

Land Development and Transportation Committee Staff Report September 26, 2024



Case No:	24-ZONE-0034
Project Name:	Taco Bell
Location:	3411, 3415 and 3419, 3421 Taylor Blvd;1225 Longfield Ave
Owner(s):	MIC Limited; Stanley Mark
Applicant:	ABTB Louisville
Jurisdiction:	Louisville Metro
Council District:	15 – Jennifer Chappell
Case Manager:	Jay Lockett, AICP, Planning Supervisor

REQUEST(S)

- **Change in zoning** from R-6 and R-7 Multifamily Residential to C-1 Commercial
- **Closure of Public Right-of-Way** for an unnamed alley (24-STRCLOSURE-0020)
- **Variance** from Land Development Code section 5.1.12 to permit a drive lane to encroach into the infill front setback (24-VARIANCE-0060)
- **Waiver** of Land Development Code sections 5.5.1.A.3.a and 5.9.2.C.4 to permit a drive aisle to be between the front façade and the street (24-WAIVER-0076)
- **Detailed District Development plan**

CASE SUMMARY

The applicant is proposing to construct a Taco Bell restaurant on approximately .79 acres. The site located along Taylor Blvd north of Longfield Ave in central Louisville Metro. Access is proposed directly from Taylor Blvd and Longfield Ave as well as to the adjacent public alley behind the site. The site has a Conditional Use Permit under docket B-126-90 and has historically been used as a parking lot for the former Showgirls adult entertainment facility that was located on the adjacent site to the south. That business has since closed, and the structure was demolished after being heavily damaged by a fire. The applicant has submitted a request to abandon the Conditional Use Permit. The unnamed alley across the site was requested to be closed under docket 1-16-90, and the Planning Commission recommended it to the Board of Alderman. For reasons that remain unclear, the closure was not finalized and recorded.

STAFF FINDING

The case is ready for a public hearing, once the additional required neighborhood meeting is held.

TECHNICAL REVIEW

The property at 1225 Longfield Ave was not included on the plan shown to neighbors at the February 27, 2024 neighborhood meeting. The applicant has scheduled and sent notice for an additional neighborhood meeting to be held on October 2, 2024 to include the correct bounds of the project.

INTERESTED PARTY COMMENTS

See attachments for interested party comments.

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Plan 2040; **OR**
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; **OR**
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Plan 2040 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR CHANGE IN ZONING / FORM DISTRICT

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Plan 2040.

The site is located in the Traditional Neighborhood Form District

Traditional Neighborhood: This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings.

Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments.

Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

All other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Plan 2040.

The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

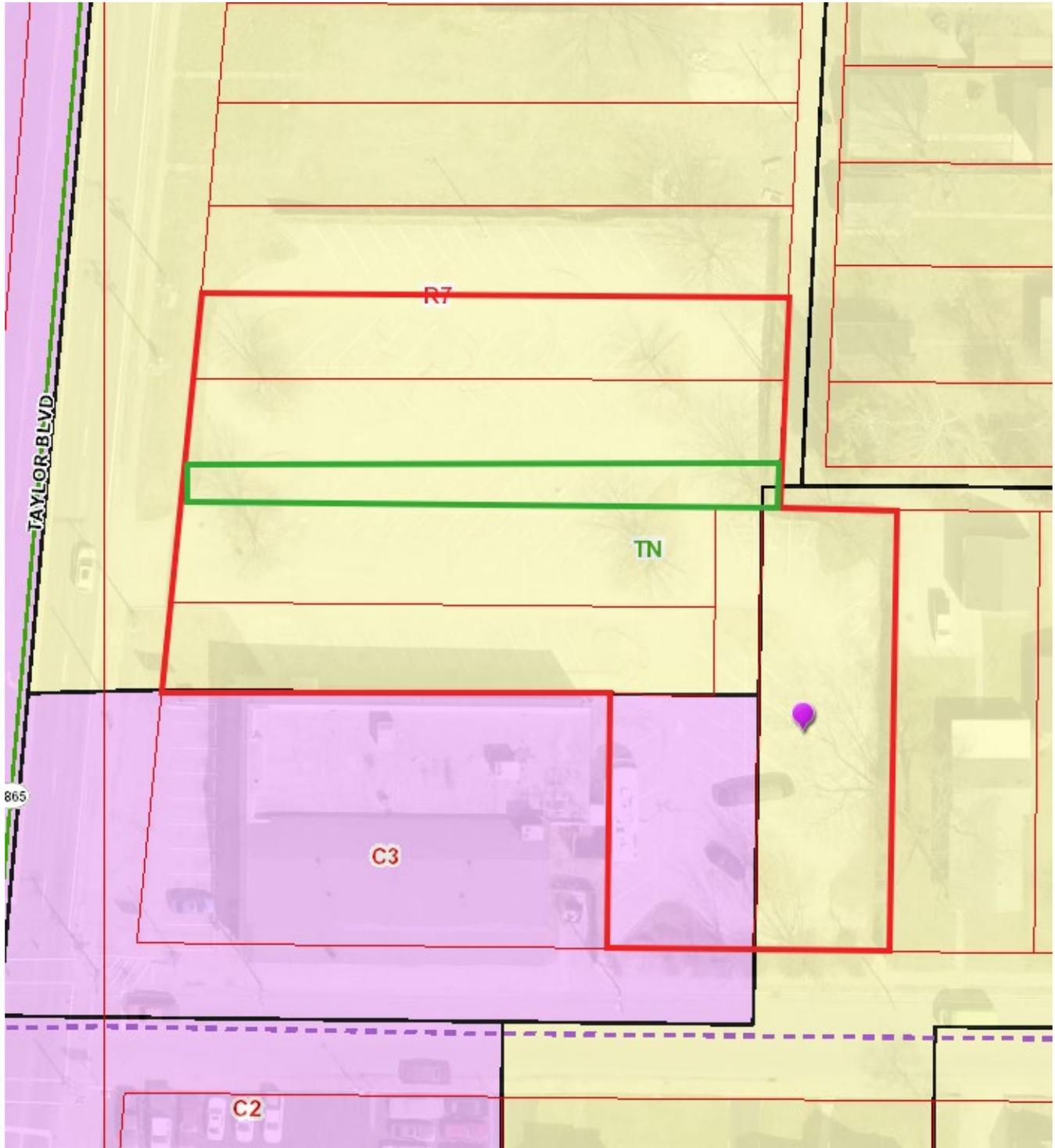
NOTIFICATION

Date	Purpose of Notice	Recipients
9-11-24	Hearing before LD&T	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 15
	Hearing before ____	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 15
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. Final elevations shall be reviewed and approved by Planning Commission staff and shall be substantially the same as presented at the Planning Commission public hearing.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.