

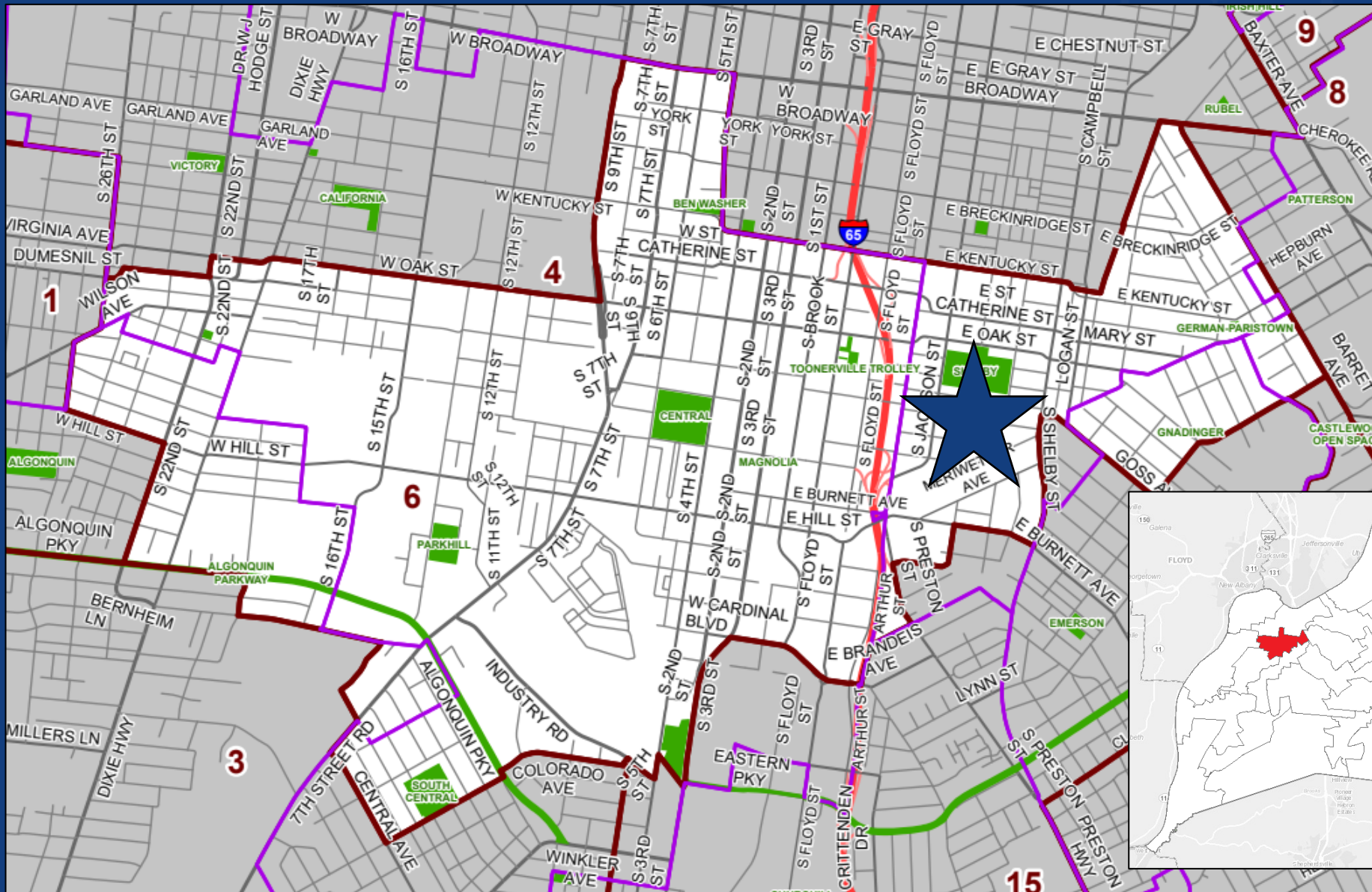
23-ZONE-0057

541 E ORMSBY AVE

Planning & Zoning Committee

September 19, 2023





541 E Ormsby Avenue
District 6 – Phillip Baker

23-ZONE-0057





Existing: Commercial/Residential
Proposed: Commercial/Residential

23-ZONE-0057



REQUESTS

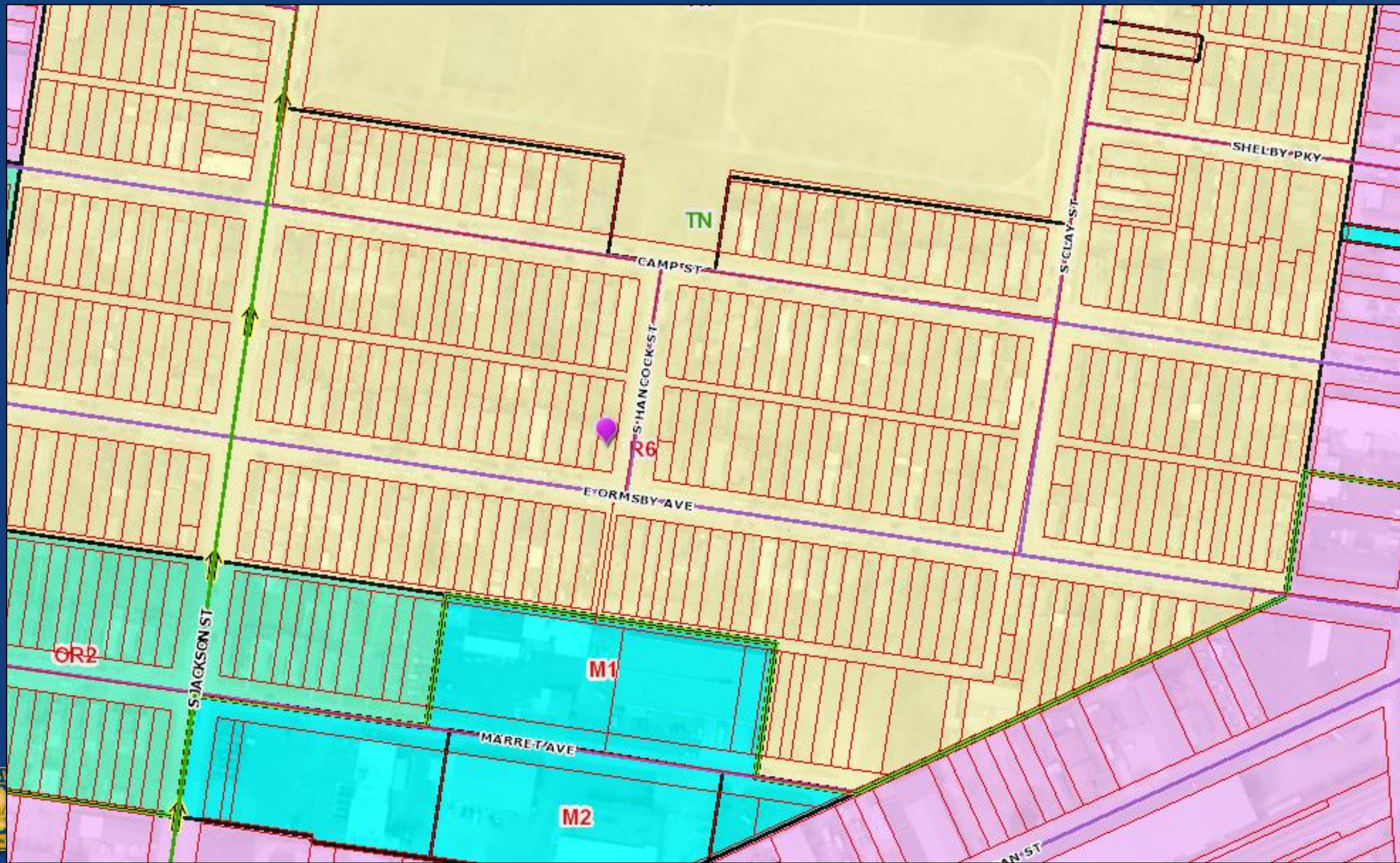
- Change-in-Zoning from R-6 Multi-Family Residential to C-2 Commercial
- Variance of Land Development Code section 5.2.2 to reduce the required 5-foot side yard to 0 feet for a first-floor addition as shown on the development plan.
- Waiver of Land Development Code section 10.2.4 to not provide the required property perimeter Landscape Buffer Area adjacent to R-6 zoning.
- District Development Plan with binding elements



CASE SUMMARY

- Renovate existing site for mixed commercial and residential
- Historically mixed-use structure
- C-2 proposed for greater density allowance







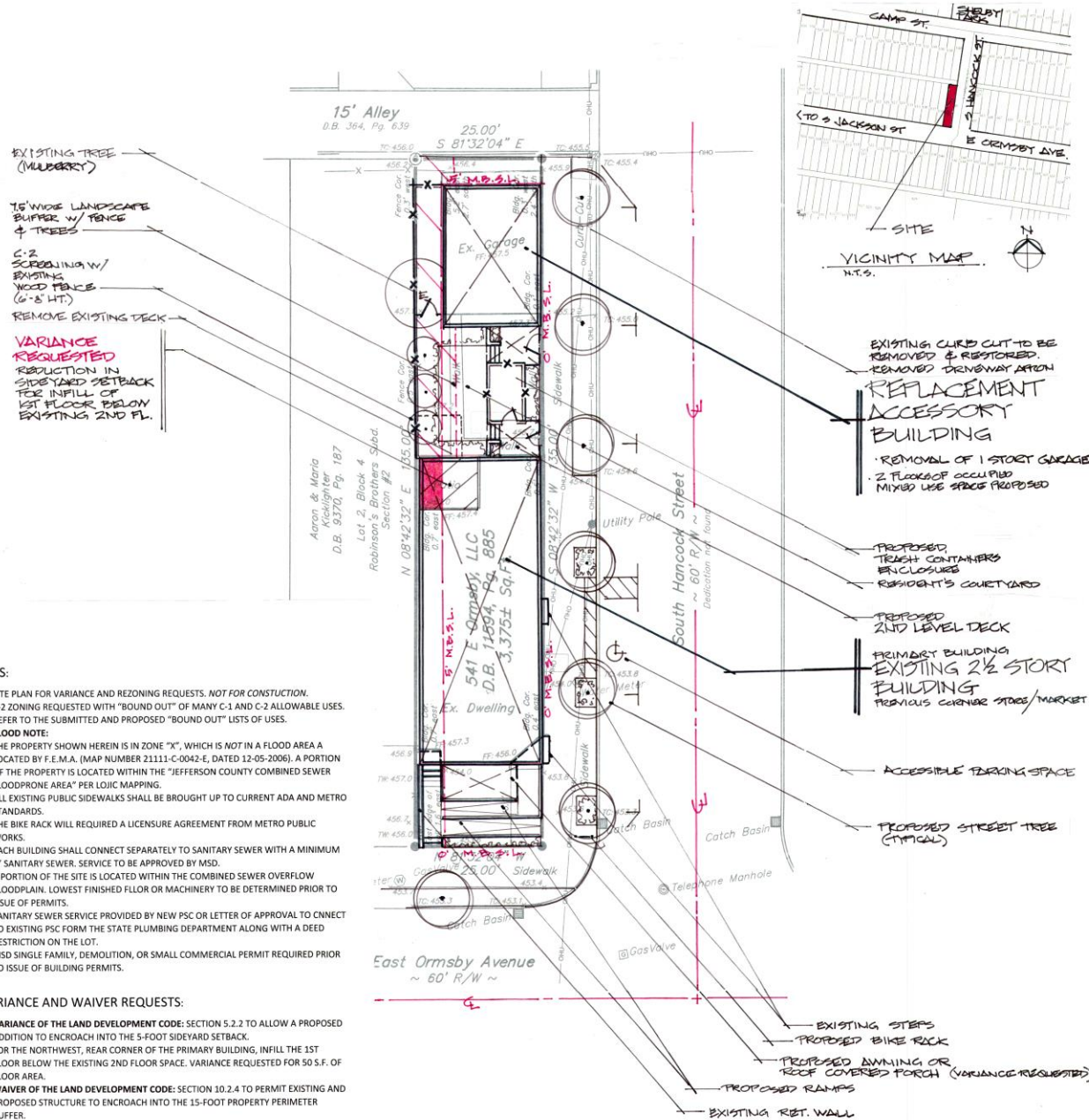


NOTES:

1. SITE PLAN FOR VARIANCE AND REZONING REQUESTS. NOT FOR CONSTRUCTION.
2. C-2 ZONING REQUESTED WITH "BOUND OUT" OF MANY C-1 AND C-2 ALLOWABLE USES. REFER TO THE SUBMITTED AND PROPOSED "BOUND OUT" LISTS OF USES.
3. FLOOD NOTE:
THE PROPERTY SHOWN HEREIN IS IN ZONE "X", WHICH IS NOT IN A FLOOD AREA A LOCATED BY F.E.M.A. (MAP NUMBER 21111-C-0042-E, DATED 12-05-2006). A PORTION OF THE PROPERTY IS LOCATED WITHIN THE "JEFFERSON COUNTY COMBINED SEWER FLOODPRONE AREA" PER LOIC MAPPING.
4. ALL EXISTING PUBLIC SIDEWALKS SHALL BE BROUGHT UP TO CURRENT ADA AND METRO STANDARDS.
5. THE BIKE RACK WILL REQUIRE A LICENSURE AGREEMENT FROM METRO PUBLIC WORKS.
6. EACH BUILDING SHALL CONNECT SEPARATELY TO SANITARY SEWER WITH A MINIMUM 6" SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
7. A PORTION OF THE SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY TO BE DETERMINED PRIOR TO ISSUE OF PERMITS.
8. SANITARY SEWER SERVICE PROVIDED BY NEW PSC OR LETTER OF APPROVAL TO CONNECT TO EXISTING PSC FORM THE STATE PLUMBING DEPARTMENT ALONG WITH A DEED RESTRICTION ON THE LOT.
9. MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

VARIANCE AND WAIVER REQUESTS:

1. VARIANCE OF THE LAND DEVELOPMENT CODE: SECTION 5.2.2 TO ALLOW A PROPOSED ADDITION TO ENCRoACH INTO THE 5-FOOT SIDEYARD SETBACK.
FOR THE NORTHWEST, REAR CORNER OF THE PRIMARY BUILDING, INFILL THE 1ST FLOOR BELOW THE EXISTING 2ND FLOOR SPACE. VARIANCE REQUESTED FOR 50 S.F. OF FLOOR AREA.
2. WAIVER OF THE LAND DEVELOPMENT CODE: SECTION 10.2.4 TO PERMIT EXISTING AND PROPOSED STRUCTURE TO ENCRoACH INTO THE 15-FOOT PROPERTY PERIMETER BUFFER.



TABULAR DATA:

REZONING CASE NUMBER: 23-ZONEPA-0057

SITE AREA: 3375 S.F. / 0.077 ACRES

PARCEL NUMBER: 023001280000

NEIGHBORHOOD: SHELBY PARK

COUNCIL DISTRICT: DISTRICT 6

FORM DISTRICT: TRADITIONAL

ZONING DISTRICT: R-6 EXISTING, C-2 PROPOSED (*SEE NOTE 2)

EXISTING USE: VACANT (PREVIOUSLY A BOARDING HOUSE AND ORIGINALLY CONSTRUCTED AS A LIVE/WORK CORNER MARKET)

PROPOSED USES: MIX OF COMMERCIAL AND RESIDENTIAL

RESIDENTIAL:

MAX. ALLOWABLE / ZONING: 33 @ 0 BR, 16 @ 1 BR, OR 11 @ 2 BR
PROPOSED: 4 UNITS (52 D.U./AC), NOT TO EXCEED 6 UNITS (78 D.U./AC)

COMMERCIAL:

MAX. ALLOWABLE / ZONING: 16,875 S.F. (5.0 F.A.R.)
PROPOSED: 3,000 S.F. (0.89 F.A.R.), NOT TO EXCEED 4,500 S.F. (1.34 F.A.R.)

BUILDING COVERAGE:

PRIMARY BUILDING: 1500 S.F.

ACCESSORY BUILDING: 560 S.F.

TOTAL: 2060 S.F.

NUMBER OF FLOORS:

PRIMARY BUILDING: 2.5 W/ PARTIAL CELLAR (EXISTING AND PROPOSED)

ACCESSORY BUILDING: 2 PROPOSED

BUILDING HEIGHTS:

PRIMARY BUILDING: 33 +/- FT. (EXISTING AND PROPOSED)

ACCESSORY BUILDING: PROPOSED 26 FT. MAX.

PARKING - RESIDENTIAL USE:

MIN. REQUIRED: NONE (bldg. over 50 years old) -

MAX. ALLOWABLE: 8 (2/unit)

PROVIDED: STREET PARKING ONLY

6 TOTAL CONTIGUOUS SPACES SHARED FOR RES. AND COMM. USES

(INCL. 1 HC ACCESSIBLE SP)

PARKING - COMMERCIAL USE:

MIN. REQUIRED: NONE (bldg. over 50 years old)

MAX. ALLOWABLE: @ 1 SPACE / 200 S.F. = 8 SPACES

PROVIDED: STREET PARKING ONLY

6 TOTAL CONTIGUOUS SPACES SHARED FOR RES. AND COMM. USES

(INCL. 1 HC ACCESSIBLE SPACE)

SITE DISTURBANCE: 1475 S.F. (0.43 AC) TOTAL

IMPERVIOUS AREA:

EXISTING: 2595 S.F.

PROPOSED: 2970 S.F.

NET CHANGE: 375 S.F. GAIN

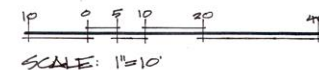
NOTE: 375 S.F. OF IMPERVIOUS AREA WITHIN THE R.O.W. PROPOSED TO BE REMOVED TO OFFSET THE ONSITE GAIN.

OWNER: 541 E ORMSBY, LLC

SURVEYOR: CENTURY LAND SURVEYING, KENNETH J. GRAVES, RLS

LANDSCAPE ARCHITECT: SHARP URBAN PLANNING, DOUG SHARP, RLA

ARCHITECTURAL DESIGN: MIRANDA CONSTRUCTION



SHARP URBAN PLANNING, LLC
300 ADDISON AVENUE, FRANKLIN, TN 37064

SITE PLAN
for
ORMSBY - HANCOCK CORNER STORE

A REDEVELOPMENT PROJECT
of
541 E ORMSBY AVENUE, LLC
LOUISVILLE, KENTUCKY 40203

DATE: 4/16/23

REVISED:

#1: INITIAL AGENT OF COMMUNITY 6/9/23
#2: 9/24/23 (N/A NOTE)

Renderings



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – SUBJECT PROPERTY



ADJACENT SITE



ADJACENT SITE



ADJACENT SITE



PUBLIC MEETINGS

- Neighborhood Meeting on November 30, 2022
- LD&T Meeting on July 27, 2023
- Planning Commission Public Hearing on August 31, 2023
 - Motion to recommend approval of the change in zoning from R-6 to C-2 passed by a vote of 8-0.

