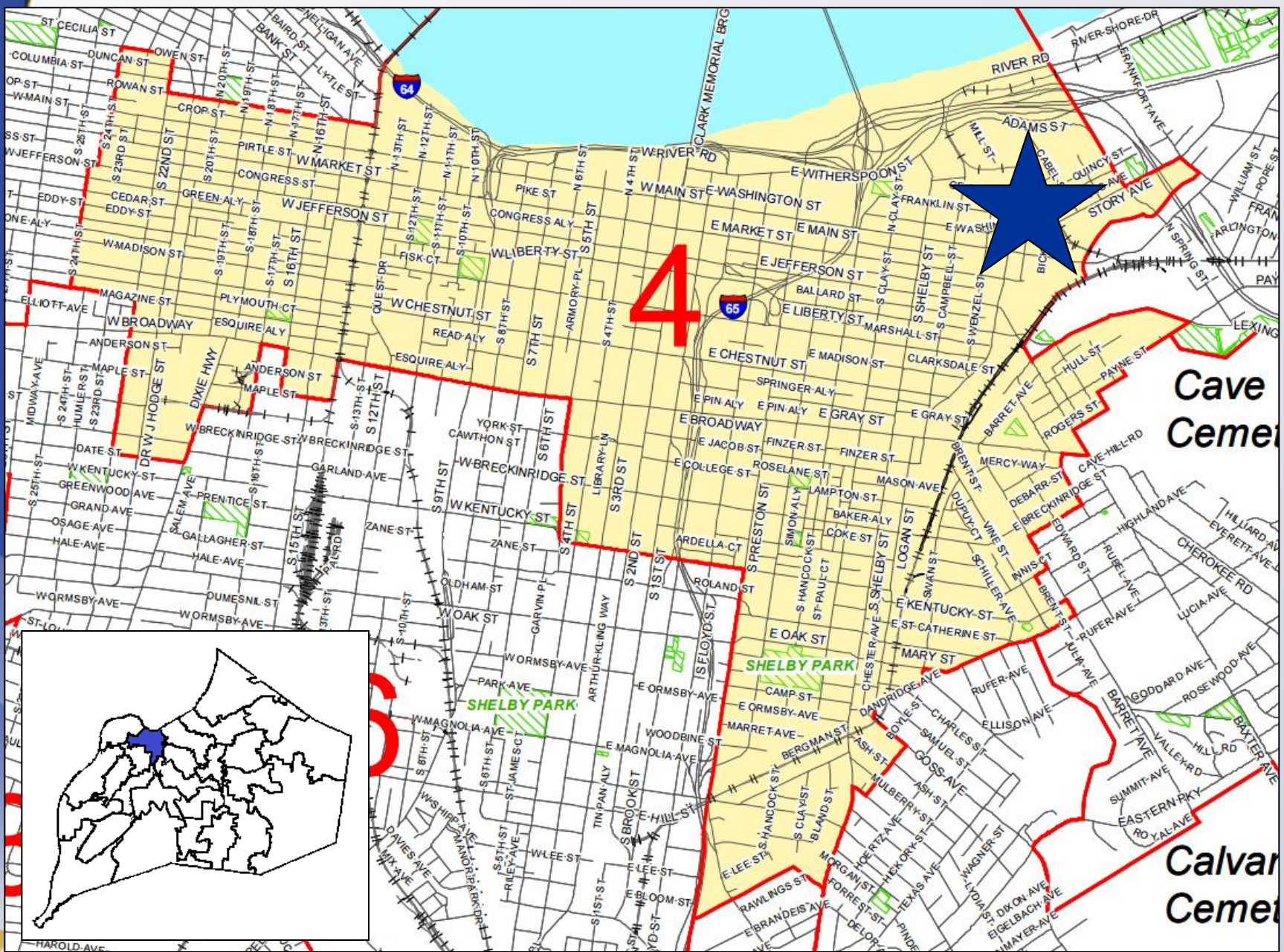


# 18ZONE1035 BUTCHERTOWN APARTMENTS



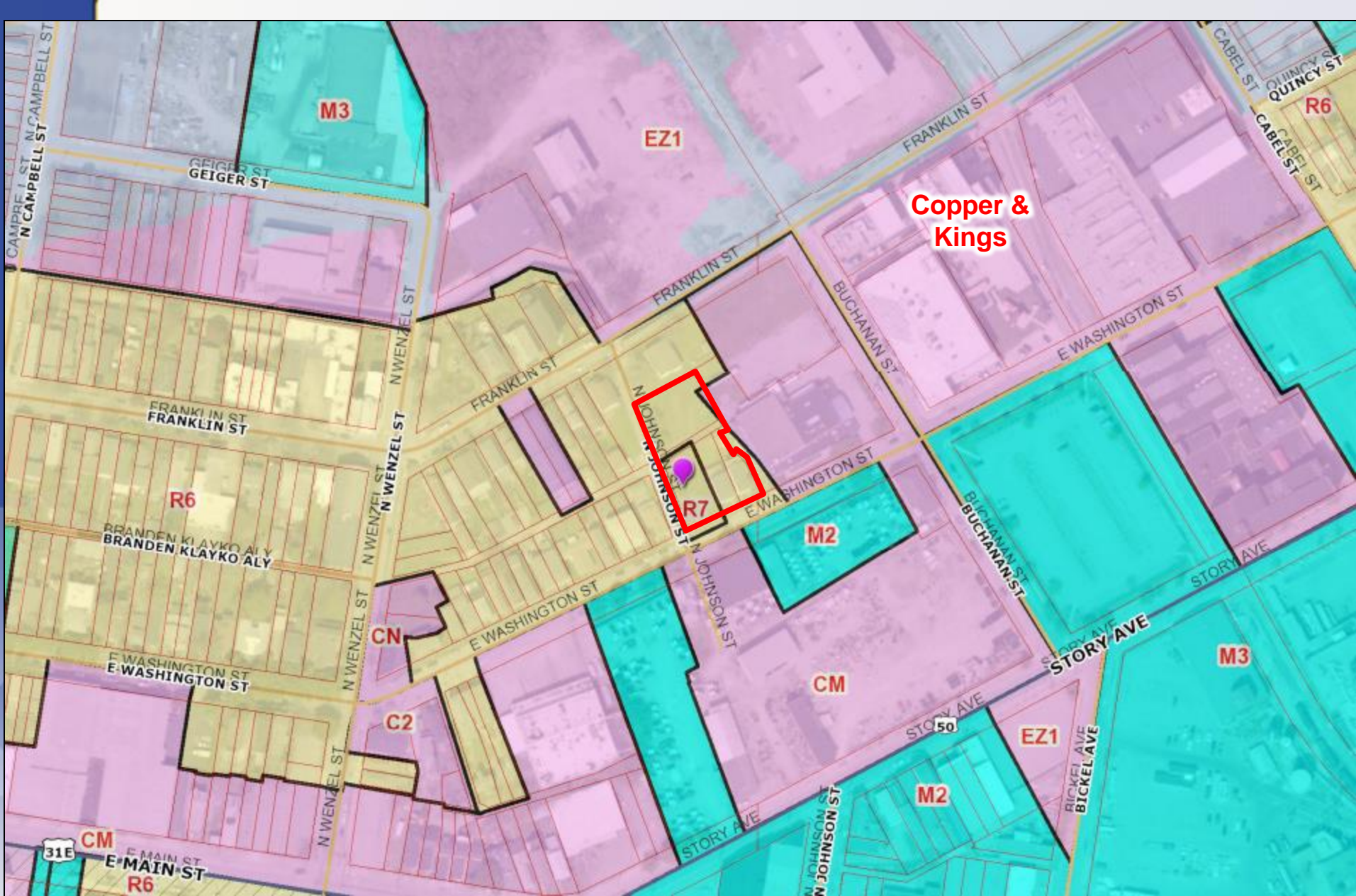
Planning & Zoning Committee  
January 29, 2019



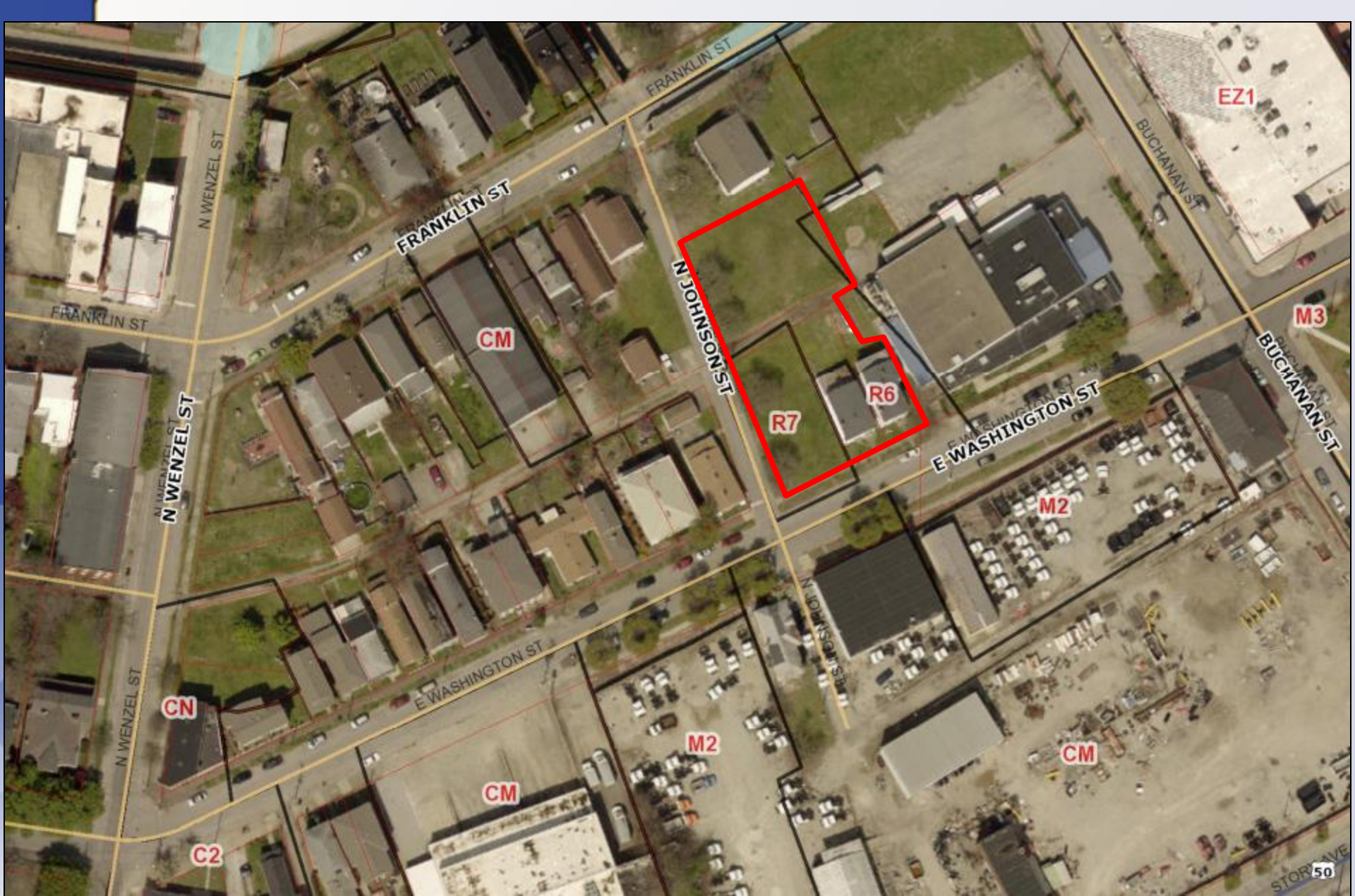
Louisville

1043, 1045 & 1051 E. Washington Street  
 District 4 - Barbara Sexton Smith

18ZONE1035



Existing: R-6, R-7 & C-M/TN  
 Proposed: R-8A/TN



# Request(s)

- Change in zoning from R-6, R-7, & CM to R-8A on 0.49 acre
- Variances
  1. Variance from 5.4.1.D.2 to eliminate the 30% private yard area requirement
  2. Variance from 5.1.12.A.2 to permit the setback to be 8.5' instead of the required 14' (5.5' variance)
- Waiver from 5.11.9 to not provide open space
- District Development Plan with Binding Elements and removal of prior cases binding elements

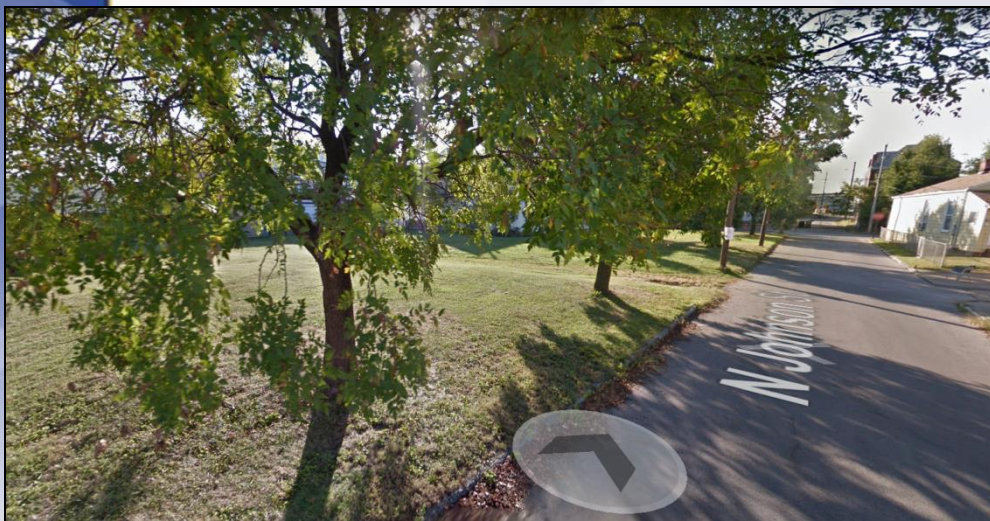
# Case Summary

- Butchertown neighborhood
- Proposed 3-story apartment building
- 15 dwelling units
- Density of 30.61 du/ac
- FAR of 0.91
- R-8A permits 58.08 du/ac and a FAR of 3.0
- R-7 permits 34.8 du/ac and a FAR of 1.0.
- 21 parking spaces

# Neighborhood/Small Area Plan

- Butchertown Neighborhood Plan (2008)
  - Industrial Character Area of Butchertown Preservation District
  - Site designated at the edge of the residential core and Main/Mellwood commercial corridor
  - No specific land use recommendation
  - Site is located in the residential core, the Plan suggests that residential is appropriate.

# Site Photos-Subject Property





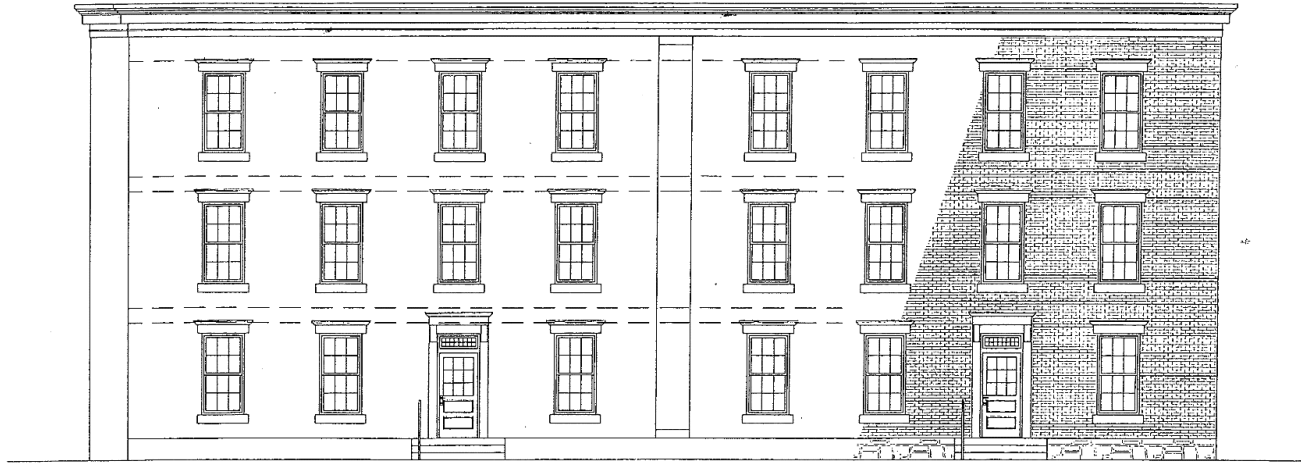
# Site Photos-Surrounding Areas



Louisville



# Applicant's Rendering



SOUTH ELEVATION - EAST WASHINGTON STREET  
SCALE: 1/4" = 1'-0"



WEST ELEVATION - NORTH JOHNSON STREET  
SCALE: 1/4" = 1'-0"



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JOSEPH BROWN  
TODD ROMAN  
1101 EAST WASHINGTON ST  
LOUISVILLE, KENTUCKY 40206

PROPOSED ELEVATIONS  
PROPOSED NEW APARTMENTS  
BUTCHERTOWN  
1043, 1049, 1051 EAST WASHINGTON ST  
LOUISVILLE, KENTUCKY 40206

DATE : 01/09/2018  
DRAWN BY : ak  
CHECKED BY :  
REVISIONS :

2017-019

PR01

# Public Meetings

- Neighborhood Meeting on 6/18/2018
  - Conducted by the applicant, 9 people attended the meeting
- LD&T meeting on 11/8/2018
- Planning Commission public hearing on 12/6/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-6, R-7 & C-M to R-8A with a vote of 7-0 (three members were not present).