

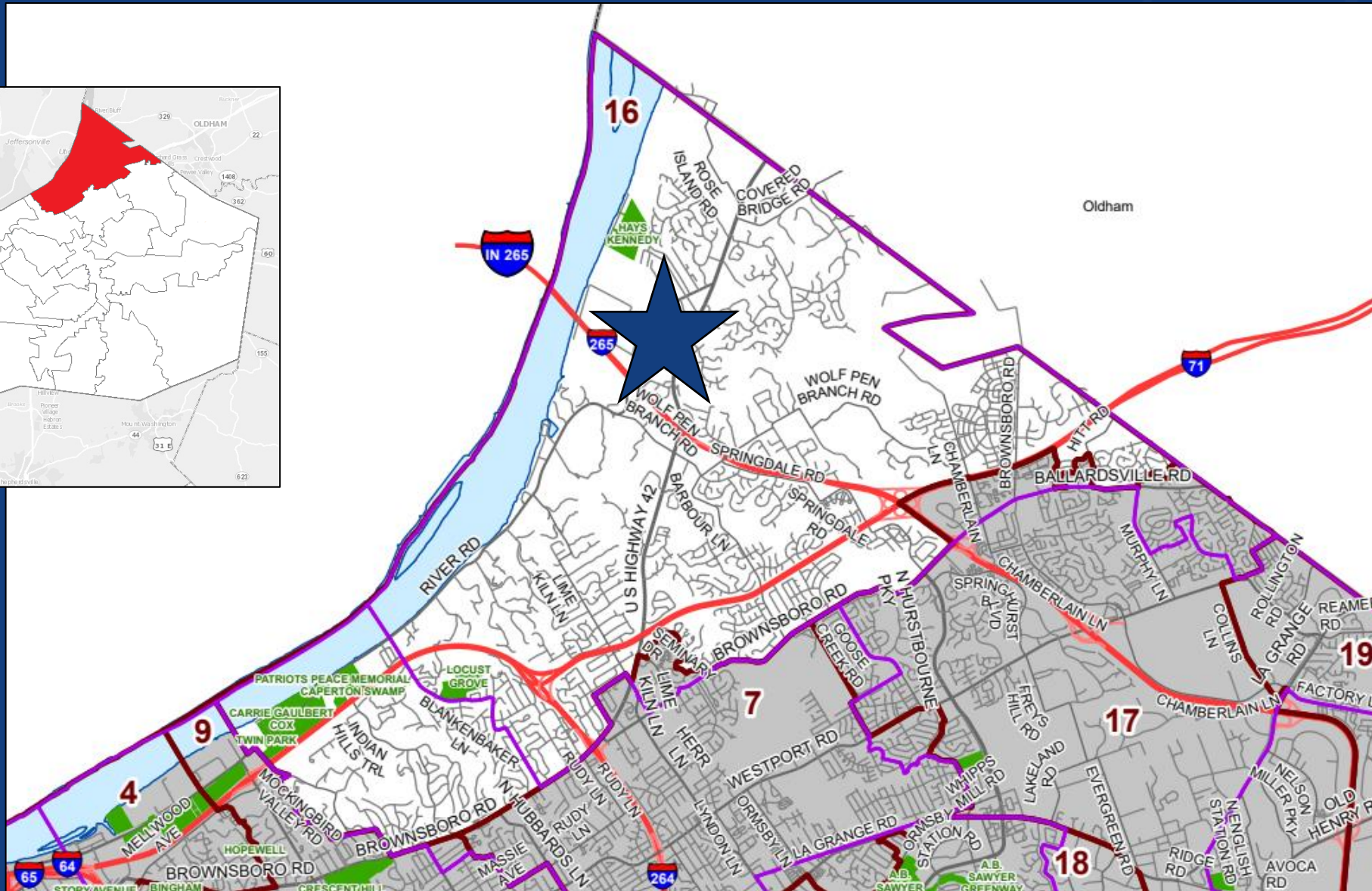
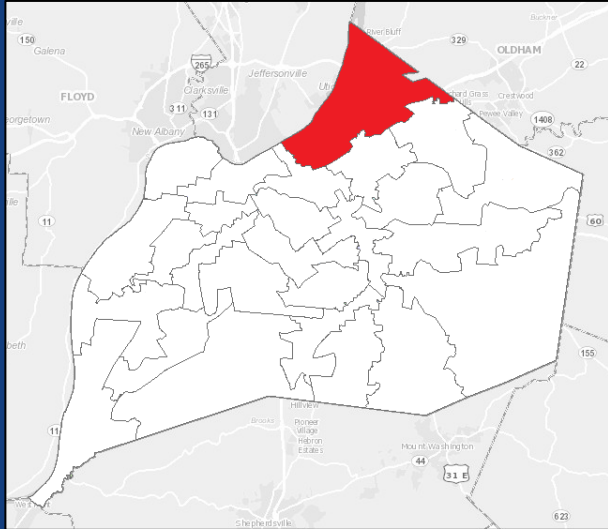
23-ZONE-0075

Dance Designs

Planning & Zoning Committee

October 17, 2023





7603 River Road
District 16 – Scott Reed

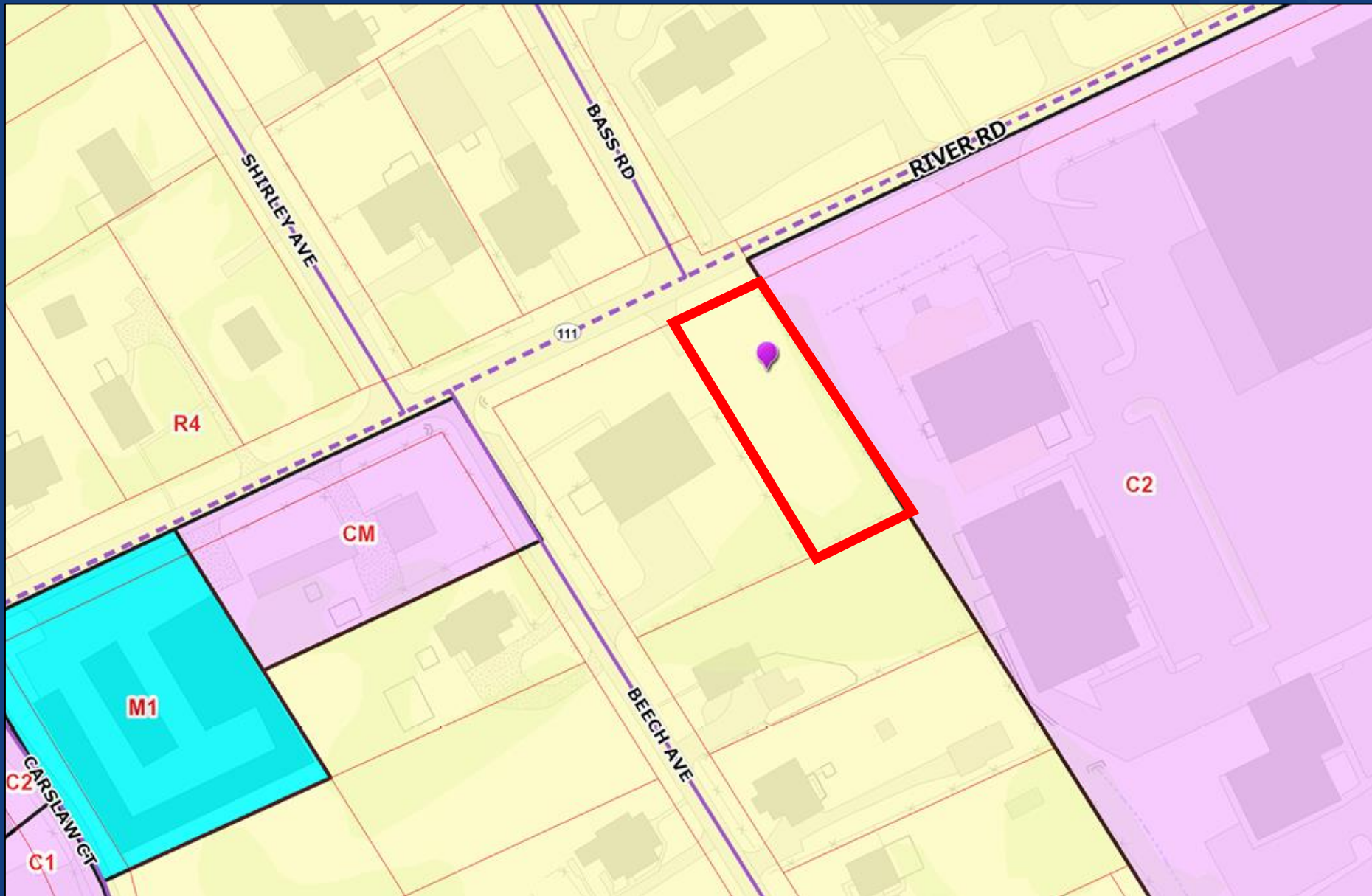
23-ZONE-0075



Existing: Vacant
Proposed: Commercial

23-ZONE-0075





Existing: R-4/V
Proposed: C-1/V

23-ZONE-0075



REQUESTS

- Change in Zoning from R-4 Single Family Residential to C-1 Commercial
- Waivers:
 - #1 from 5.5.1.A.3.d to omit a required vehicular connection between abutting developments (23-WAIVER-0123)
 - #2 from 5.5.1.A.1 to omit a principal entrance facing the public street (23-WAIVER-0118)
 - #3 from Table 10.2.3 to permit encroachment into a required property perimeter LBA (23-WAIVER-0112)
- Detailed District Development Plan with Binding Elements



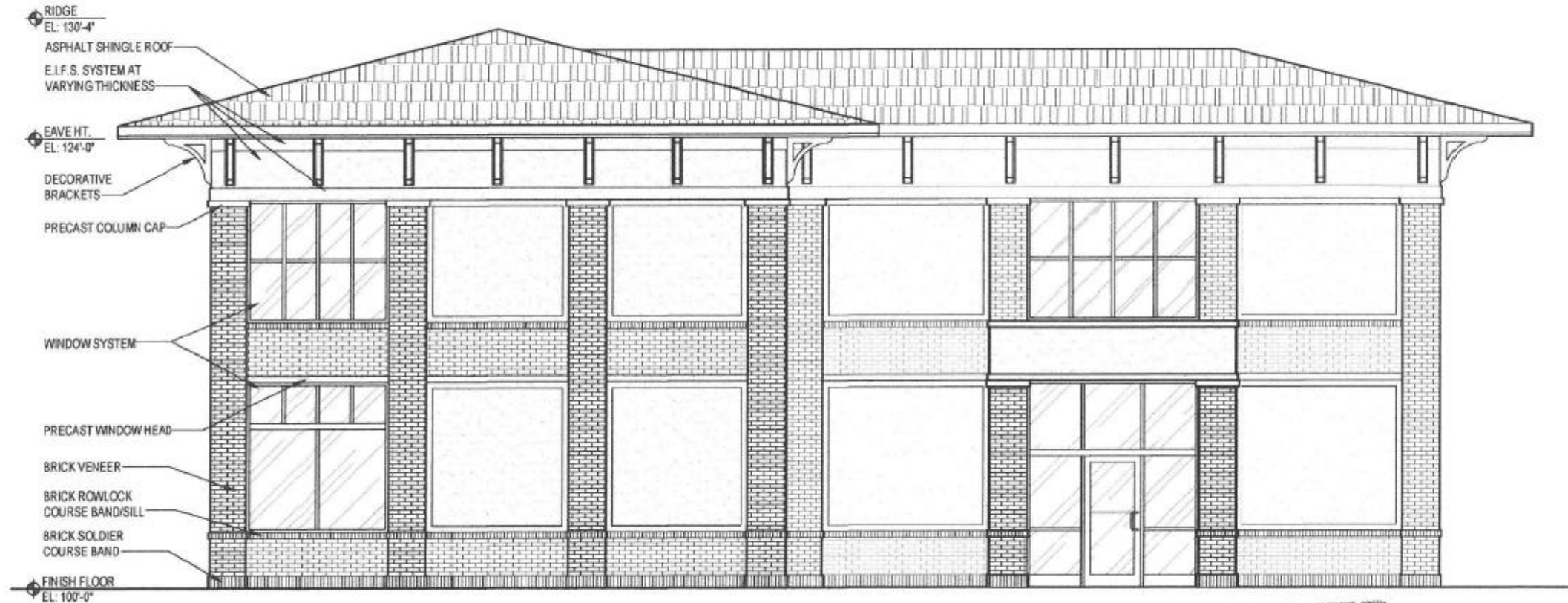
CASE SUMMARY

- Currently undeveloped
- Proposed 3,500 square foot dance instruction studio





ELEVATIONS



PROPOSED ELEVATION - FRONT

SCALE 3/16" = 1'-0"

RECEIVED

MAY 24 2023

DANCE DESIGNS DANCE STUDIO

7603 RIVER ROAD
PROSPECT, KY 40059
MAY 24, 2023

PLANNING & DESIGN
SERVICES

BAYUS
Design
WORKS
STATE OF KENTUCKY
1001 E. Main Street, Suite A, Louisville, Kentucky 40202
502.456.8500 • 502.456.8501 • bayusdesign.com

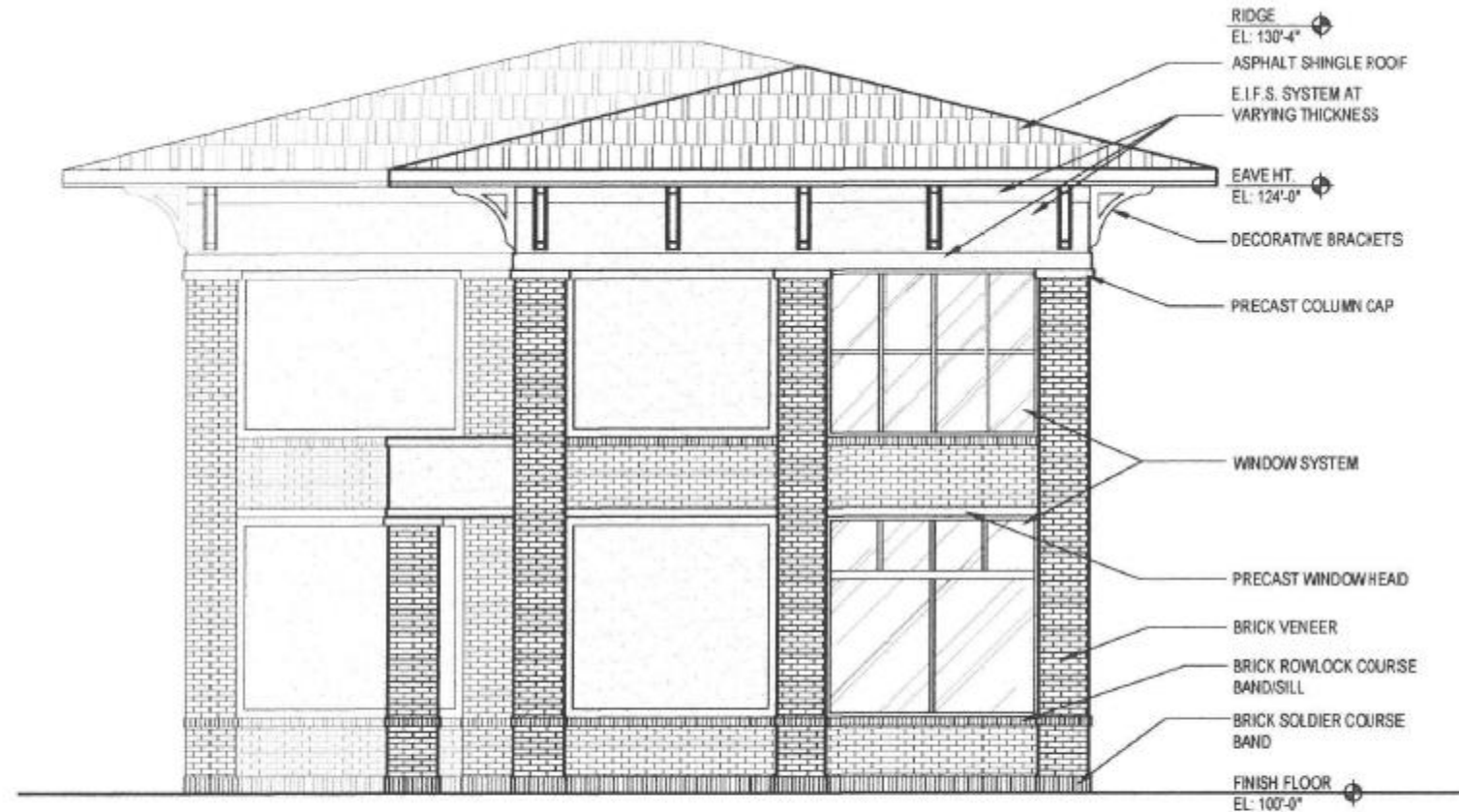
THE DESIGN CONCEPT DEPICTED HERE-IN IS THE
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THE CONCEPT SHALL ONLY BE DONE BY WRITTEN
PERMISSION FROM BAYUS DESIGN WORKS.

PROJECT # 23-3300



23-ZONE-0075

ELEVATIONS



PROPOSED ELEVATION - RIGHT SIDE

SCALE 3/16" = 1'-0"

RECEIVED

MAY 24 2023

DANCE DESIGNS DANCE STUDIO

7603 RIVER ROAD
PROSPECT, KY 40059
MAY 24, 2023

PLANNING & DESIGN
SERVICES



DATE
OF
REVISION

23-ZONE-0075

SITE PHOTOS – SUBJECT PROPERTY



PUBLIC MEETINGS

- Neighborhood Meeting on February 27, 2023
- LD&T Meeting on August 24, 2023
- Planning Commission Public Hearing on September 21, 2023
- Motion to recommend approval of the change in zoning from R4 to C-1 passed by a vote of 9-0.

