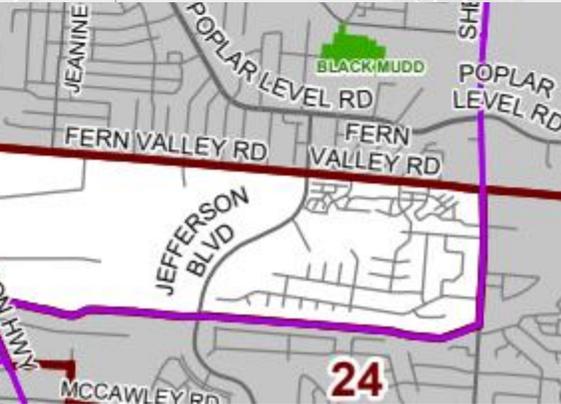
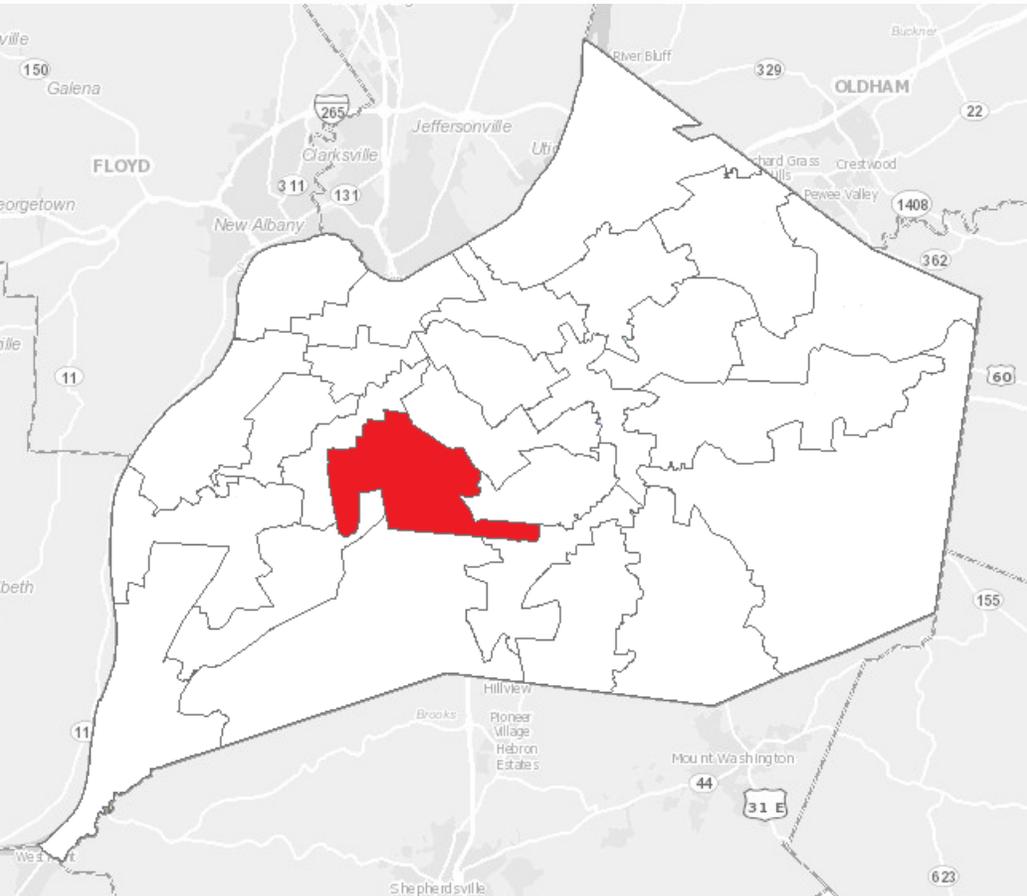
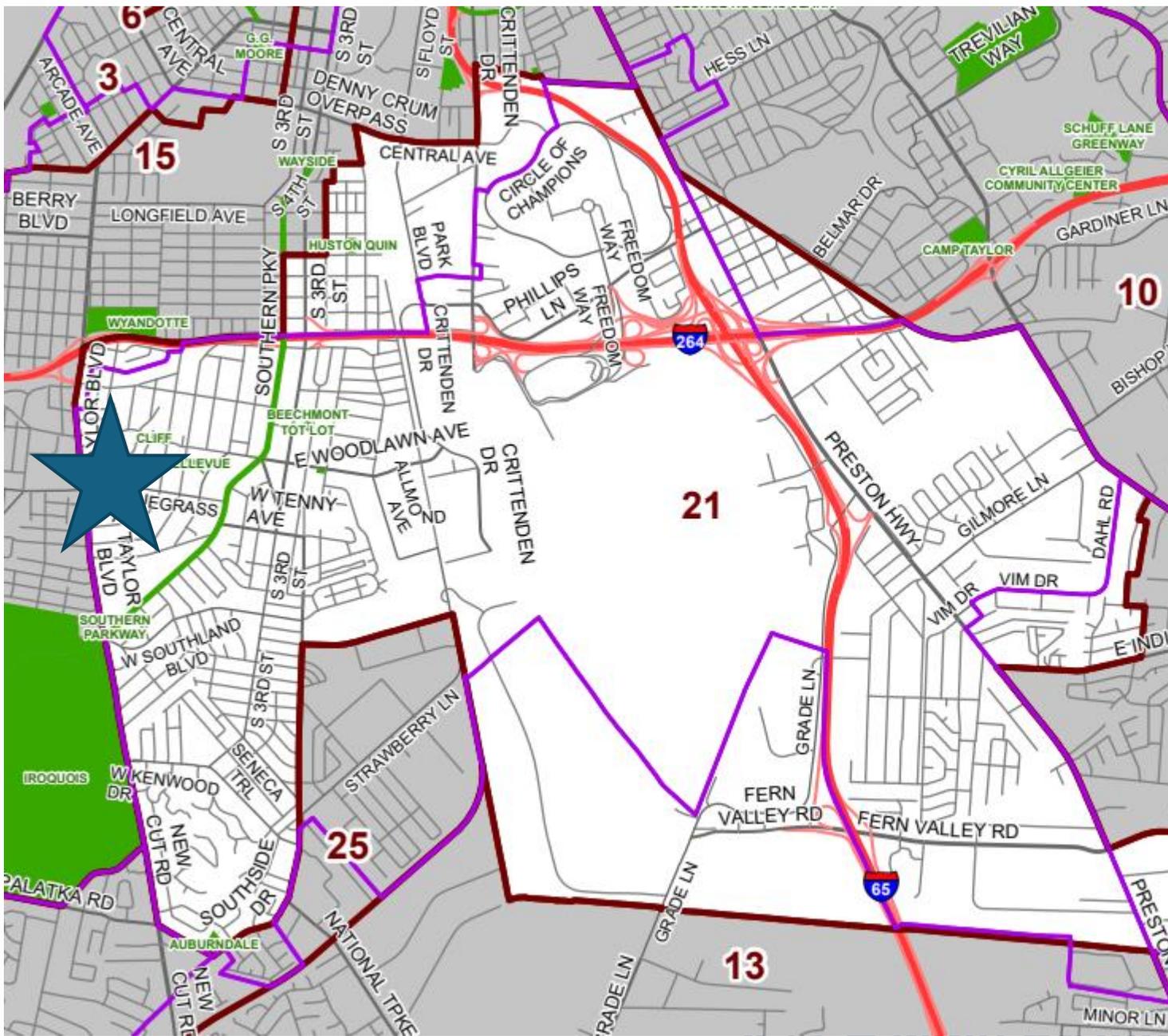


O-144-025
24-ZONE-0138
Medical Office

Planning and Zoning Committee
June 17, 2025





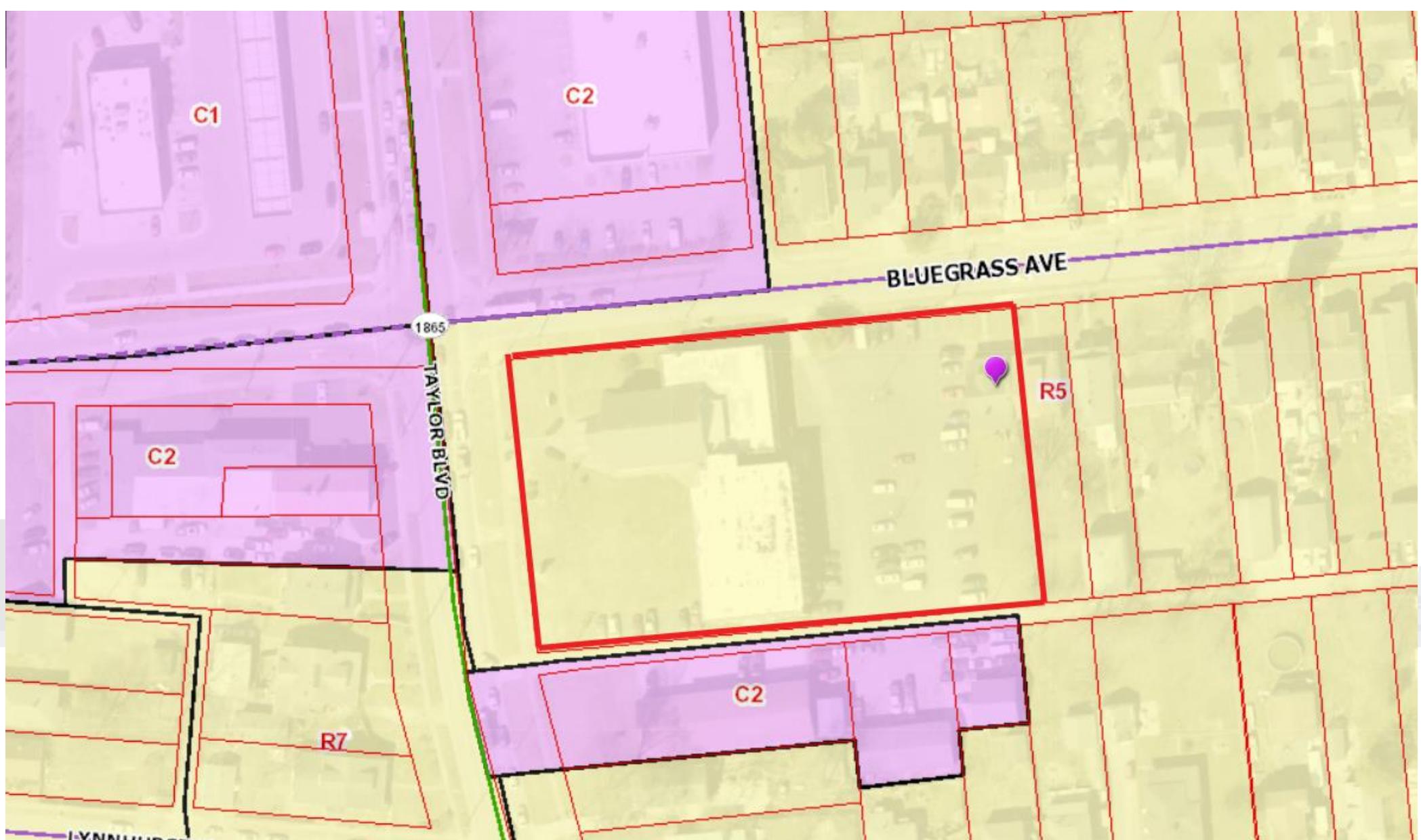
District 4– Ken Herndon





Existing: Institutional
Proposed: Commercial





Existing: R-5/TN
Proposed: C-1/TN



REQUESTS

- **Change in zoning from R-5 single-family residential and to C-1 commercial**
- **Conditional Use Permit for Medical Clinic**
- **Waivers**
- **Detailed District Development plan with binding elements**



CASE SUMMARY

- 1.7 acres
- Neighborhood health center
- No new construction proposed
- Taylor is an arterial roadway with a mixture of intensities and densities.



REDONDO BEACH, VA
D.B. 12841 PG. 991

BLUEGRASS AVENUE 60' R/W
PRIMARY COLLECTOR

D
EMBRY
BLVD.
3215-2330
G. 510

TNFD
TAYLOR, LLC
5 GAP ROAD
40272-1830
I PG. 431

TNFD
4 TAYLOR, LLC
TS GAP ROAD
Y 40272-1830
33 PG. 431

FD
ENTS, LLC
RKWAY, PMB 38
46229-2929
PG. 784

-7/TNFD
G. HUMPHRY
OR BLVD., APT. 1
KY 40215-2375
749 PG. 542

TAYLOR BLVD 100' R/W
MAJOR ARTERIAL

EX. BUILDING 1
TWO STORIES
15,138 SQ.FT.
7,569 S.F./FL

EX. BUILDING 2
3 STORIES
22,563 SQ.FT.
7,521 S.F./FL

REZONING &
CONDITIONAL USE
PERMIT AREA

CONDITIONAL USE
PERMIT AREA

14' ALLEYWAY

R-5/TNFD
WILLIAM D. & CAROLINE J.
TROWBRIDGE
316 WINDING WOODS TRAIL
MOUNT WASHINGTON, KY 40047-6847
D.B. 8183 PG. 281

R-5/TNFD
WILLIAM D. & CAROLINE J.
TROWBRIDGE
316 WINDING WOODS TRAIL
MOUNT WASHINGTON, KY 40047-6847
D.B. 4743 PG. 547

R-5/TNFD
WILLIAM D. & CAROLINE J.
TROWBRIDGE
1045 LYNNHURST AVE.
LOUISVILLE, KY 40215-2325
D.B. 5419 PG. 315

R-5/TNFD
MATTHEW D. & KATHRYN L. KLEIN
1055 LYNNHURST AVE.
LOUISVILLE, KY 40215-2325
D.B. 10594 PG. 589

R-5/TNFD
JOEL, LLC
P.O. BOX 126
FISHERVILLE, KY 40023-0126
D.B. 12485 PG. 894

NOT PAINTED
MISC. FOR A.D.A.
COMPLIANCE

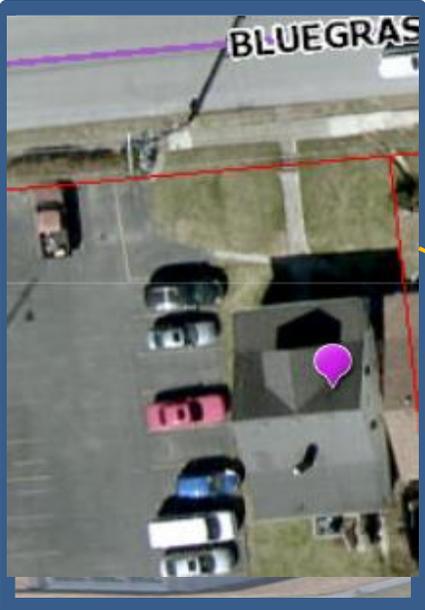
L
I
N
E
C
I
R
C
U
L
A
R
G
1
2
3
4
5
6
7
8
9
10
11
12
M
1
2
3
H
1
2
3

SUBJECT PROPERTY



FRONT OF SUBJECT SITE

SUBJECT PROPERTY



REAR OF SUBJECT SITE ALONG BLUEGRASS AVE

ADJACENT PROPERTY



EXISTING INTERSECTION AT TAYLOR BLVD AND BLUEGRASS AVENUE



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on March 26, 2024
- ❖ LD&T Meeting on March 27, 2025
- ❖ Planning Commission Public Hearing on May 15, 2025
- ❖ Motion to recommend approval of the change in zoning from R-5 to C-1 passed by a vote of 9-0

