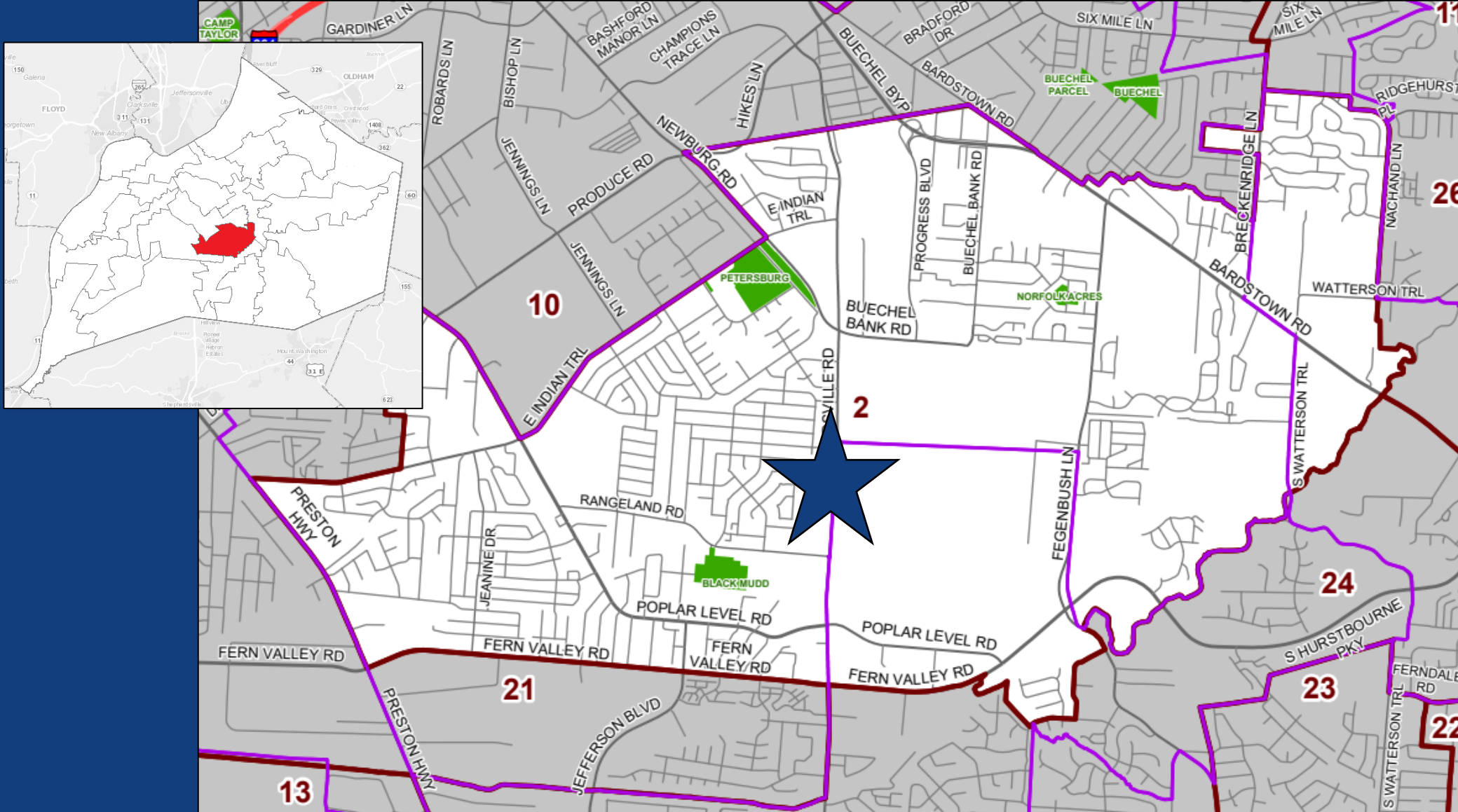


22-ZONE-0096

SHEPHERDSVILLE RD MINI WAREHOUSES

Planning & Zoning Committee
September 19, 2023

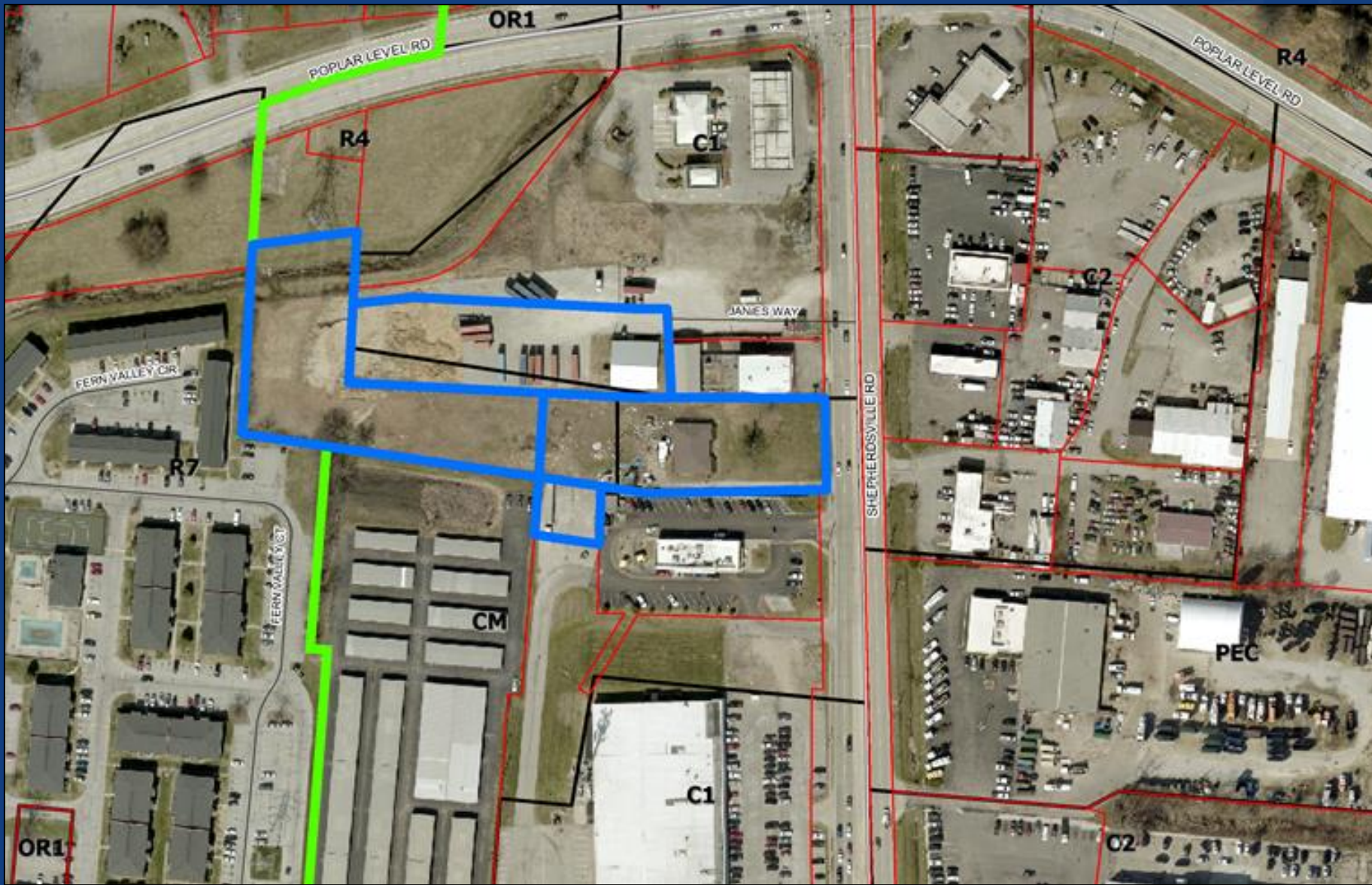




6212 & 6220 Shepherdsville Road, 5700 Janies Way
District 2 – Barbara Shanklin

22-ZONE-0096

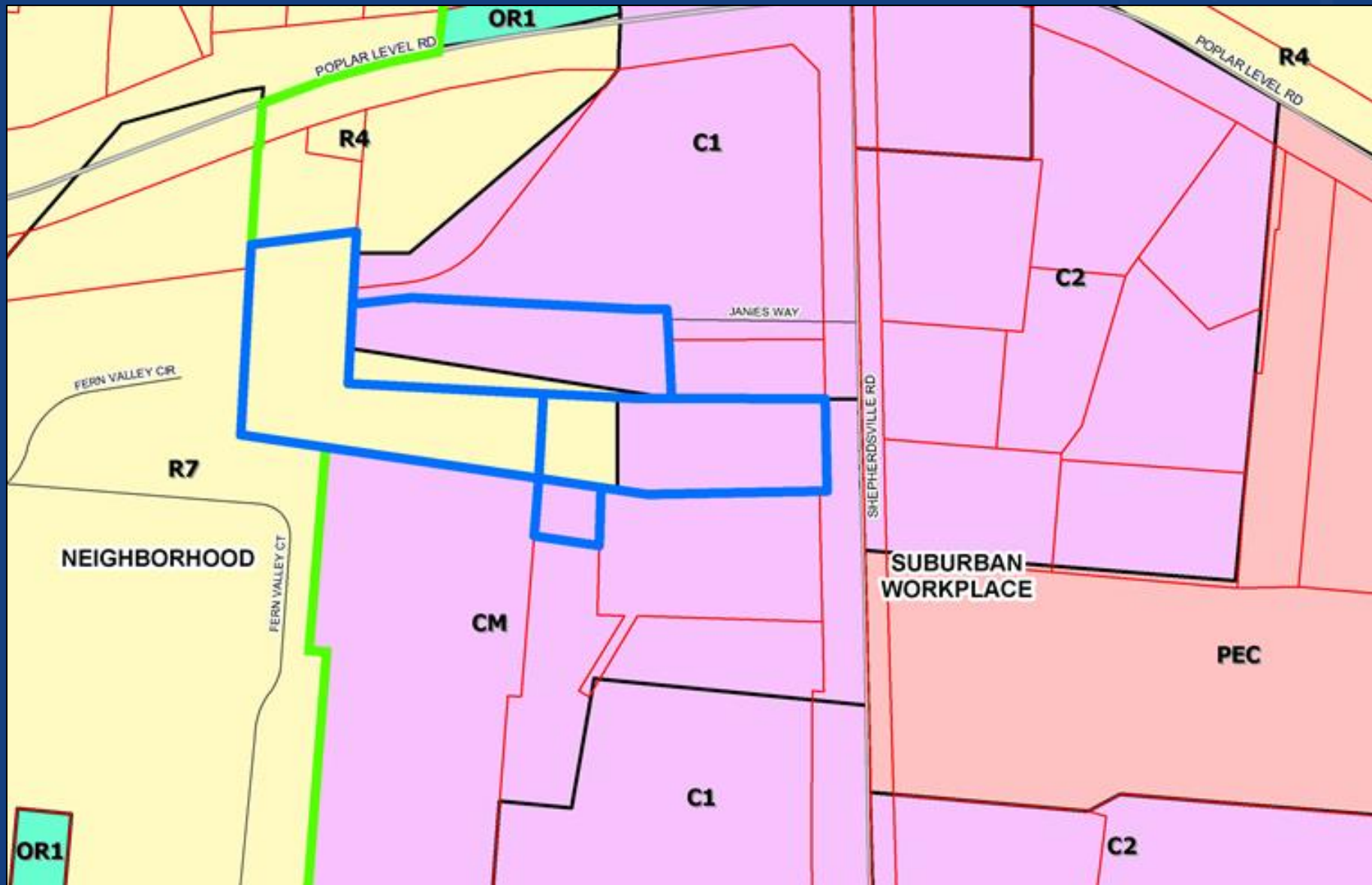




Existing: Commercial/Vacant
Proposed: Commercial

22-ZONE-0096





Existing: R-4, C-1 & C-M/SW
Proposed: C-M/SW

22-ZONE-0096



REQUESTS

- Change in Zoning from R-4 Single Family Residential & C-1 Commercial to C-M Commercial Manufacturing
- Waivers:
 - Waiver from 10.2.4.A to relocate a required LBA off the zoning boundary (23-WAIVER-0100)
 - Waiver from 10.2.4.B.3 to permit a required LBA to overlap an easement by more than 50% (23-WAIVER-0100)
- Revised Detailed District Development Plan with Binding Elements

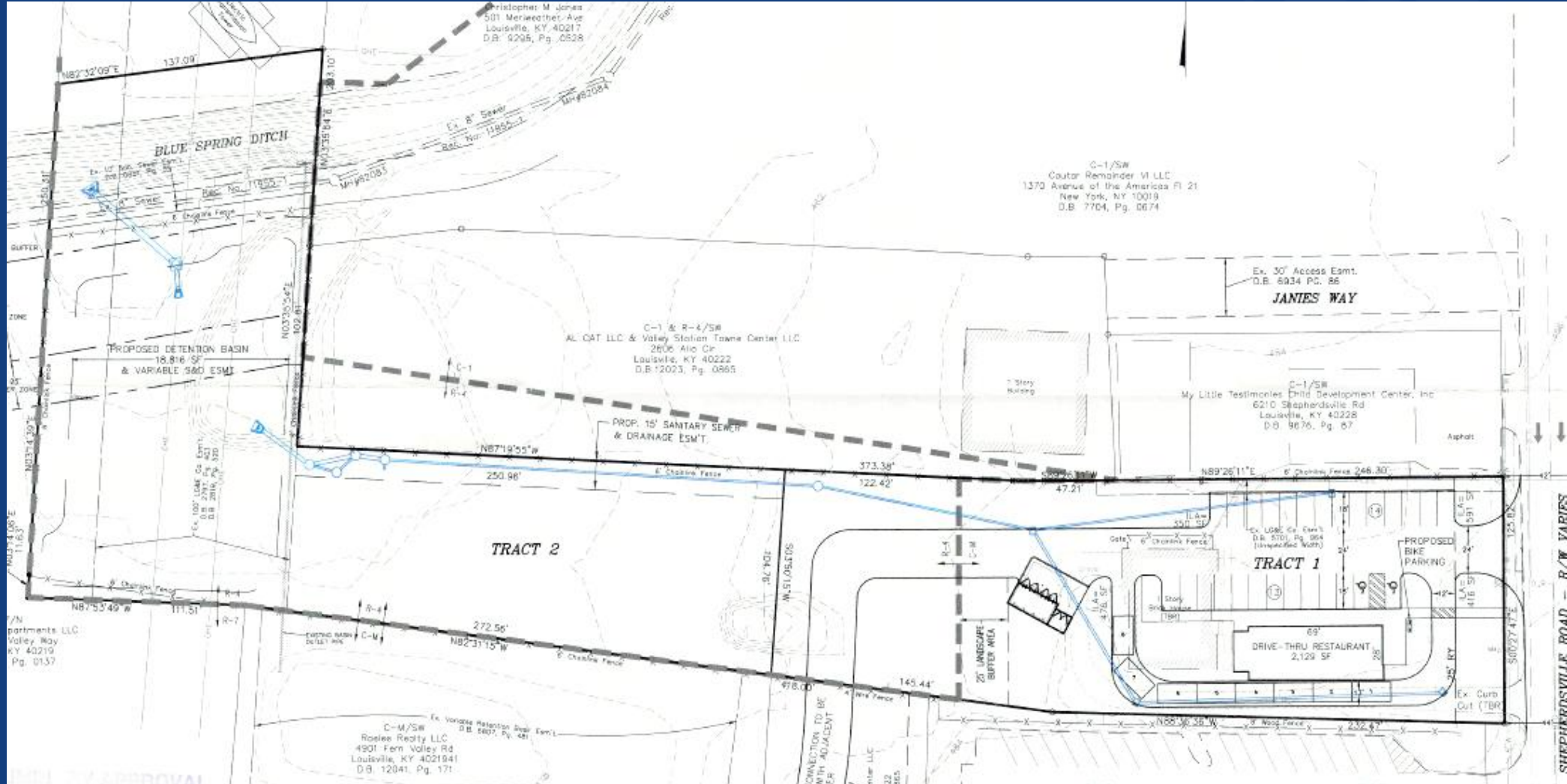


CASE SUMMARY

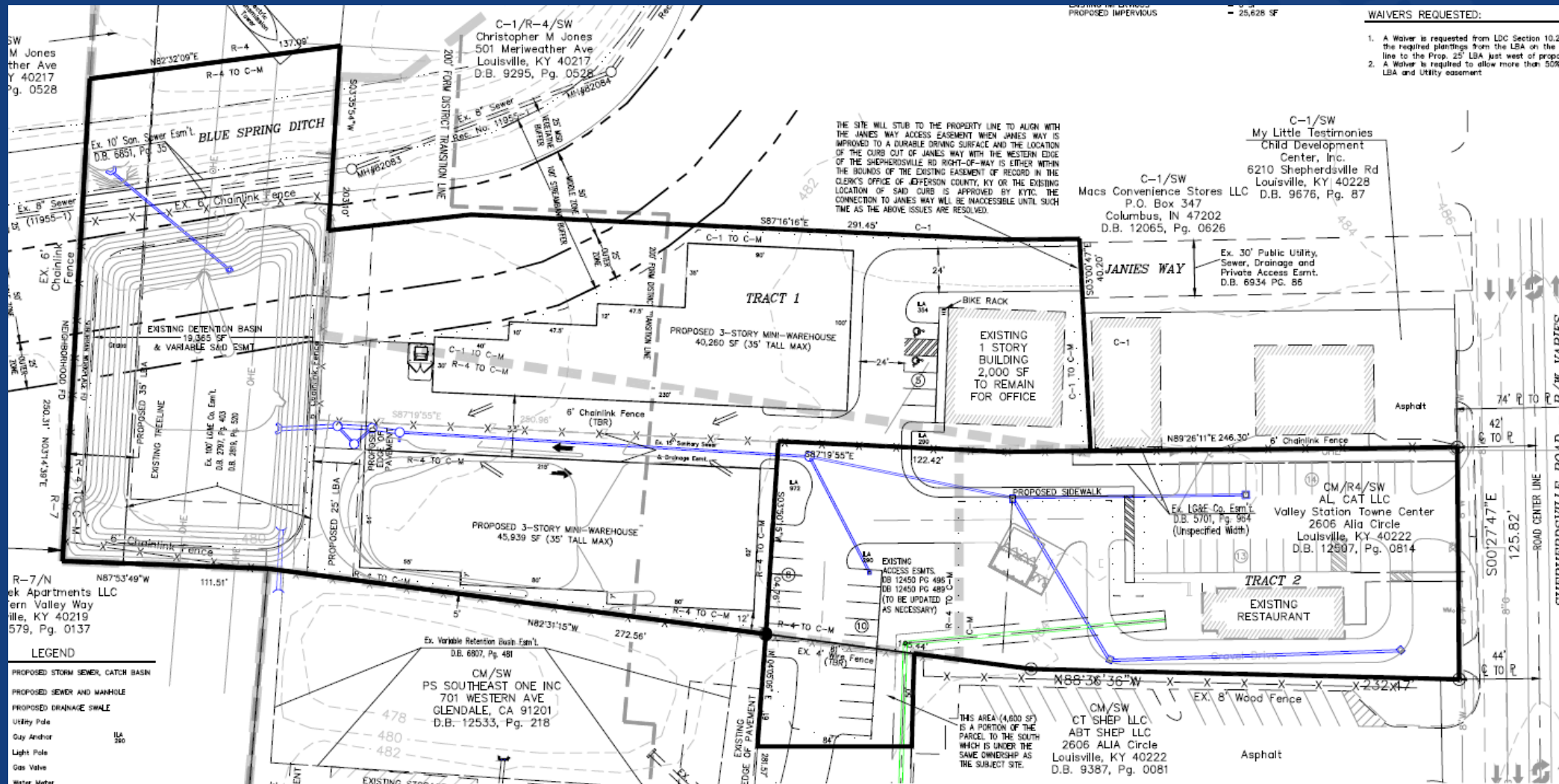
- Partially vacant and partially developed with a new Taco Bell restaurant
- Proposal to rezone the site in order to utilize the rear portion for mini-warehouses
- Pedestrian access to Shepherdsville Road through the Taco Bell location



22-DDP-0051



DEVELOPMENT PLAN



SITE PHOTOS – SUBJECT PROPERTY



22-ZONE-0096

SITE PHOTOS – ADJACENT PROPERTY



Non-residential to north
along Shepherdsville
Road

Non-residential to south
along Shepherdsville
Road



SITE PHOTOS – ADJACENT PROPERTY



Non-residential across Shepherdsville Road

22-ZONE-0096

ELEVATIONS/RENDERINGS



PUBLIC MEETINGS

- Neighborhood Meeting on June 29, 2022
- LD&T Meetings on January 12, 2023 and July 27, 2023
- Planning Commission Public Hearing on August 31, 2023
 - Motion to recommend approval of the change in zoning from R-4, C-1 and C-M to C-M passed by a vote of 8-0.

