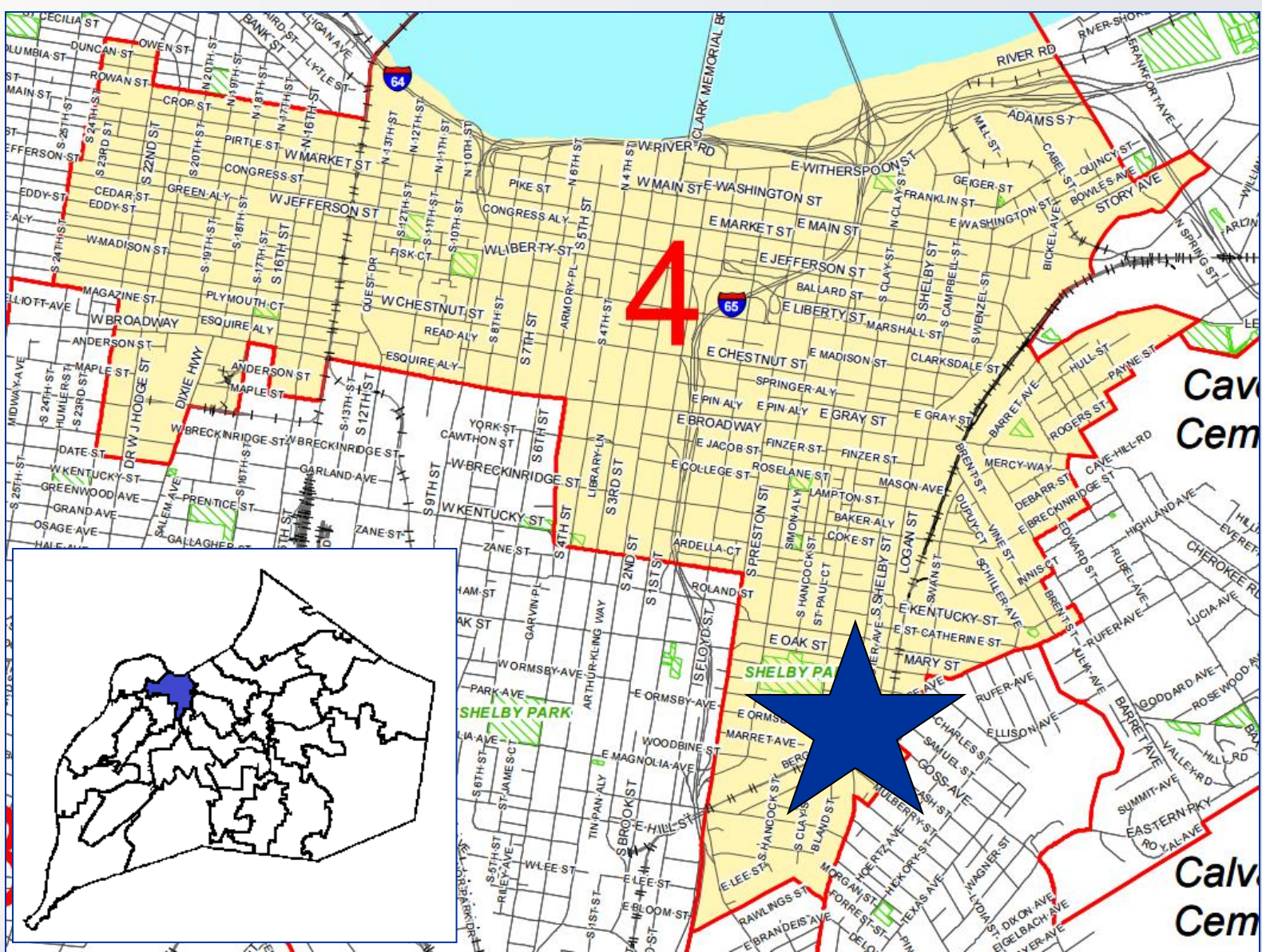


20-ZONE-0111

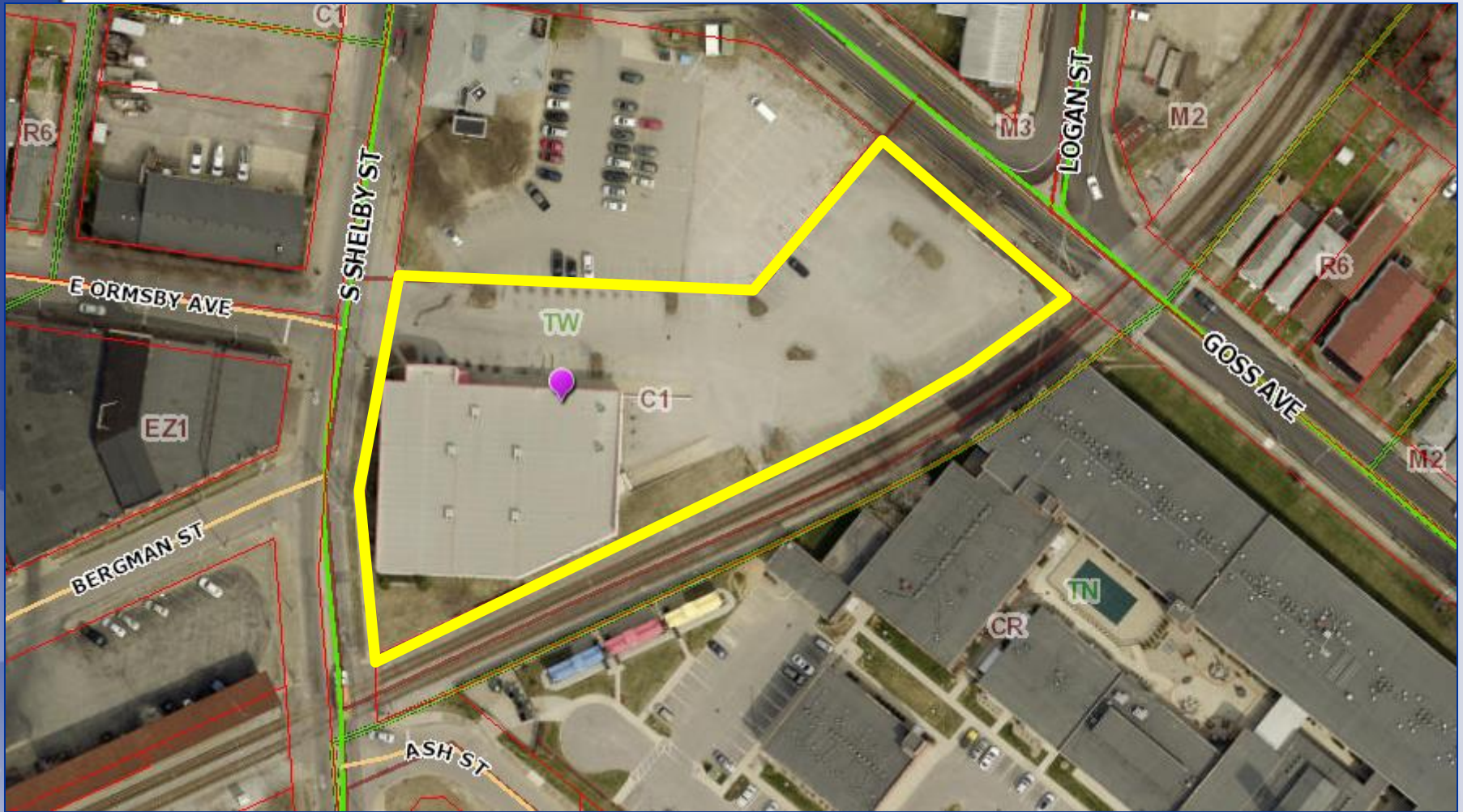
LOUISVILLE VEGAN JERKY



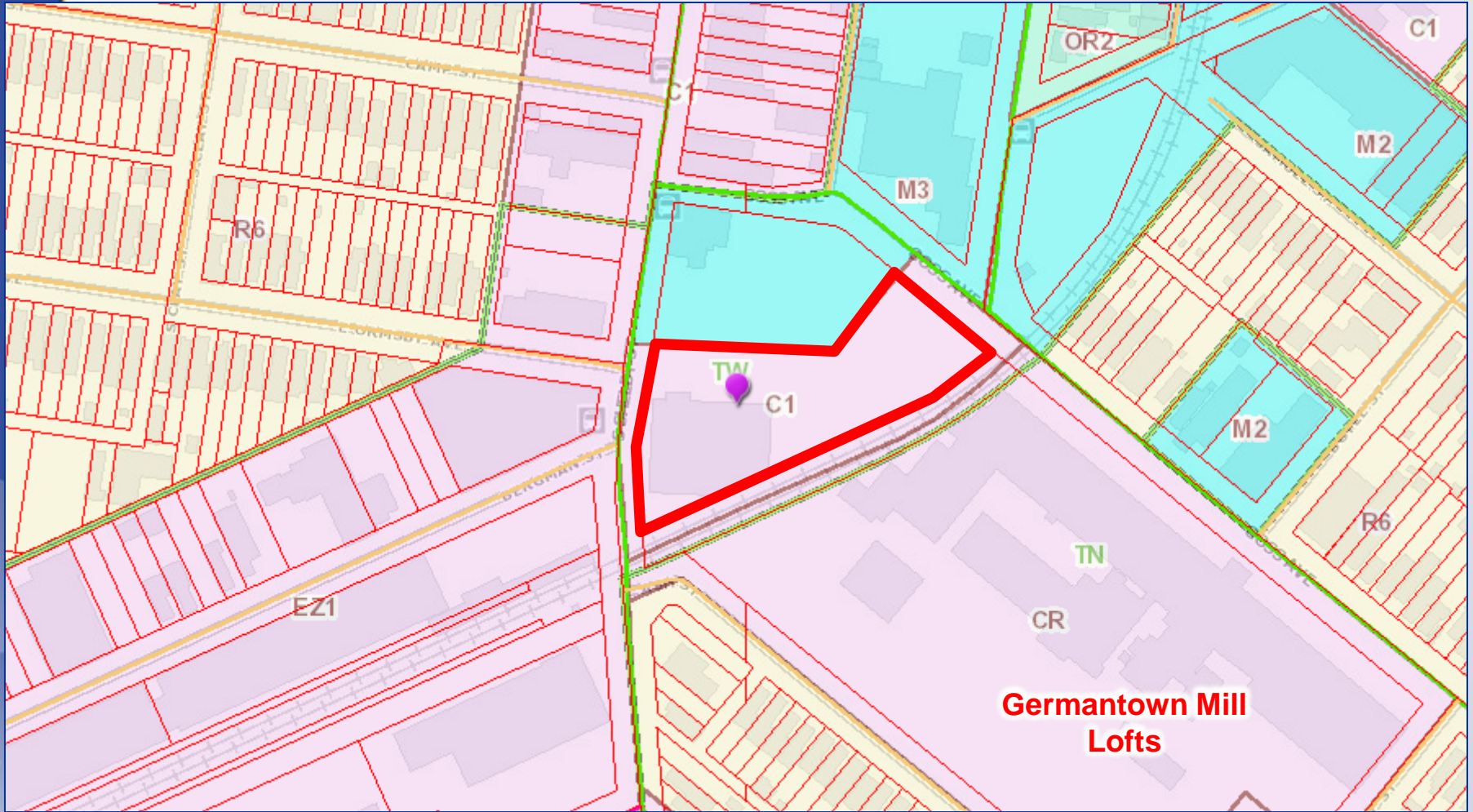
Planning & Zoning Committee
March 16, 2021



1311 S. Shelby Street
 District 4 - Jecorey Arthur



Existing: Commercial
Proposed: Industrial (Food Processing)



Existing: C-1/TW
Proposed: EZ-1/TW

Requests

- **Change-in-Zoning** from C-1 commercial to EZ-1 enterprise zoning (1.58 acres)
- **Revised Detailed District Development Plan** with review of an M-2 use within 200' of a residential use (LDC 2.6.1.A.1)

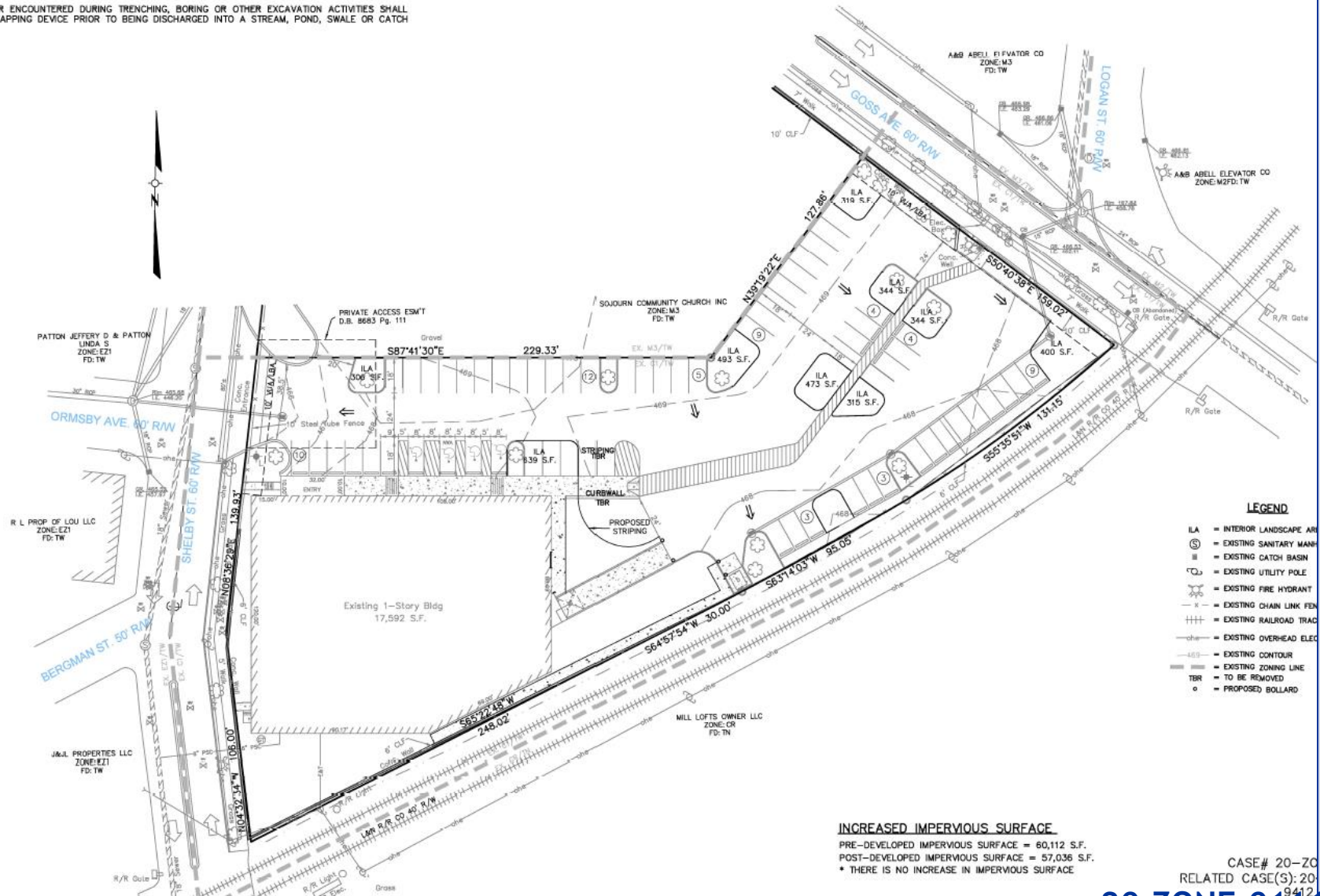
Case Summary

- Repurpose a vacant commercial structure and parking facilities for a proposed industrial tenant
- Rezoned in 2007 from M-3 industrial to C-1 commercial to allow for a grocery (Docket 9412)
- EZ-1 allows for all C-1 and C-2 uses, along with all M-1, M-2, and M-3 uses
- Food processing requires M-2 zoning.
- The applicant has agreed to restrict through binding element that all M-1, M-2, and M-3 uses, except for the proposed use be prohibited.

Proposed Plan

IF THE ACTIVITY HAS CEASED.

WATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE CAPTURED BY A TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH



INCREASED IMPERVIOUS SURFACE.
 PRE-DEVELOPED IMPERVIOUS SURFACE = 60,112 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 57,036 S.F.
 * THERE IS NO INCREASE IN IMPERVIOUS SURFACE

CASE# 20-20
 RELATED CASE(S): 20-
 9412
20-ZONE-0111



Public Meetings

- Neighborhood Meeting held 10/27/2020
- LD&T meeting on 1/28/2020
- Planning Commission public hearing on 2/18/2021
 - 2 people spoke in opposition (2 as other).
 - Motion to recommend approval of the change in zoning from C-1 to EZ-1 passed by a vote of 6-0.