

Buechel Train Depot Re-Zoning LD&T

23-ZONEPA-0109

2230 Buechel Avenue
Louisville, KY 40218

Owner: Four Leaf Clover Properties, LLC

Representatives:






Jon Baker – Wyatt, Tarrant & Combs, LLP

Nima Mahmoodi – The Kleingers Group

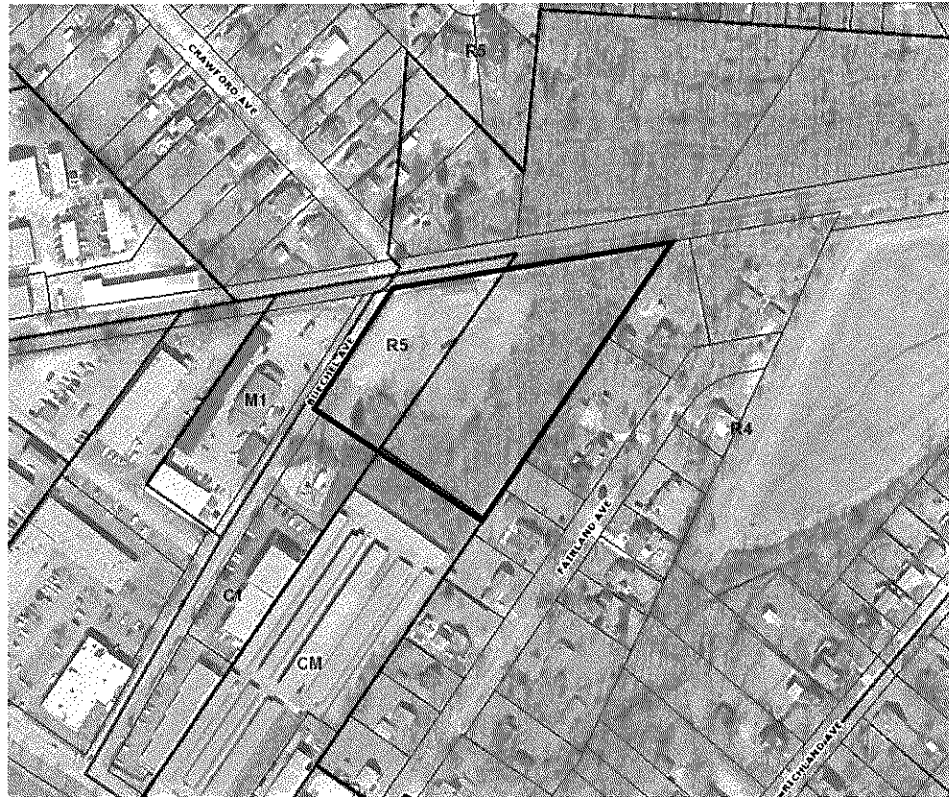




Jefferson Zoning-General

-  Commercial/Industrial
-  Industrial Only
-  Business/Office
-  Residential
-  Special

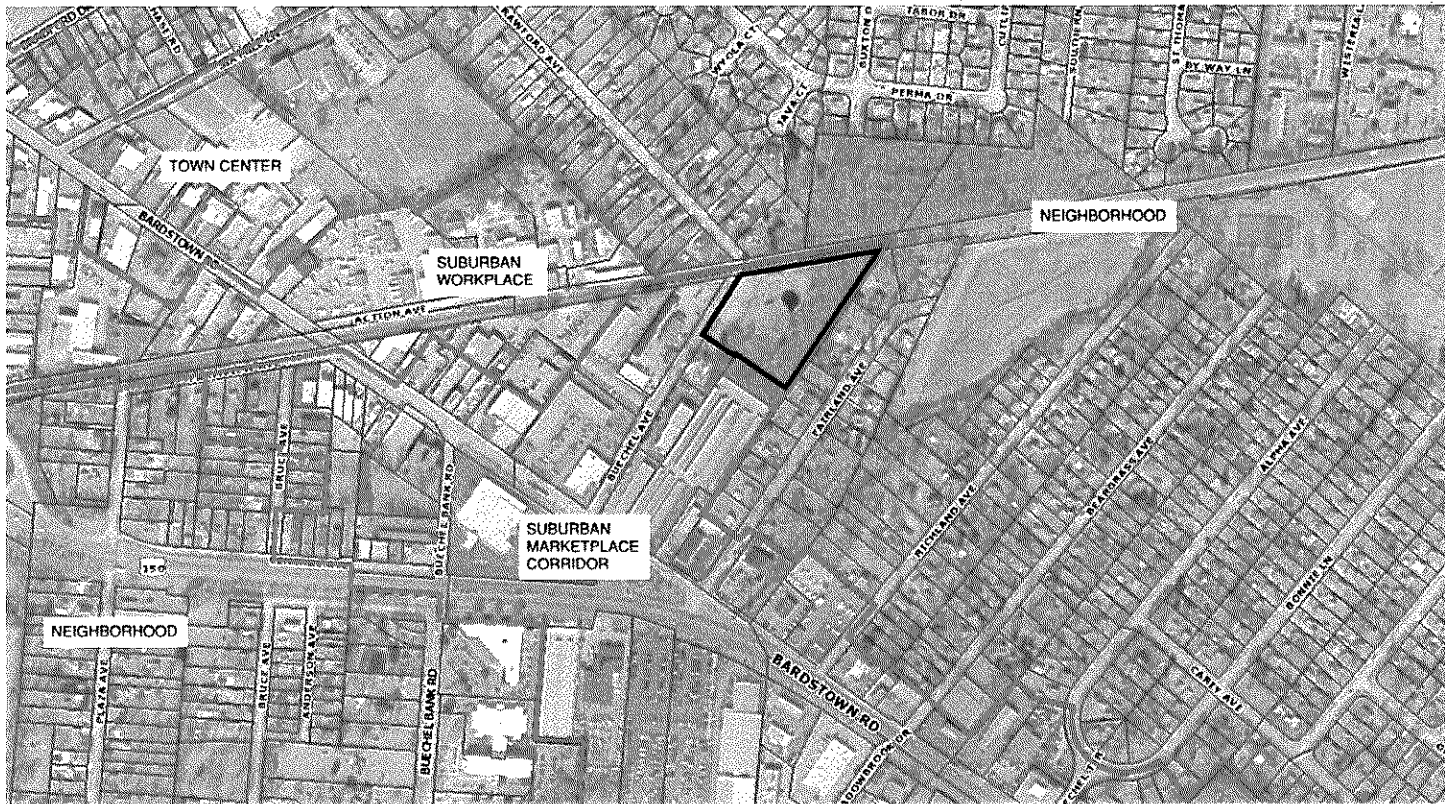
Zoning Map



Jefferson Zoning-General

- Commercial/Industrial
- Industrial Only
- Business/Office
- Residential
- Special

Zoning Map (Aerial)



Jefferson Form District Boundaries



Jefferson Zoning-General

- Commercial/Industrial
- Industrial Only
- Business/Office
- Residential
- Special

Zoning Map (Surrounding Area)



Jefferson FEMA FIRM Map Panels



**Jefferson Local Regulatory
Floodplain/Conveyance Zones**

Floodplain



Conveyance Zone

**Jefferson Combined Sewer
Floodprone Areas**



**Jefferson FEMA 100 Year (1% Annual)
Review Zones**



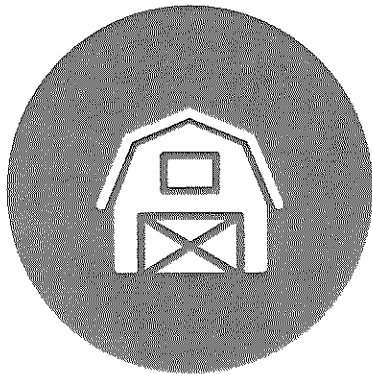
Floodplain



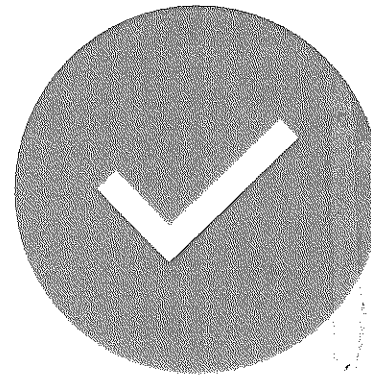
Floodway

Floodplain Map (Surrounding Area)

Requests



CHANGE IN ZONING FROM R-4 AND R-5
SINGLE FAMILY TO C-1 COMMERCIAL.

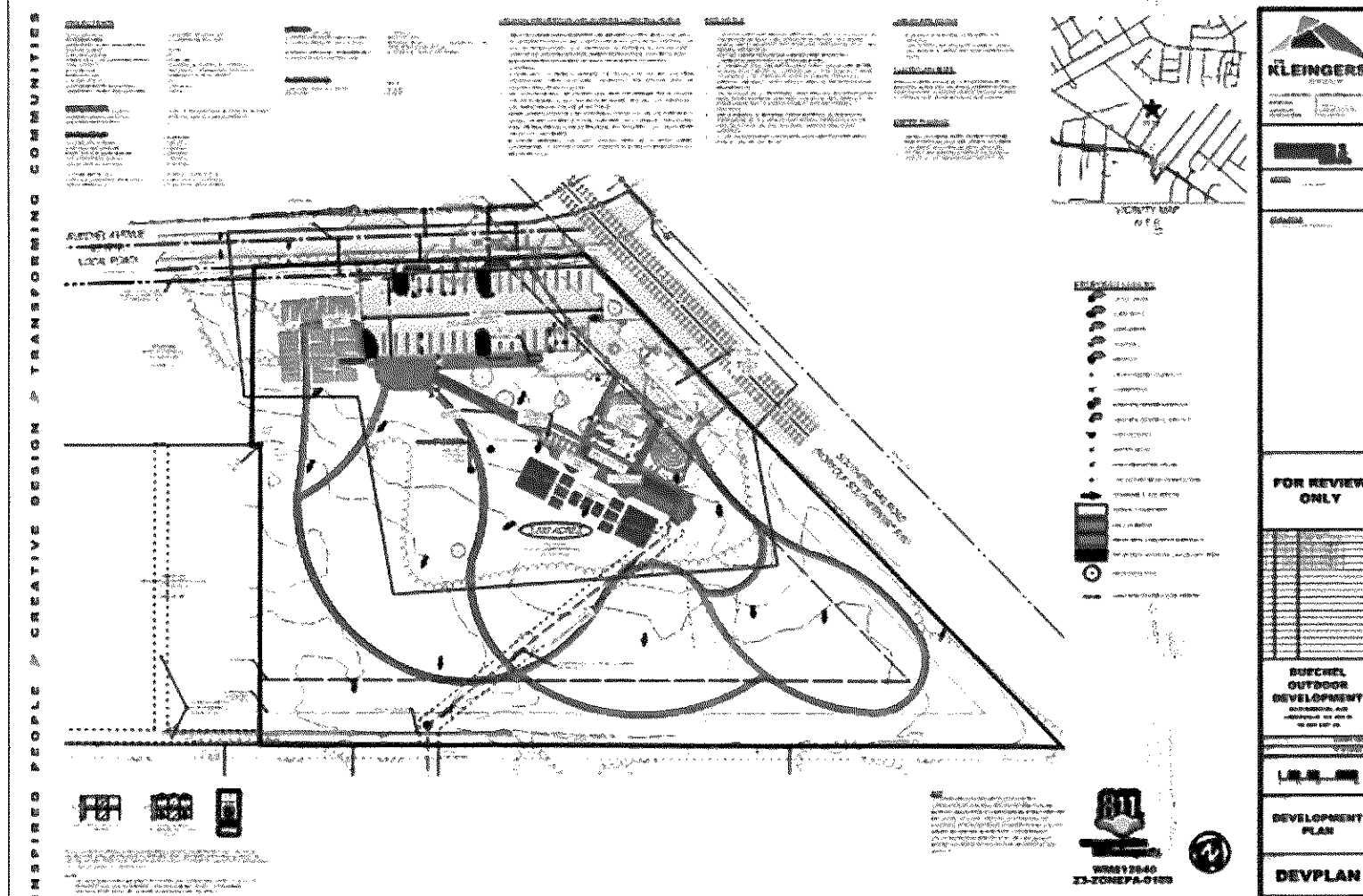


DISTRICT DEVELOPMENT PLAN

Zoning Process

- 1 Pre-application / Neighborhood Meeting
- 2 Formal Zoning Application
- 3 Case Management Review and Addressing Metro Agency Comments (At Least Two Rounds)
- 4 LD&T Meeting (Noticed Public Meeting) - (WE ARE HERE)
- 5 Louisville Metro Planning Commission Public Hearing (Noticed Public Hearing)
- 6 Louisville Metro Council – 2 Readings of the Zoning Ordinance with Council's Planning & Zoning Committee Meeting in Between Said 2 Readings
- ✓ Zoning Amendment

Project Development Plan



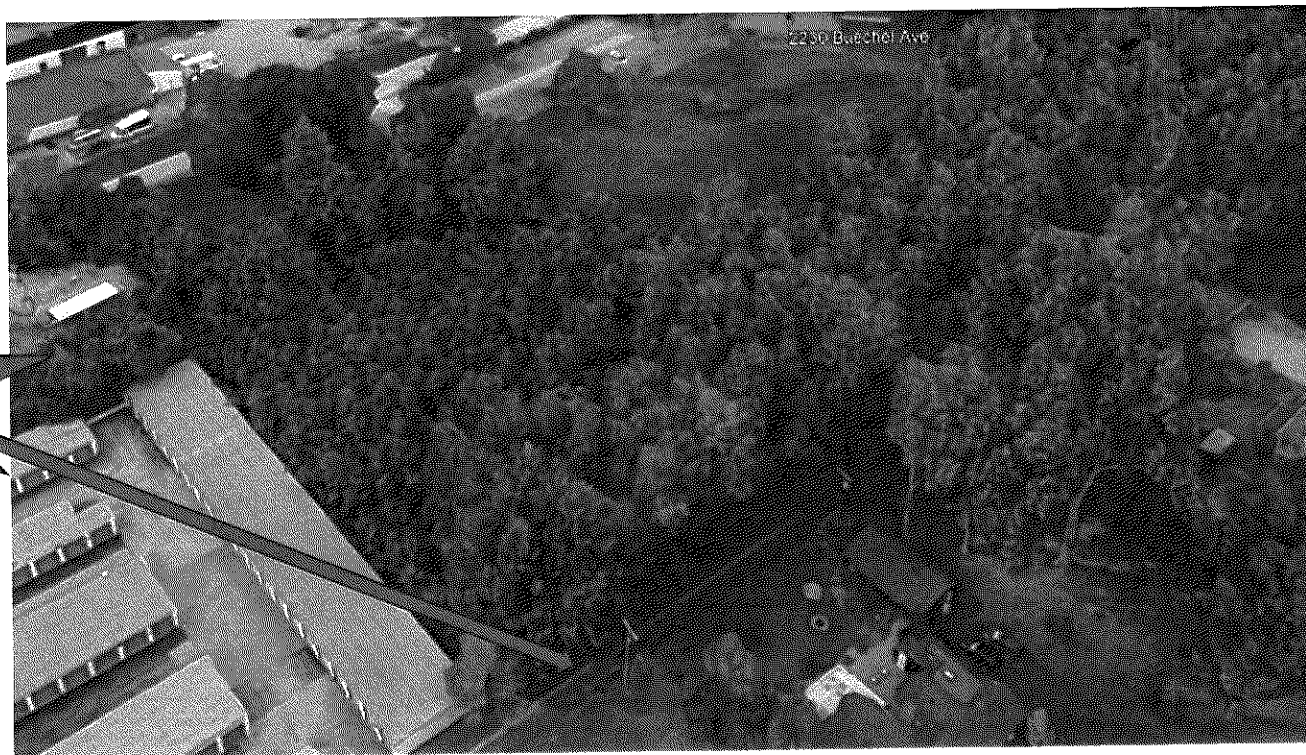
BUECHEL AVENUE
(40' R.W.)
(LOCAL ROAD)

SOUTHERN RAILROAD
(NORFOLK SOUTHERN) 60' R.W.

3.839 ACRES

THE
KLEING3RS
GROUP

Drainage Scheme

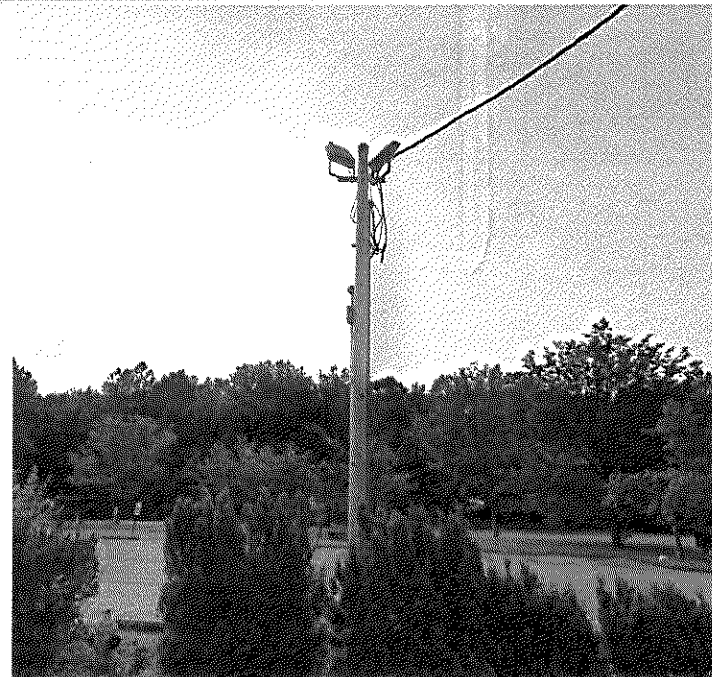


Utilize existing
paved ditch.

Screening & Lighting

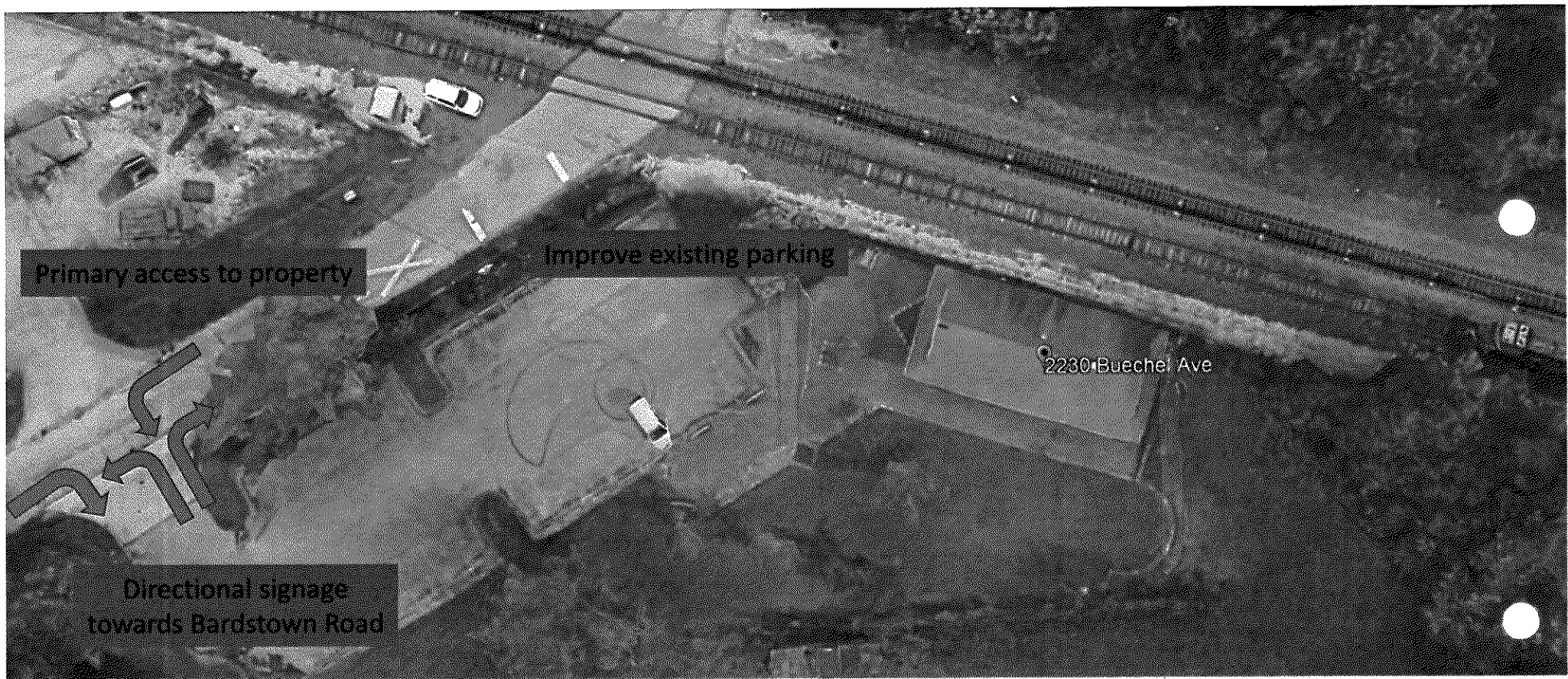


IMPROVE EXISTING LIGHTING



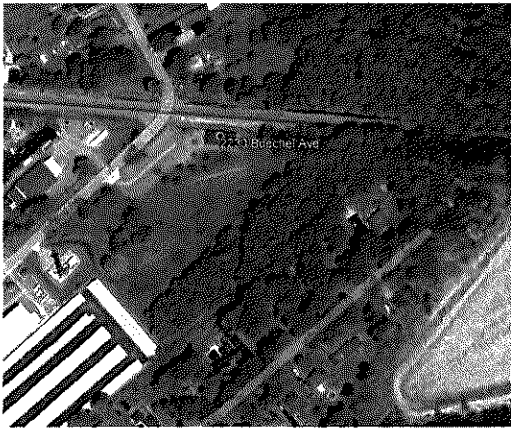
MAKE BRIGHTER FOR PARKING LOT TO
INCREASE SECURITY*

*ILLUMINATION TO BE CUT OFF AT THE FILAMENT AND DIRECTED DOWN TO PREVENT LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES

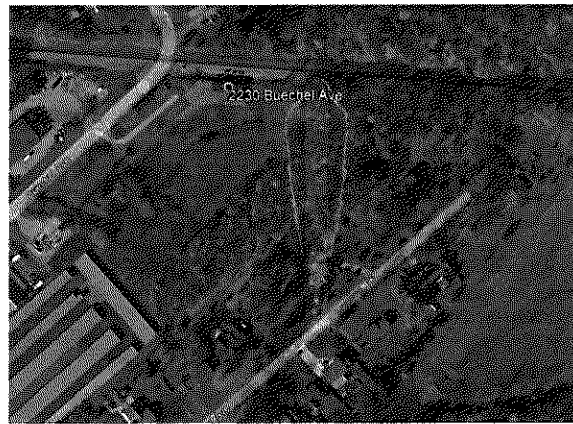


Traffic

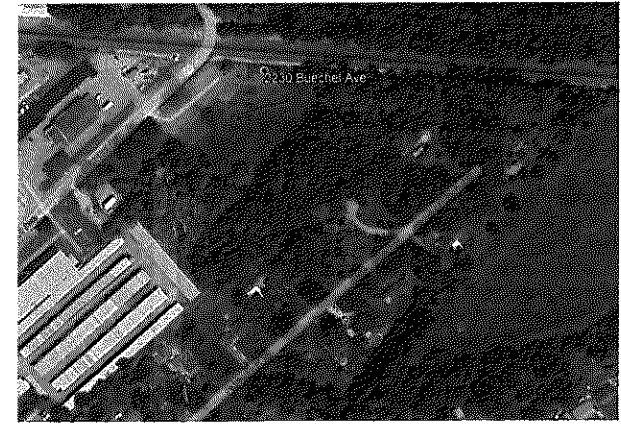
Historical Imagery



June 2006

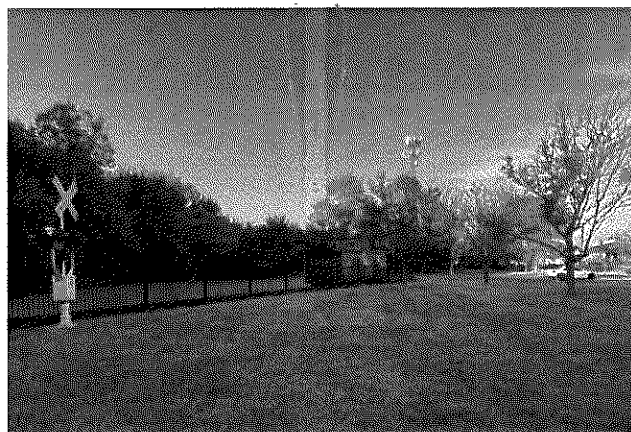
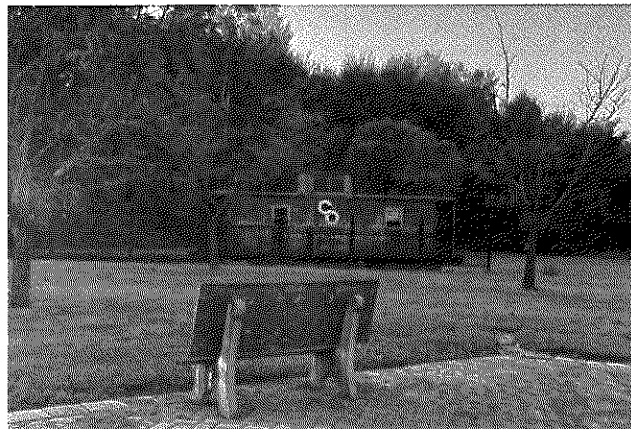
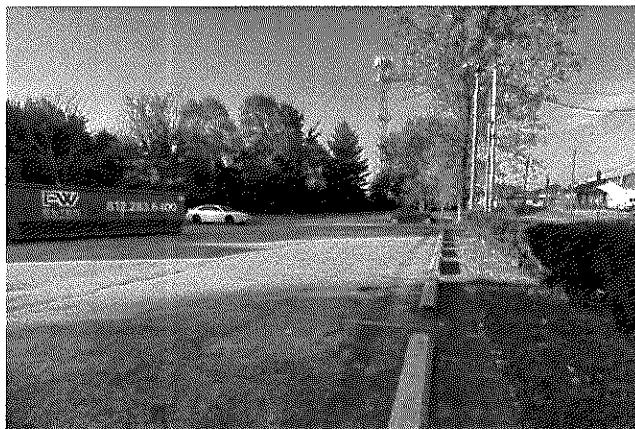


November 2013

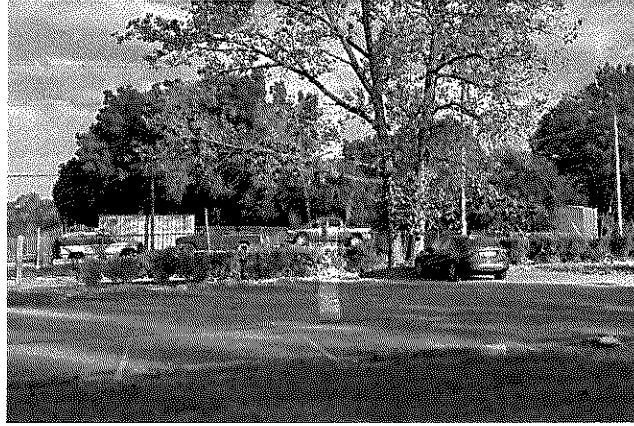
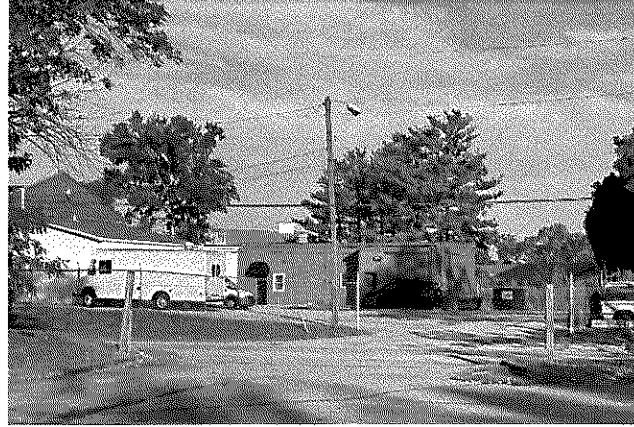
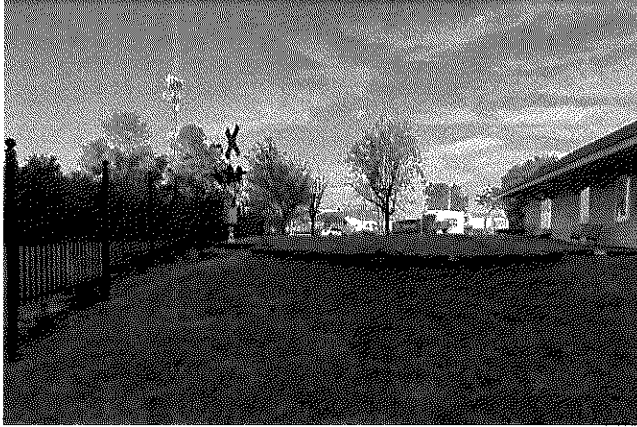


June 2023

Existing Site Images



Existing Site Images



Proposed Site Renderings



Proposed Site Renderings



Proposed Site Renderings



Proposed Site Renderings



Questions?
