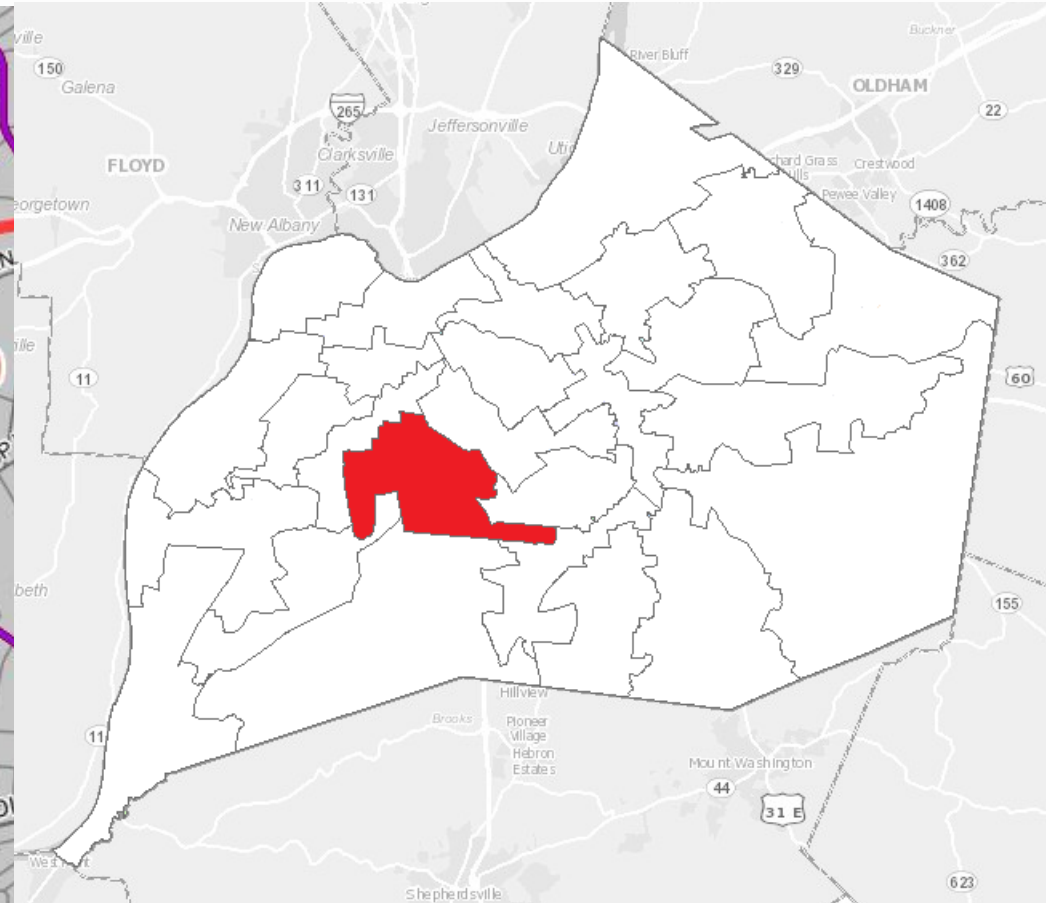
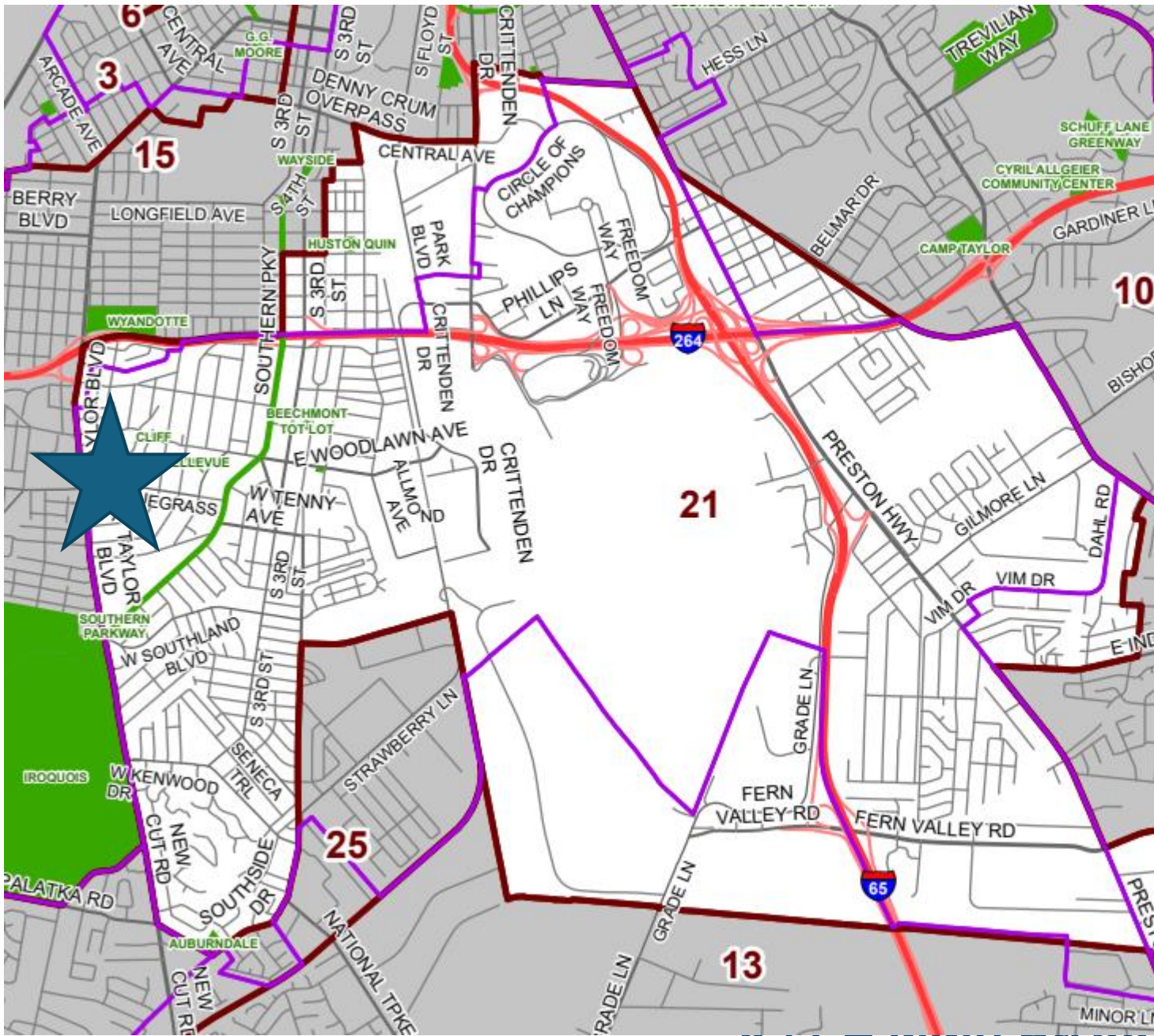


O-144-025
24-ZONE-0138
Medical Office

Planning and Zoning Committee
June 17, 2025





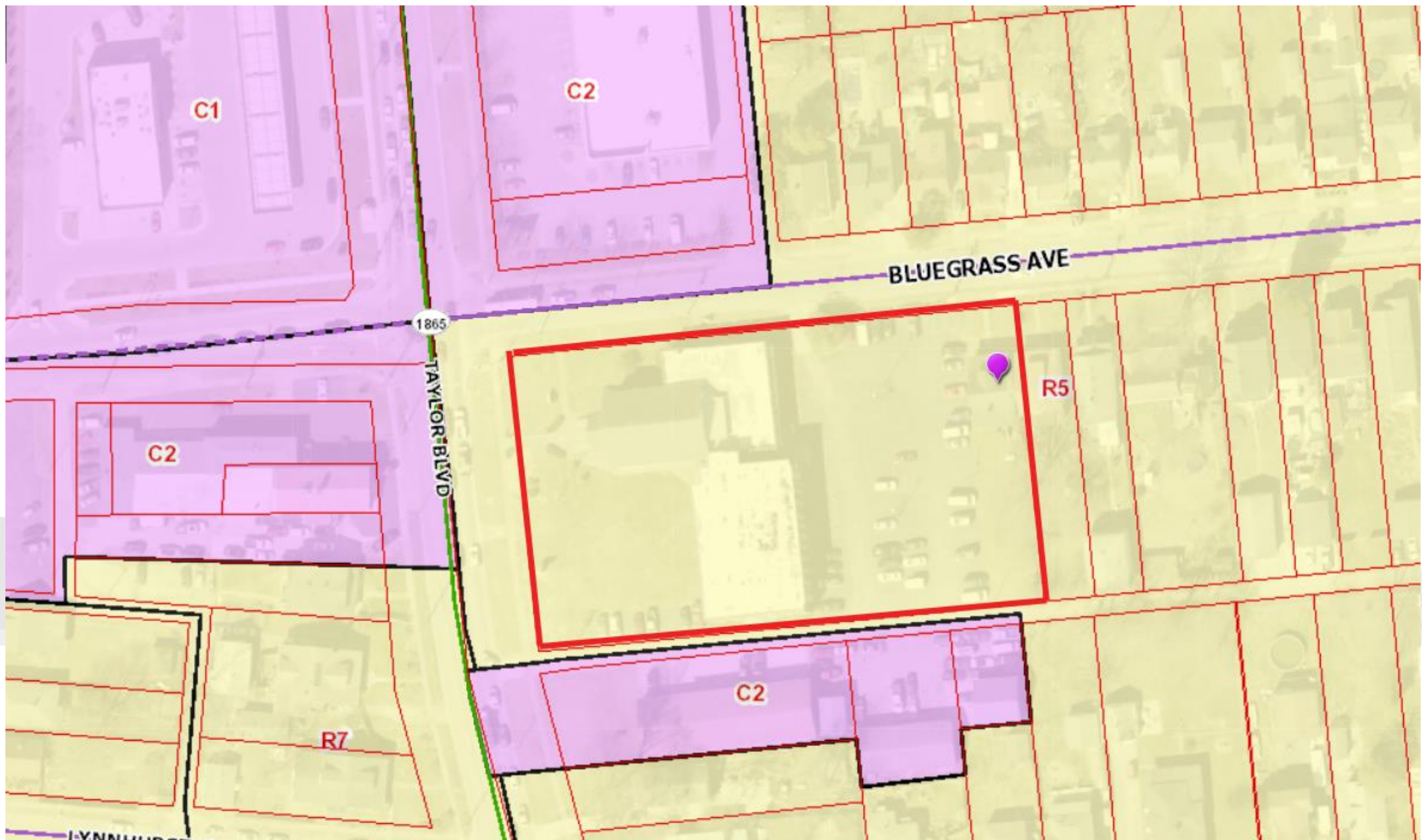
District 4– Ken Herndon





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.

LOCAL PAINTED
MILK PER A.D.A.
CURRENTS

TAYLOR BLVD 100' R/W
MAJOR ARTERIAL

CONDITIONAL USE
PERMIT AREA

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

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

REZONING &
CONDITIONAL USE
PERMIT AREA

14' ALLEYWAY

R-5/TNP D
WILLIAM D. & CAROLINE J.
TROMBRIDGE TRAIL
316 WINDING WOODS
MOUNT WASHINGTON, KY 40047-6847
D.B. 4745 PG. 547

R-5/7NFU
WILLIAM D. & CAROLINE J.
TROWBRIDGE
1045 LYNNHURST AVE.
LOUISVILLE, KY 40215-2325
D.B. 5419 PG. 315

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

R-5/TNFD
JDOT, LLC
P.O. BOX 126
P.O. BOX 126
FISHERVILLE, KY 40023-0126
D.B. 12495 PG. 8894

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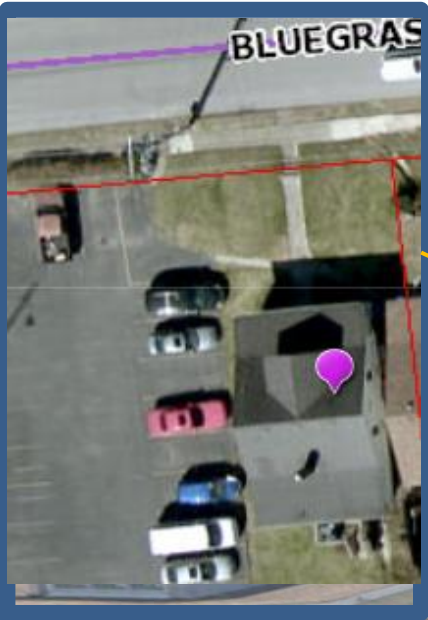
20

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

