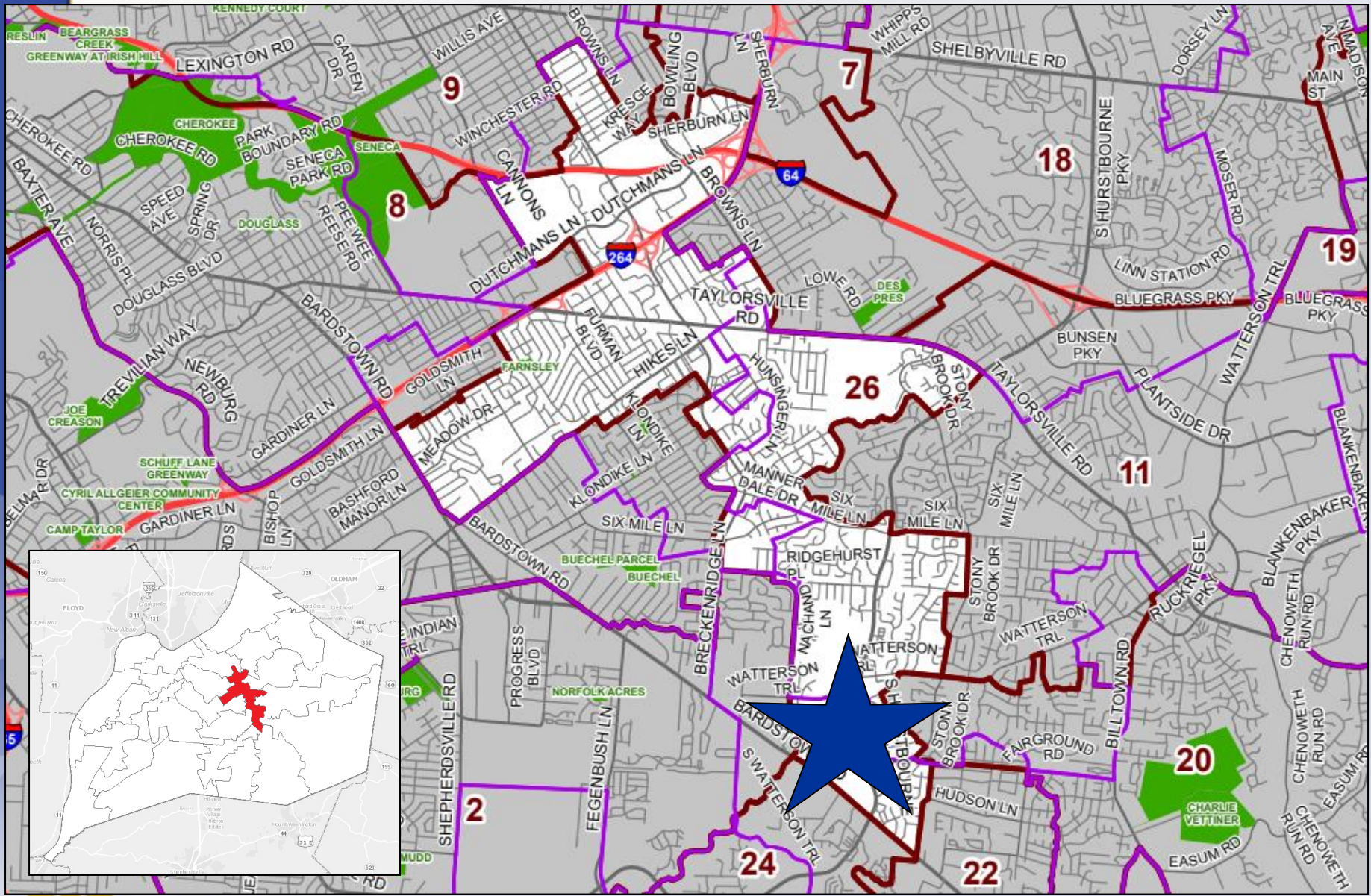


**22-ZONE-0012**  
**4700 S HURSTBOURNE PKWY**  
**APARTMENTS**



**Planning & Zoning Committee**  
**February 21, 2023**

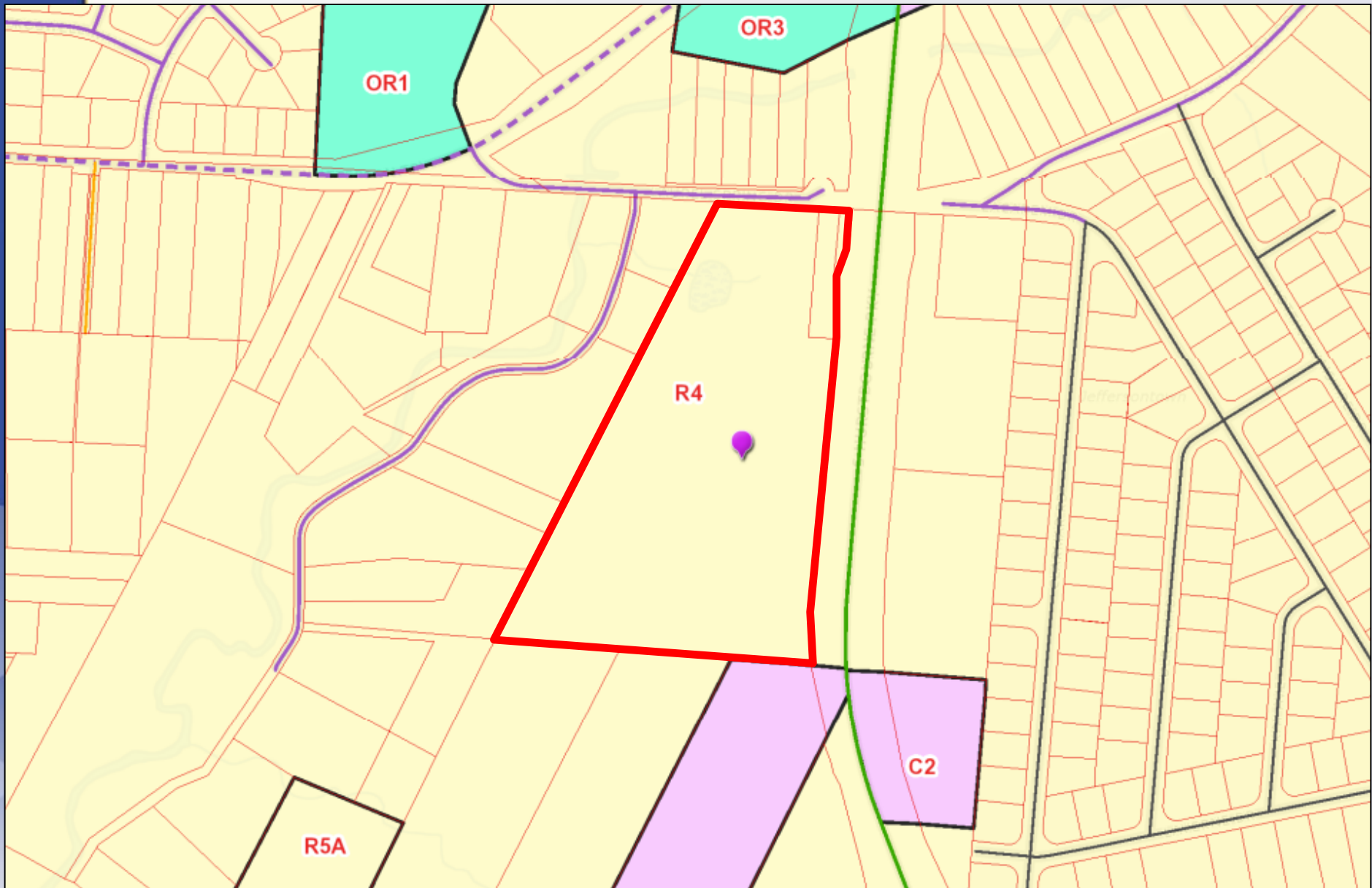












# Requests

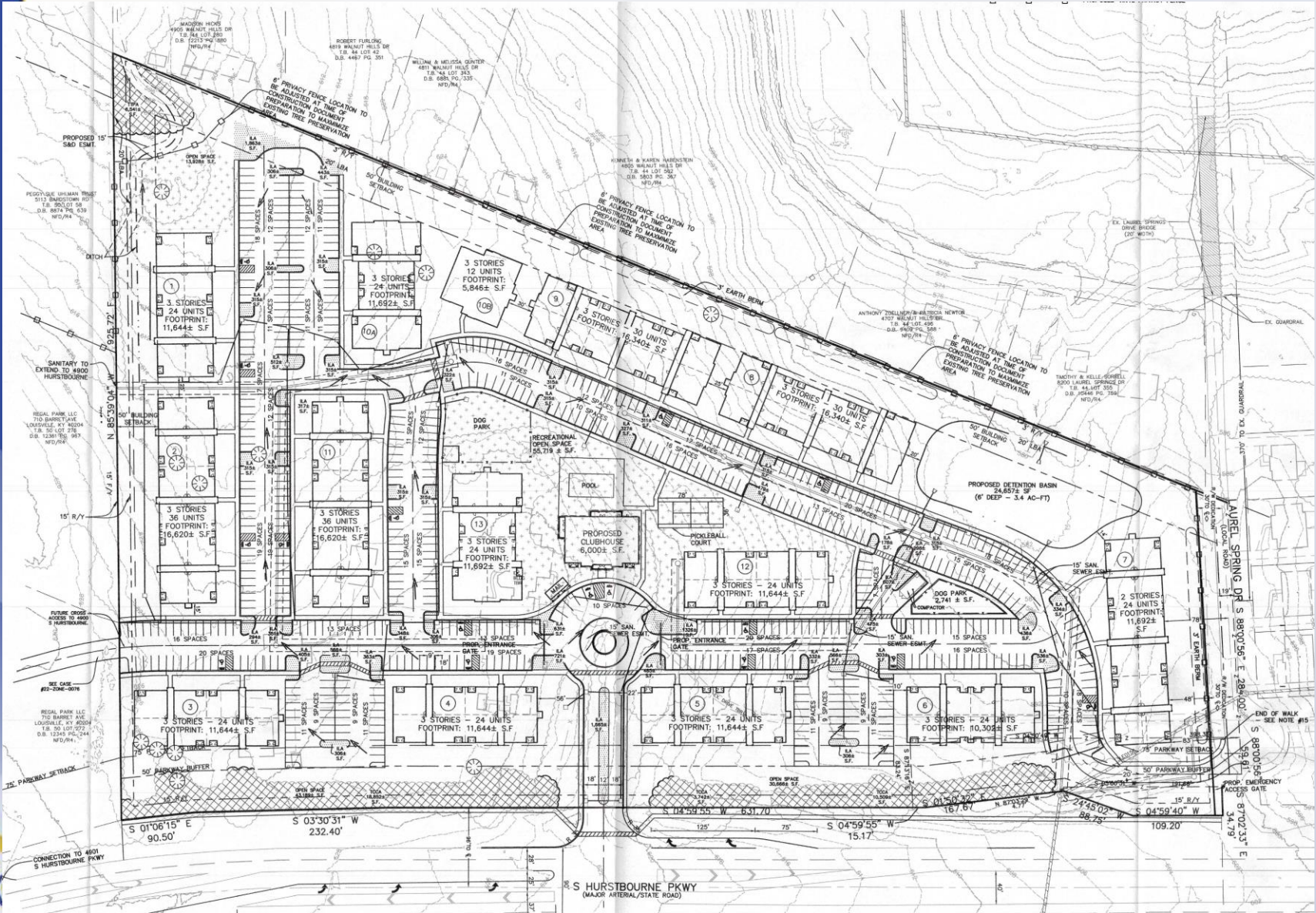
- **Change in Zoning** from R-4 Single Family Residential to R-7 Multi-Family Residential
- **Waiver** from 10.3.5.A to permit a structure to encroach into the required parkway building setback (22-WAIVER-0150)
- **Waiver** from 10.3.5.A to permit VUA to encroach into the required parkway buffer area (22-WAIVER-0150)
- **Detailed District Development Plan with Binding Elements**

# Case Summary

- Related cases - 22-ZONE-0012 is north of 22-ZONE-0076 and site plans are proposed to connect
- Sites are developed with single-family residences which are not proposed to be preserved
- 22-ZONE-0012 - proposed R-7, 360 units, 18.48 du/acre




# 22-ZONE-0012 Development Plan



# Elevations





**STUDIO A**

2330 Kearsford Avenue  
Lebanon, KY 40530  
Tel: 502.859.8907  
www.studioarch.com

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Consultants

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Project Name

**4700  
Hurstbourne  
Apartments**

4700 Hurstbourne Parkway  
Lebanon, KY

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Client

**Kennedy  
International**

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Seal

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**NOT FOR  
CONSTRUCTION**

---

Revisions

No.	Description	Date

---

Schematic  
Elevations and  
Renderings

---

Project number: 21-KE-01  
Date: May 9, 2022

SD2.101

Scale: 1" = 10'-0"

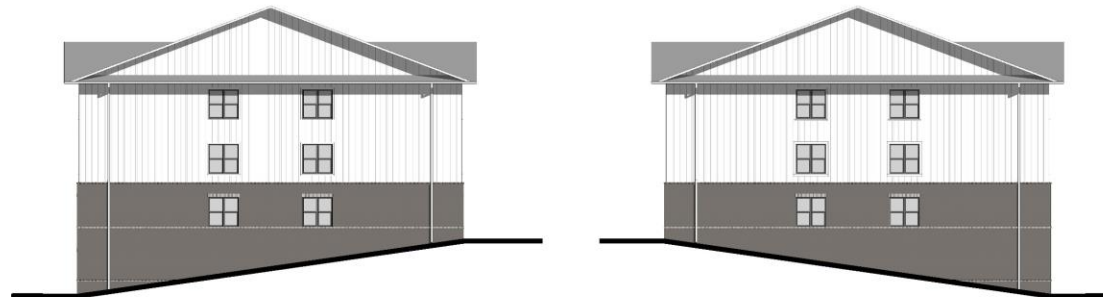




# Elevations



1 Front Elevation 3x4  
SD2.102 1" = 10'-0"



2 Left Elevation 3x4  
SD2.102 1" = 10'-0"

3 Right Elevation 3x4  
SD2.102 1" = 10'-0"



4 Rear Elevation - 3x4  
SD2.102 1" = 10'-0"

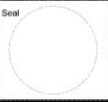


Consultants

Project Name  
4700  
Hurstbourne  
Apartments

4700 Hurstbourne Parkway  
Louisville, KY

Client  
Kennedy  
International



NOT FOR  
CONSTRUCTION

Revisions		
No.	Description	Date

Schematic  
Elevations and  
Renderings

Project number 21-KE-01  
Date May 9, 2022

**SD2.102**

Scale 1" = 10'-0"



# 22-ZONE-0012 & 22-ZONE-0076





# Public Meetings

- Neighborhood Meeting on 5/12/2022
- LD&T meeting on 10/13/2022
- Planning Commission public hearing on 11/14/2022
  - Six people spoke in opposition.
  - Motion to send back to LD&T.
- LD&T meeting on 12/8/2022
- Planning Commission public hearing on 1/17/2023
  - Three people spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 to R-7 by a vote of 6-0.