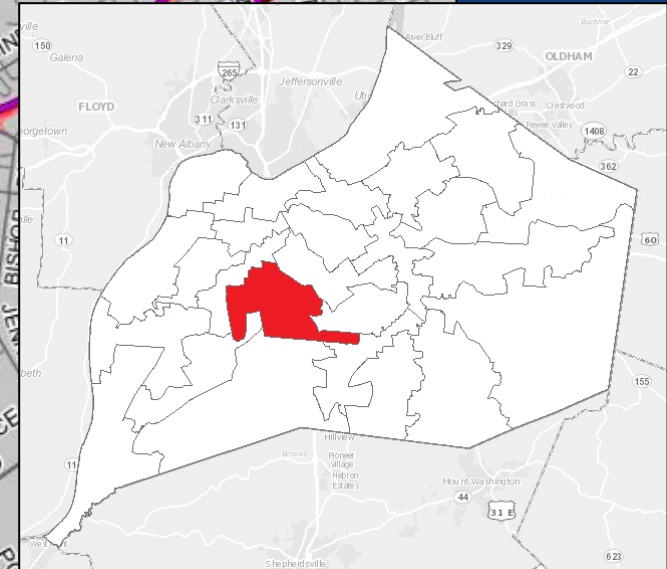
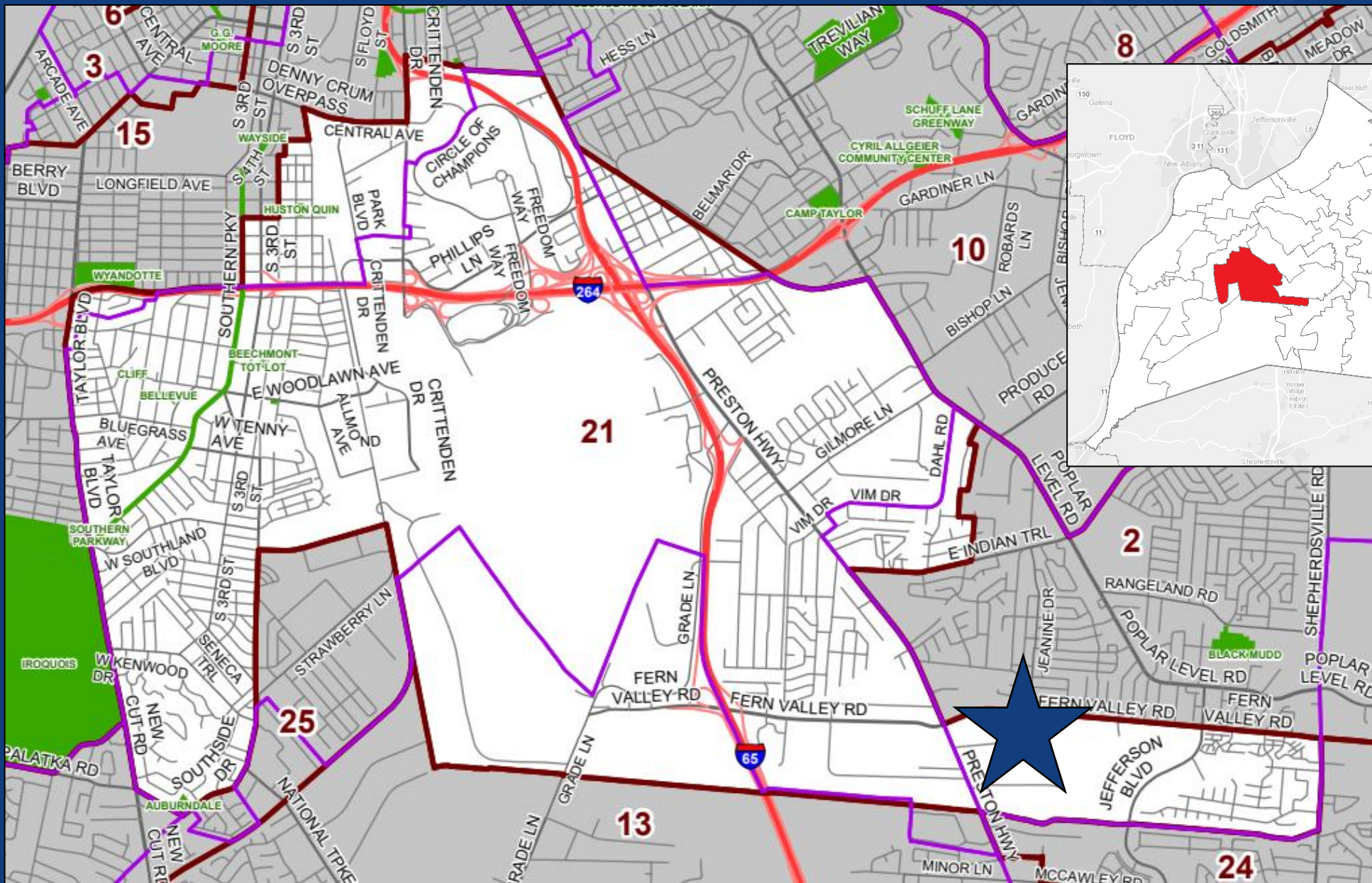


# **23-ZONE-0026**

## **MK FLOORING**

**Planning & Zoning Committee**  
September 19, 2023





**3902 Fern Valley Road**  
**District 21 – Betsy Ruhe**

**23-ZONE-0026**

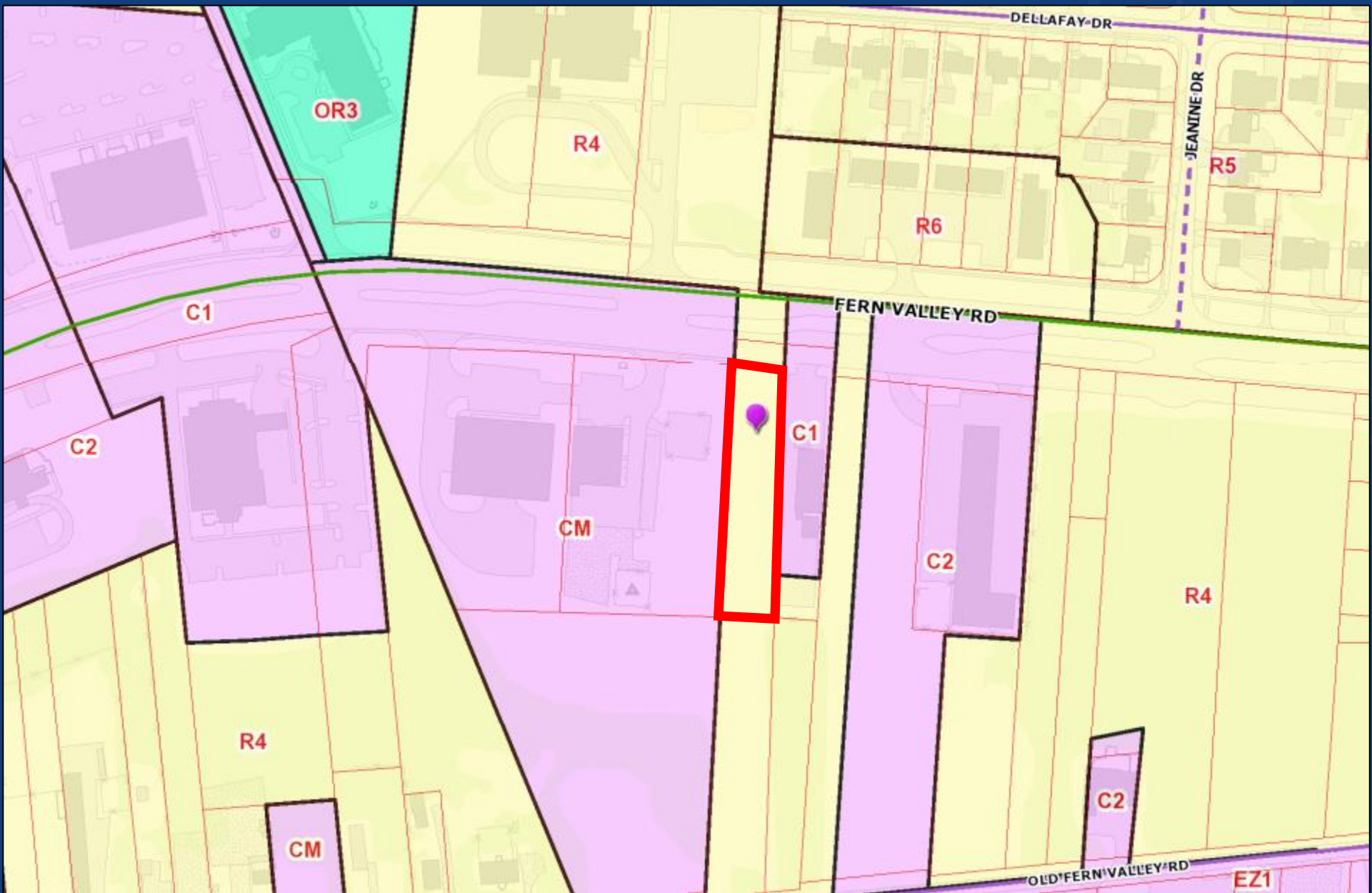




Existing: Vacant  
Proposed: Commercial

23-ZONE-0026





Existing: R-4/SW  
Proposed: C-2/SW

23-ZONE-0026

# REQUESTS

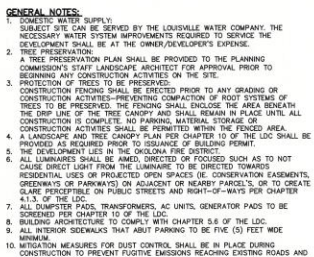
- Change in zoning from R-4 to C-2
- Waiver of Land Development Code Section 10.3.5.A.7 to permit a detention basin to overlap the required Parkway Buffer by over than 50%.
- Detailed District Development Plan with binding elements



# CASE SUMMARY

- Construct contractor's shop (6,000 sf)
- Vacant site (0.69 acres)
- Access via Fern Valley Rd



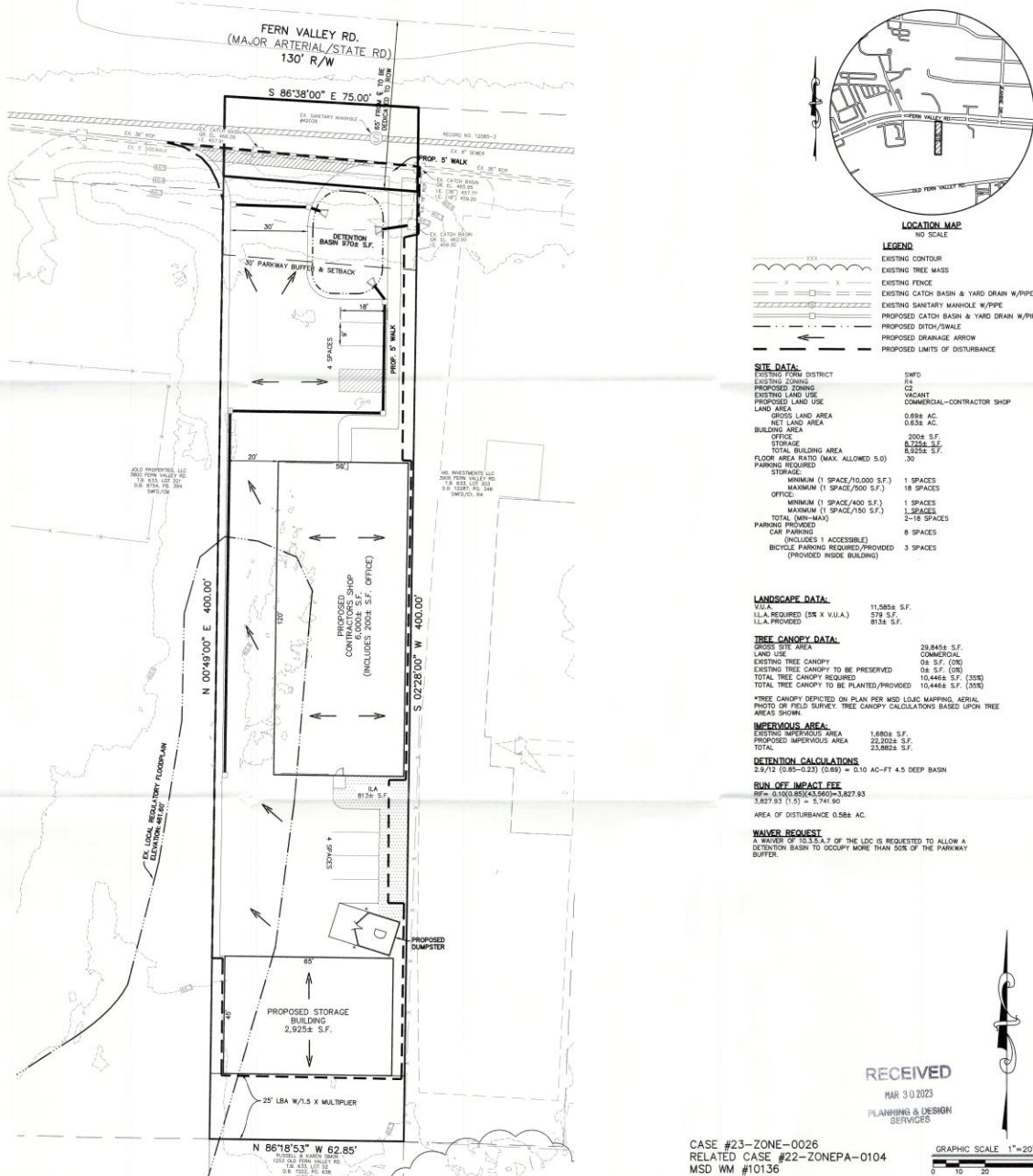
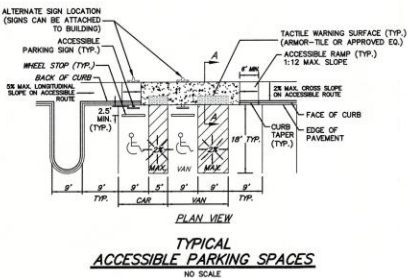


## MSD NOTES:

- [illegible]

PUBLIC WORKS AND KTC NOTES:

- [illegible]



DETAILED DISTRICT DEVELOPMENT PLAN

**MARK FLOORING**  
**FERN VALLEY**  
902 FERN VALLEY RD.  
BLOCK 633, LOT 2688  
BOOK 12388, PAGE 70

TAX BLOCK 633, LOT 268  
DEED BOOK 12388, PAGE 767

OWNER/DEVELOPER  
IBRAHIMA NDIA YE  
5311 ARMSMERE WAY  
LOUISVILLE, KY 40218-4

OWNER/DEVELOPER  
IBRAHIMA NDIAYE  
5311 ARMSMERE WAY  
LOUISVILLE, KY 40218-4105



**MINDEL SCOTT**  
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd., Louisville, KY 40219



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ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd., Louisville, KY 40219  
502-485-1508 ► [info@mindelscott.com](mailto:info@mindelscott.com)

Revisions  
Agency Comments

Vertical Scale: N/A

Horizontal Scale: 1"=20'

Date: 2/06/23

Job Number: 3996

Sheet

1

1

Of 1

ADNE - 002

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# SITE PHOTOS – SUBJECT PROPERTY





# SITE PHOTOS – Across Fern Valley





# Adjacent Site





# ADJACENT SITE



# PUBLIC MEETINGS

- Neighborhood Meeting on January 30, 2023
- LD&T Meeting on July 13, 2023
- Planning Commission Public Hearing on August 17, 2023
  - Motion to recommend approval of the change in zoning from R-4 to C-2 passed by a vote of 8-0.

