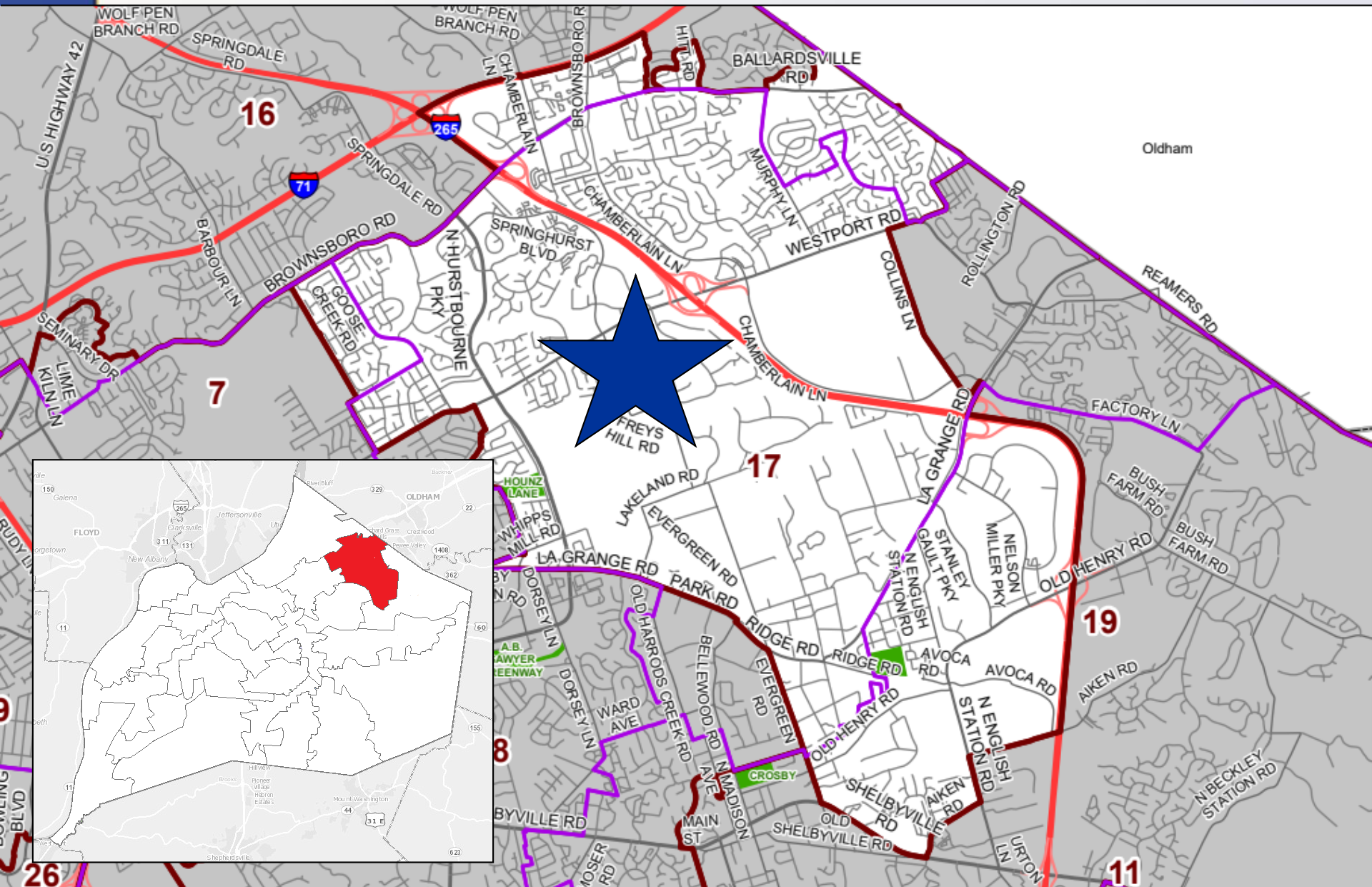


**21-ZONE-0102**  
**FREYS HILL MULTI-FAMILY**



**Planning & Zoning Committee**  
**June 14, 2022**



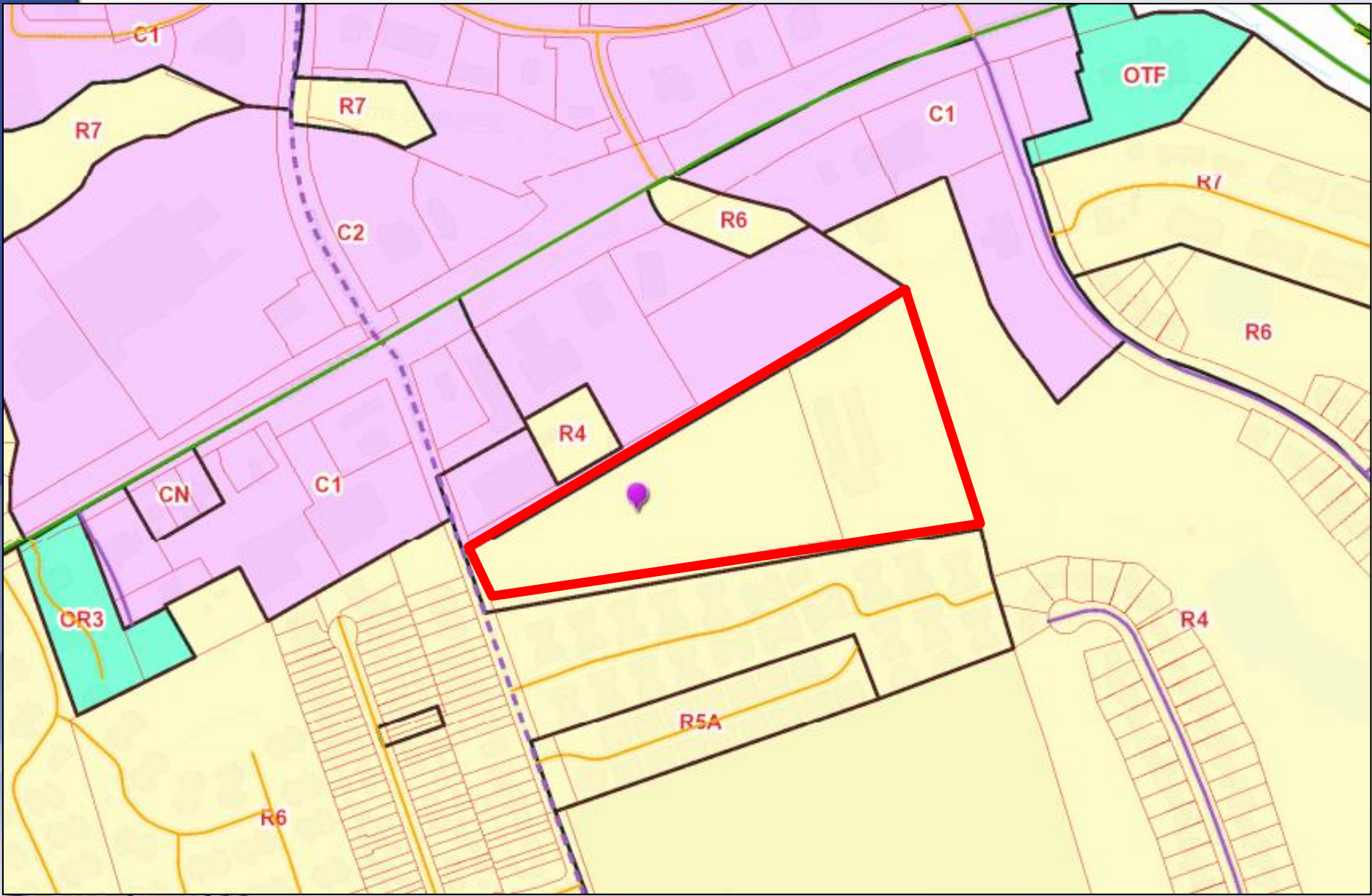
Louisville

3323 & 3325 Freys Hill Road  
 District 17 - Markus Winkler

21-ZONE-0102



Existing: Office  
Proposed: Residential



**Existing: R-4/N**  
**Proposed: R-7 & C-2/N**

# Request(s)

- Change in zoning from R-4 to R-7 and C-2
- Variance from 5.3.1 to permit a shared access road to encroach into the 3' side yard setback (21-VARIANCE-0142)
- Waivers:
  - Waiver from 10.2.4 to allow an easement to overlap an LBA by more than 50% along the north and east property lines as shown on the development plan (21-WAIVER-0130)
  - Waiver from 10.2.4 to permit a shared access road to encroach into the 25' LBA as shown on the development plan (21-WAIVER-0130)
- Detailed District Development plan with binding elements

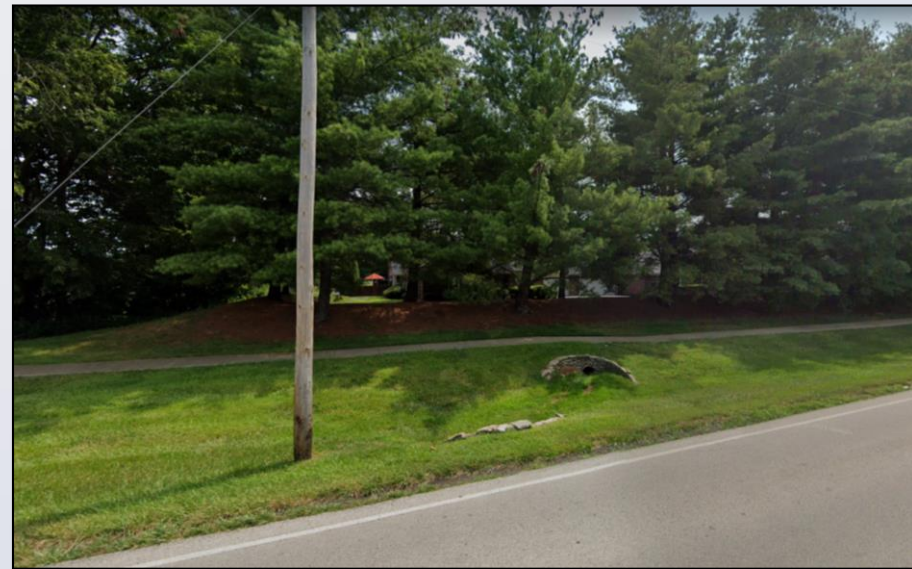
# Case Summary

- 312 multi-family units developed in 2 phases
- 13 structures
- 15.22 acres
- Neighborhood Form District
- Density is 20.49 du/ac
- R-7 permits 34.8 du/ac
- C-2 is for the access
- 2 access points along Freys Hill Road
- Existing sidewalk connects the proposal to the nearby Tom Sawyer Park and commercial on Westport

# Site Photos-Subject Property



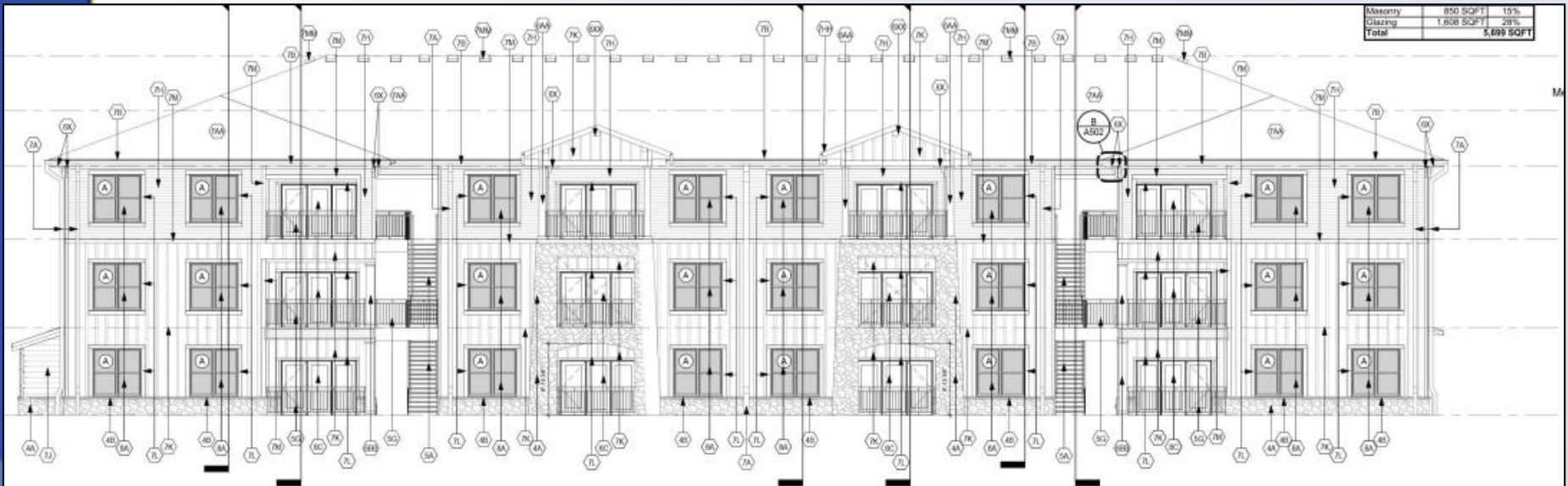
# Site Photos-Surrounding Areas





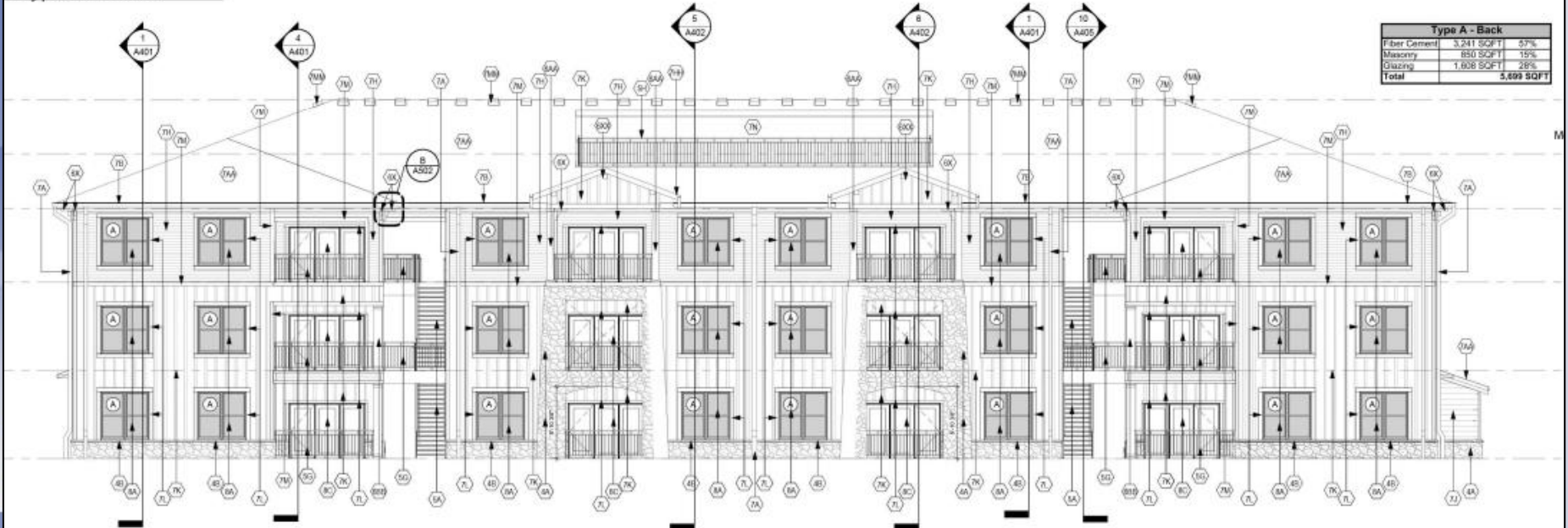


# Applicant's Rendering



Masonry	850 SQFT	15%
Glazing	1,608 SQFT	28%
<b>Total</b>	<b>5,699 SQFT</b>	

Type A - Front



<b>Type A - Back</b>		
Fiber Cement	3,241 SQFT	57%
Masonry	850 SQFT	15%
Glazing	1,608 SQFT	28%
<b>Total</b>	<b>5,699 SQFT</b>	

# Public Meetings

- Neighborhood Meeting on 6/16/2021
- LD&T meeting on 2/10/2022
- Planning Commission public hearing on 4/21/2022 and 5/12/2022
  - Seven people spoke in opposition.
  - Motion to recommend approval of the change from R-4 to R-7 & C-2 by a vote of 6-2.