

Board of Zoning Adjustment

Staff Report

October 19, 2022



Case No:	21-CAT3-0021
Project Name:	Saint Anthony Gardens
Location:	2900 Fordhaven Rd
Owner(s):	St Anthony P2, LLC.
Applicant:	Land Development and Design
Jurisdiction:	Louisville Metro
Council District:	25 - Amy Holton Steward
Case Manager:	Molly Clark, Planner II

REQUEST(S)

- Category 3 Development Plan

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct 8 multifamily structures and one accessory structure for a gym and outdoor pool on approximately 13 acres. The site is zoned R-6 in the Neighborhood form district. The multifamily structures 2-story structures with 16 units each. This site has karst terrain and steep slopes. The applicant has conducted a Geotech survey and is also planning to preserve 206,596 SF of the site as woodland protection area.

STAFF FINDING

The Category 3 Plan is in order and has been approved by MSD and Transportation Planning staff.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

INTERESTED PARTY COMMENTS

Staff has received several comments from the adjacent multi-family developments regarding issues of flooding and speeding traffic.

REQUIRED ACTIONS:

- **APPROVED** or **DENY** the **Category 3 Development Plan**

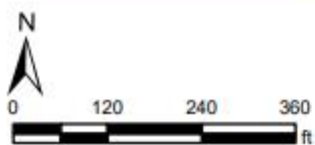
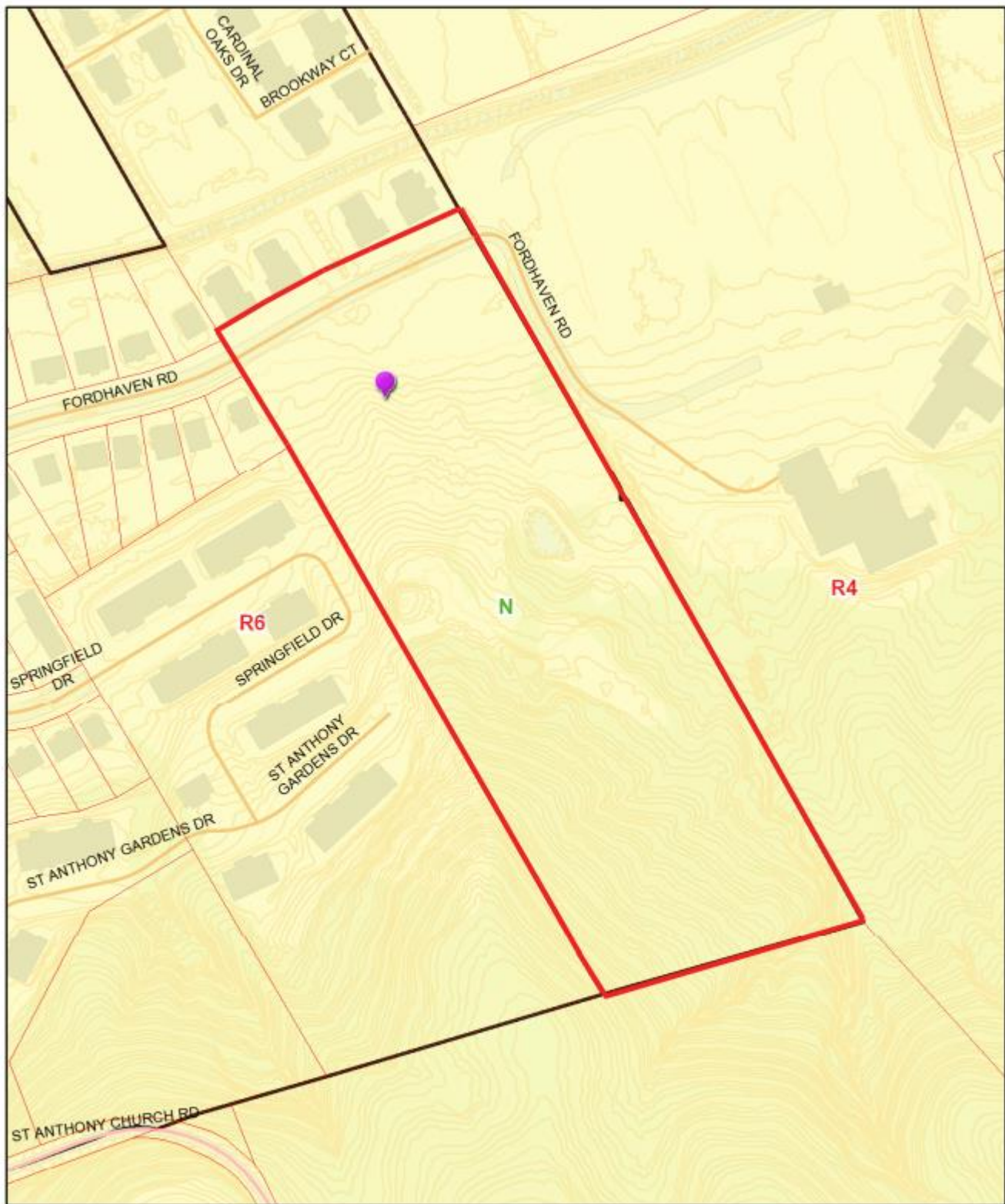
NOTIFICATION

Date	Purpose of Notice	Recipients
10/06/22	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 25

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



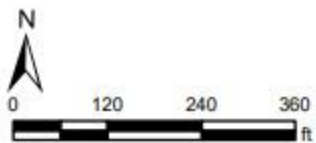
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2. Aerial Photograph



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