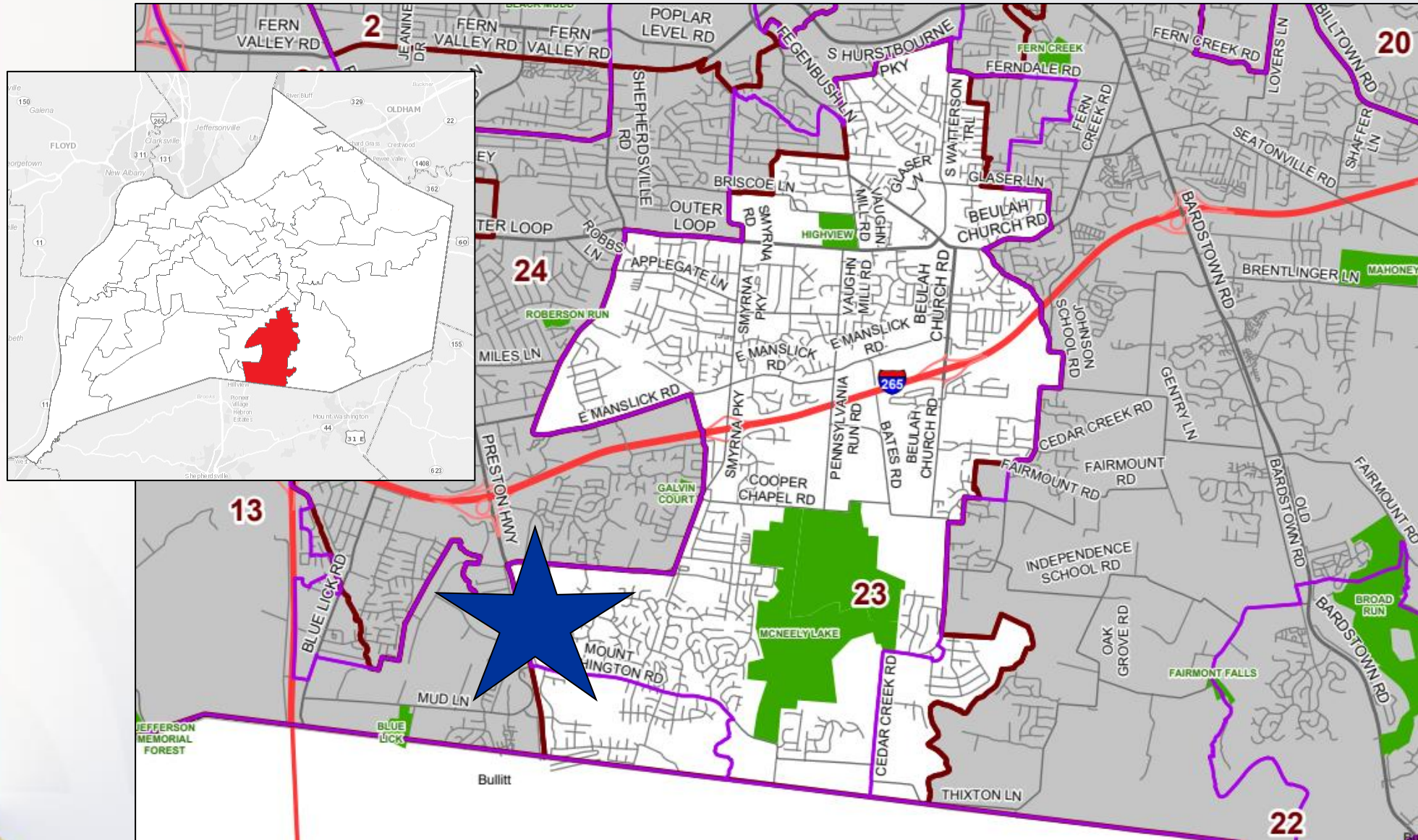


22-ZONE-0140

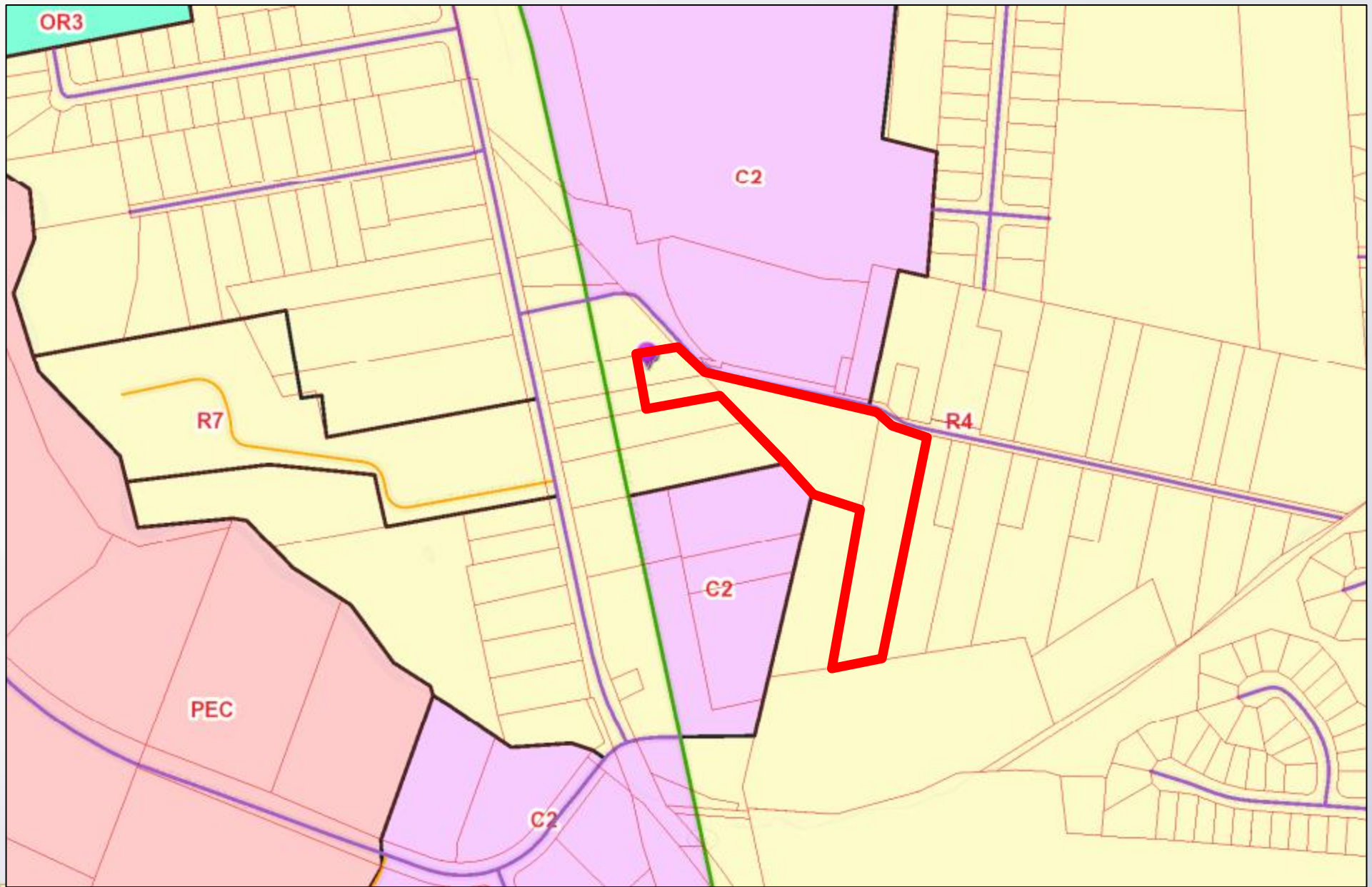
7 BREW – MAPLE SPRING



Planning & Zoning Committee
May 2, 2023







Requests

- **Change in Zoning** from R-4 Single Family Residential to C-2 Commercial
- **Waivers:**
 - from 10.2.4.B.1 to permit encroachment into the required property perimeter LBA on the southern property line and waive required plantings (22-WAIVER-0202)
 - from 10.2.11 to permit a drive aisle to encroach into the required VUA LBA along the west property line (22-WAIVER-0201)
 - from 8.3.3.A.1 to permit more than three signs on one façade of a non-residential building (23-WAIVER-0009)
- **Parking Waiver** to exceed maximum allowed parking (22-PARKWAIVER-0011)
- **Detailed District Development Plan** with Binding Elements

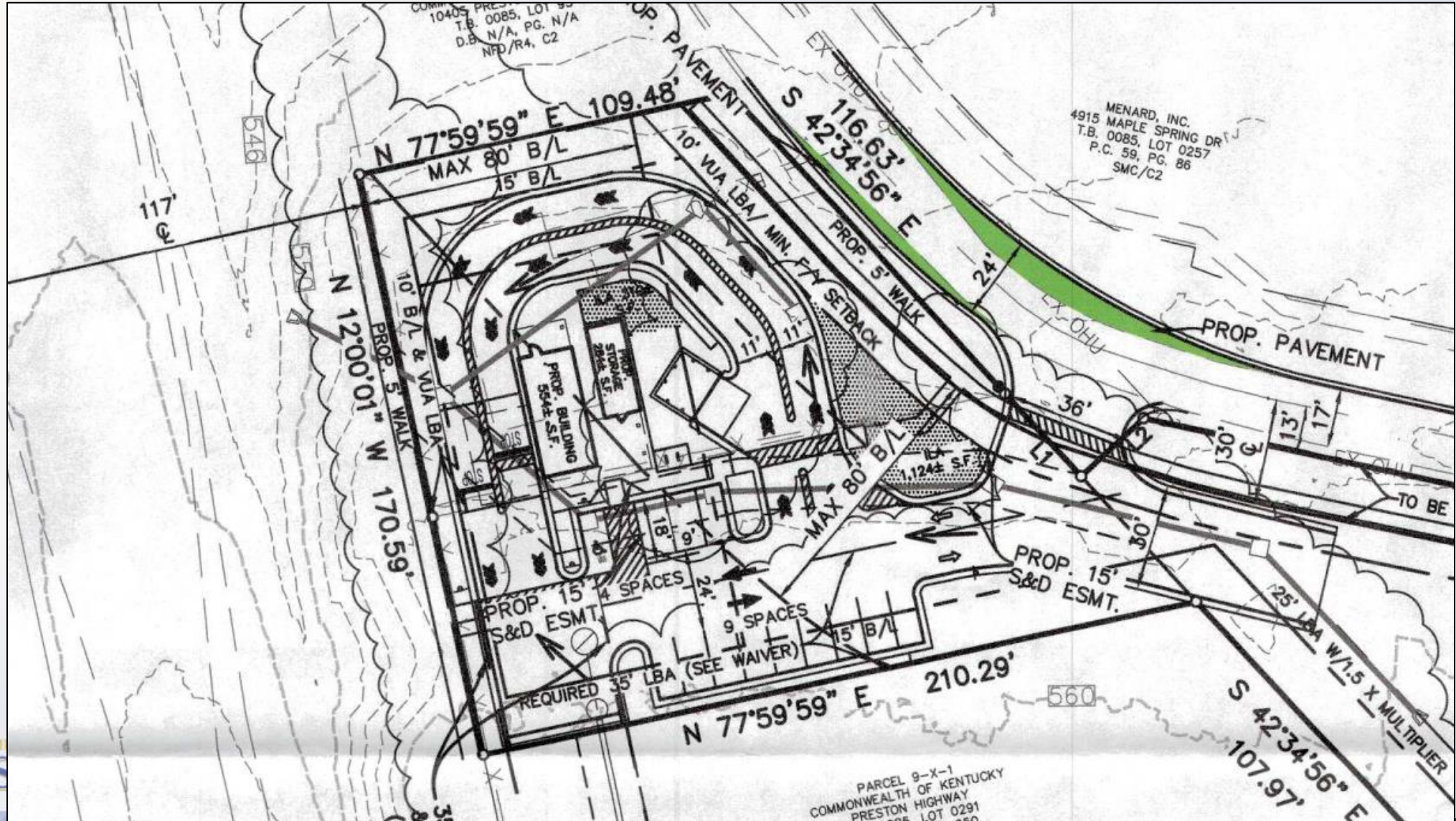
Case Summary

- Site partially developed with single family homes - not proposed to be preserved
- Proposed 510-sf 7 Brew coffee shop w/ residual tract
- Connection toward frontage road in front of Thornton/Chick-fil-a development to south

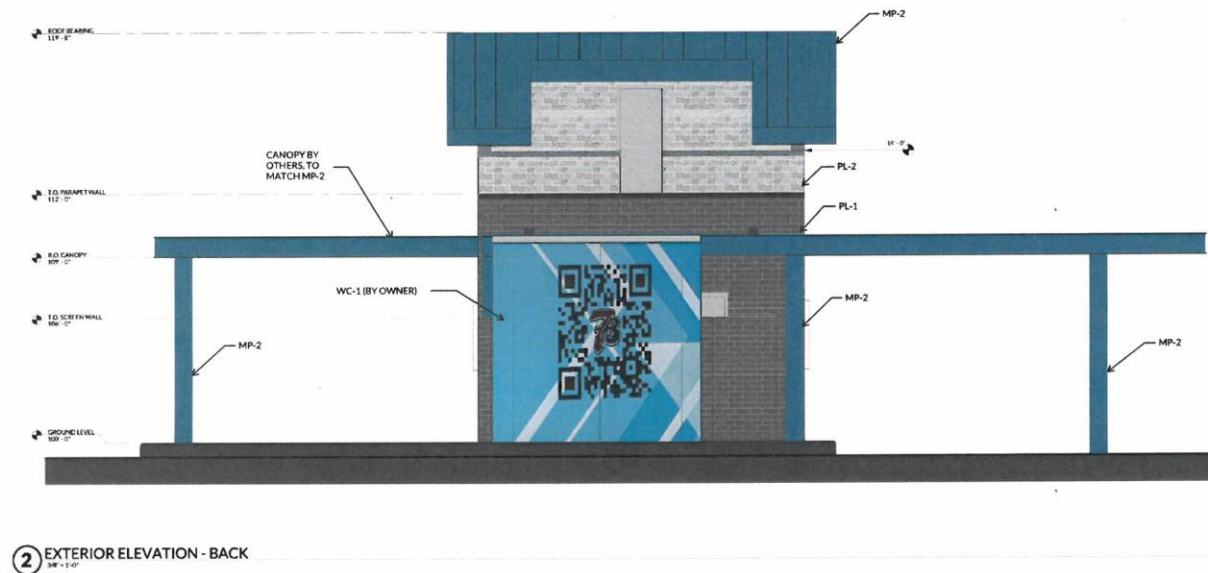
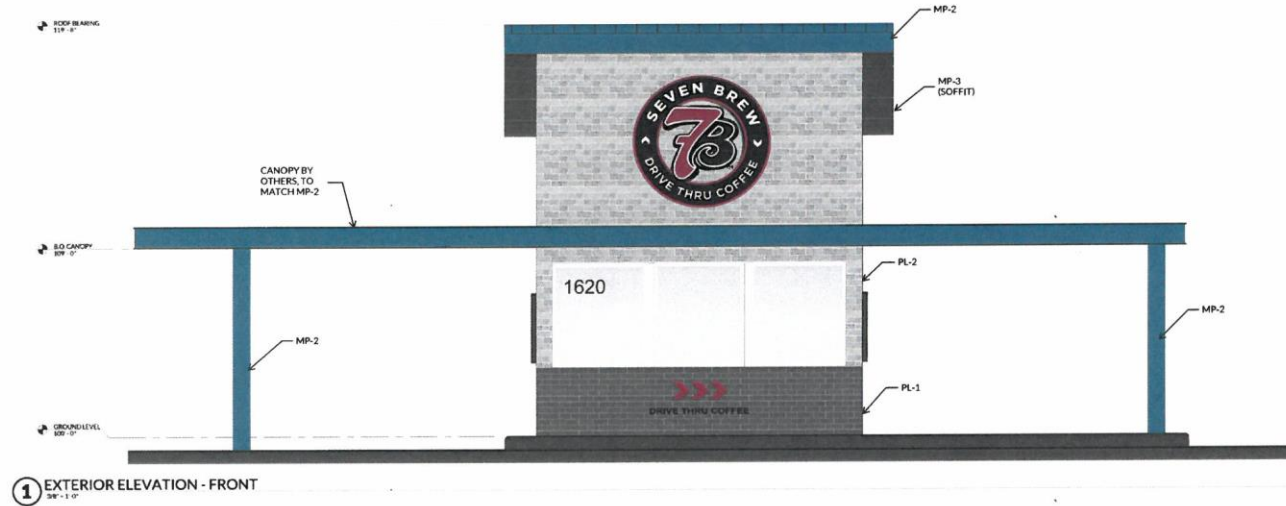
Applicant's Development Plan



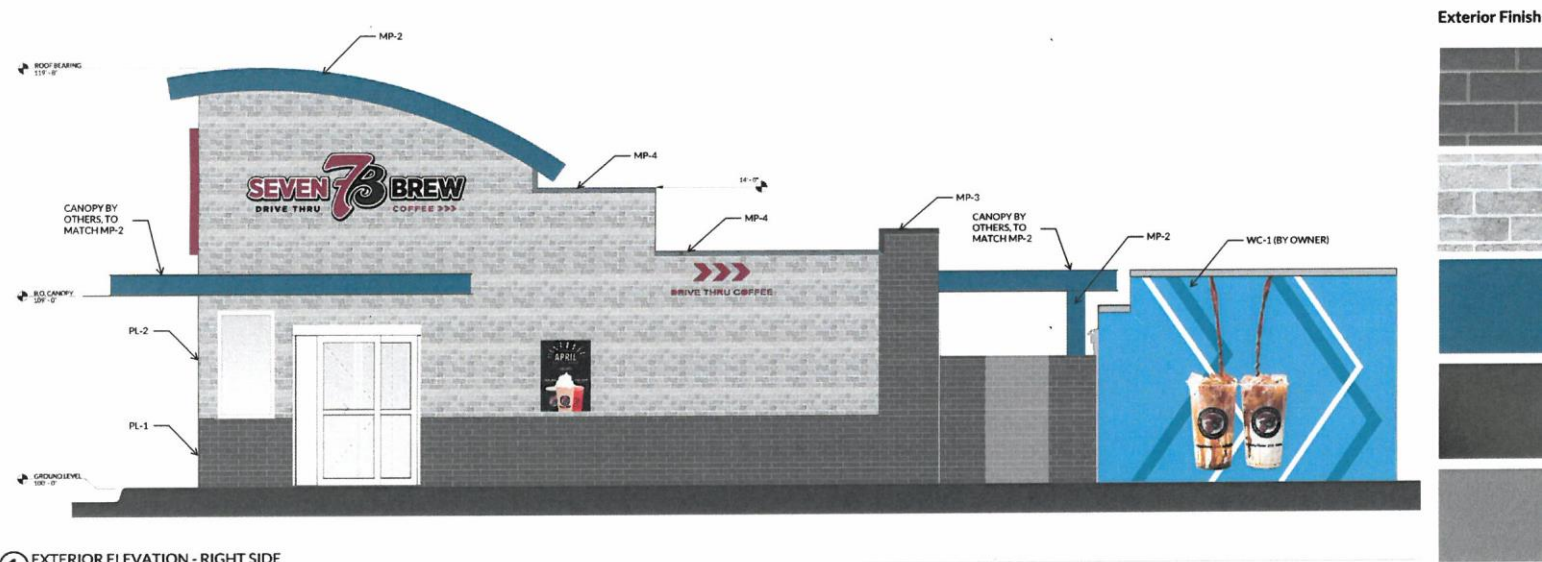
Applicant's Development Plan



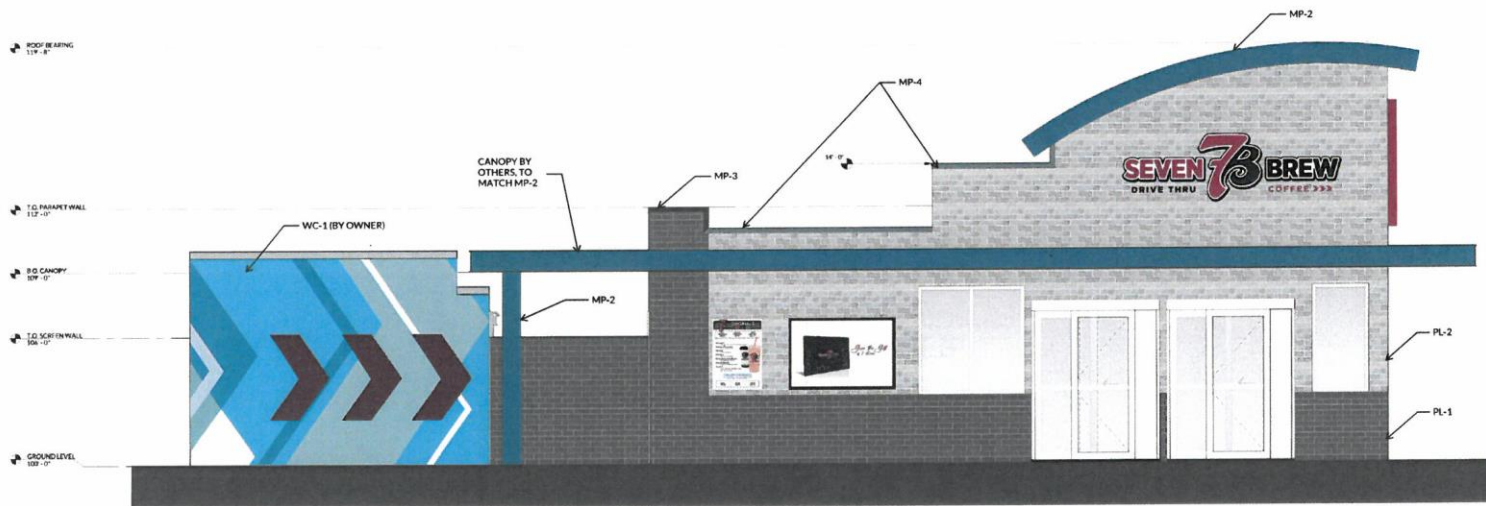
Applicant's Rendering



Applicant's Rendering



1 EXTERIOR ELEVATION - RIGHT SIDE
36' x 17'-0"



2 EXTERIOR ELEVATION - LEFT SIDE
36' x 17'-0"

RECEIVED

Site Photos-Subject Property



Louisville

View into site from Preston Highway

22-ZONE-0140

Public Meetings

- Neighborhood Meeting on 9/29/2022
- LD&T meeting on 3/9/2023
- Planning Commission public hearing on 3/30/2023
 - No one spoke in opposition.
 - Motion to approve the change in zoning from R-4 to C-2 passed by a vote of 8-0.