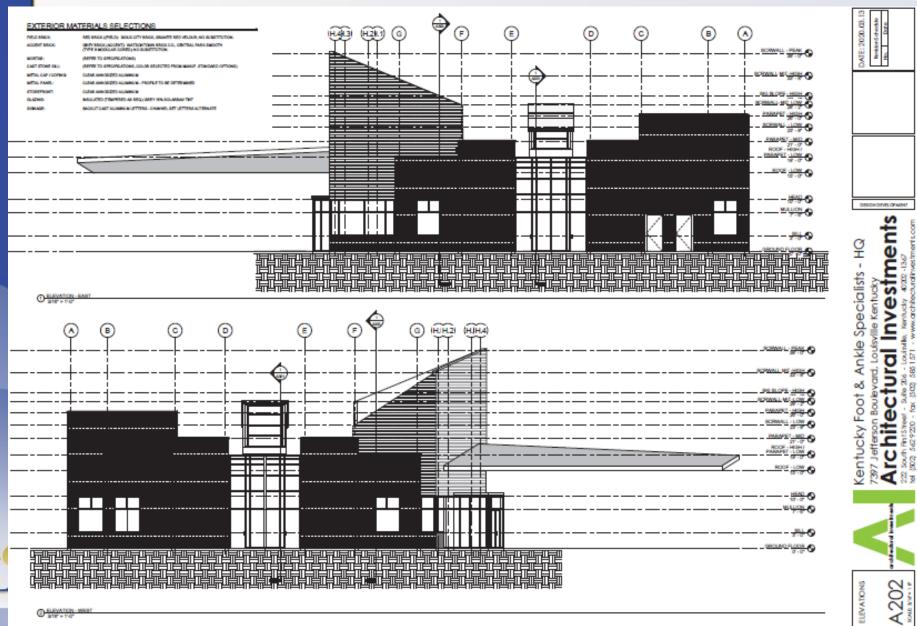
# **Applicant's Proposed Plan**



### Elevations



### **Elevations**



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# **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

