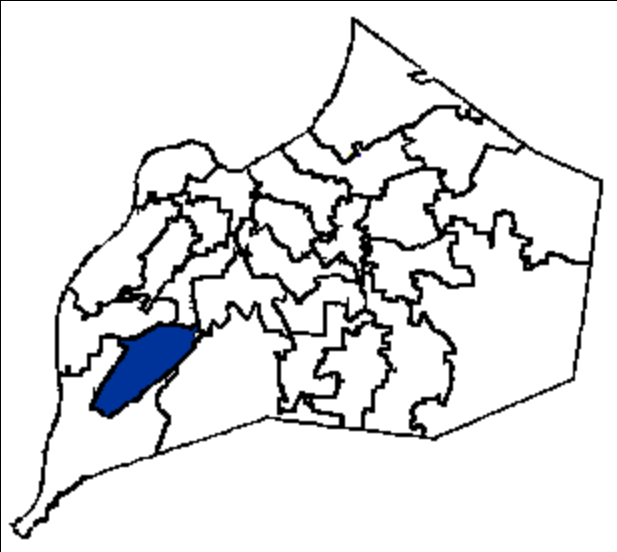
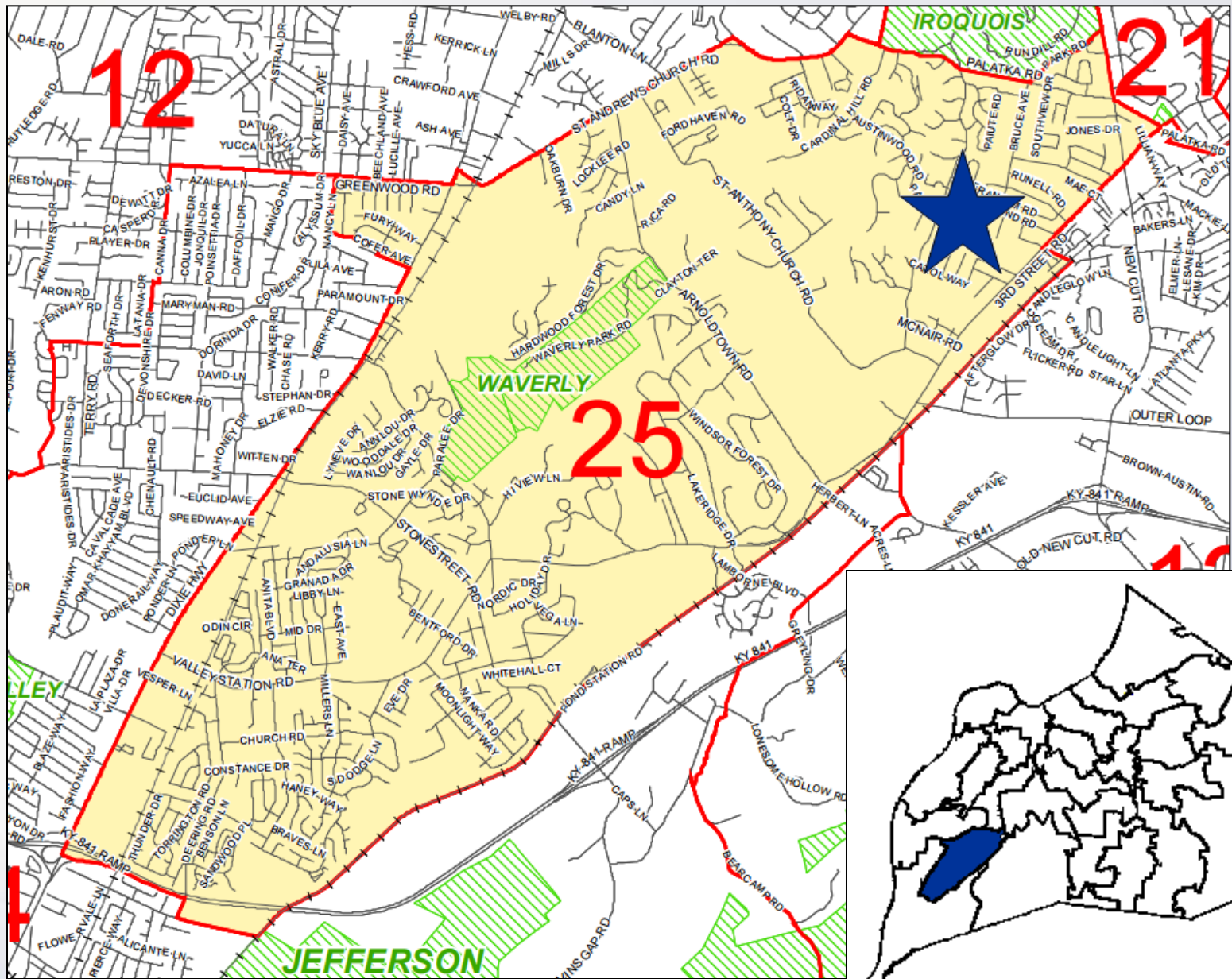


**14ZONE1053**

# The Villas of Pavilion Park



**Planning/Zoning, Land Design & Development**  
**July 21, 2015**



# Request(s)

- Change in zoning from R-5A to PRD
- Revised Detailed District Development plan/Preliminary Subdivision plan
- Variance from Chapter 5.3.1.D.1.A of the Land Development Code to reduce the required front yard from 15' to 8'

# Case Summary / Background

- Frontage along Parkridge Parkway which connects to Manslick Road to the west
- Surrounding the subject site to the north, east and west is vacant property that was rezoned to R-5A in 2004 under Docket 9-35-04 for the Pavilion Park subdivision
- Nine patio homes already constructed and remaining
- Variance for existing patio homes from created access easement

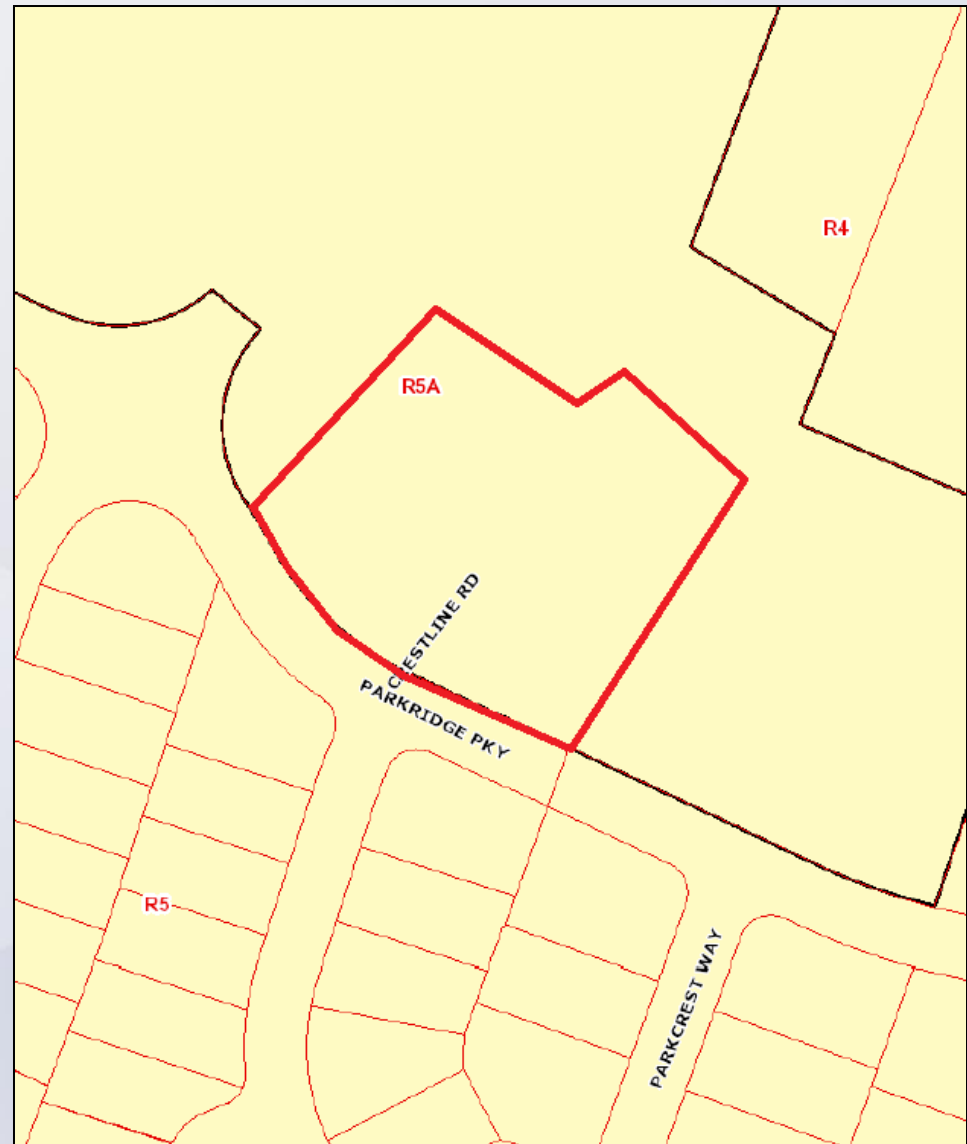
# Zoning/Form Districts

## Subject Property:

- Existing: R-5A/N
- Proposed: PRD/N

## Adjacent Properties:

- North: R-5A/N
- South: R-5/N
- East: R-5A/N
- West: R-5A/N



# Aerial Photo/Land Use

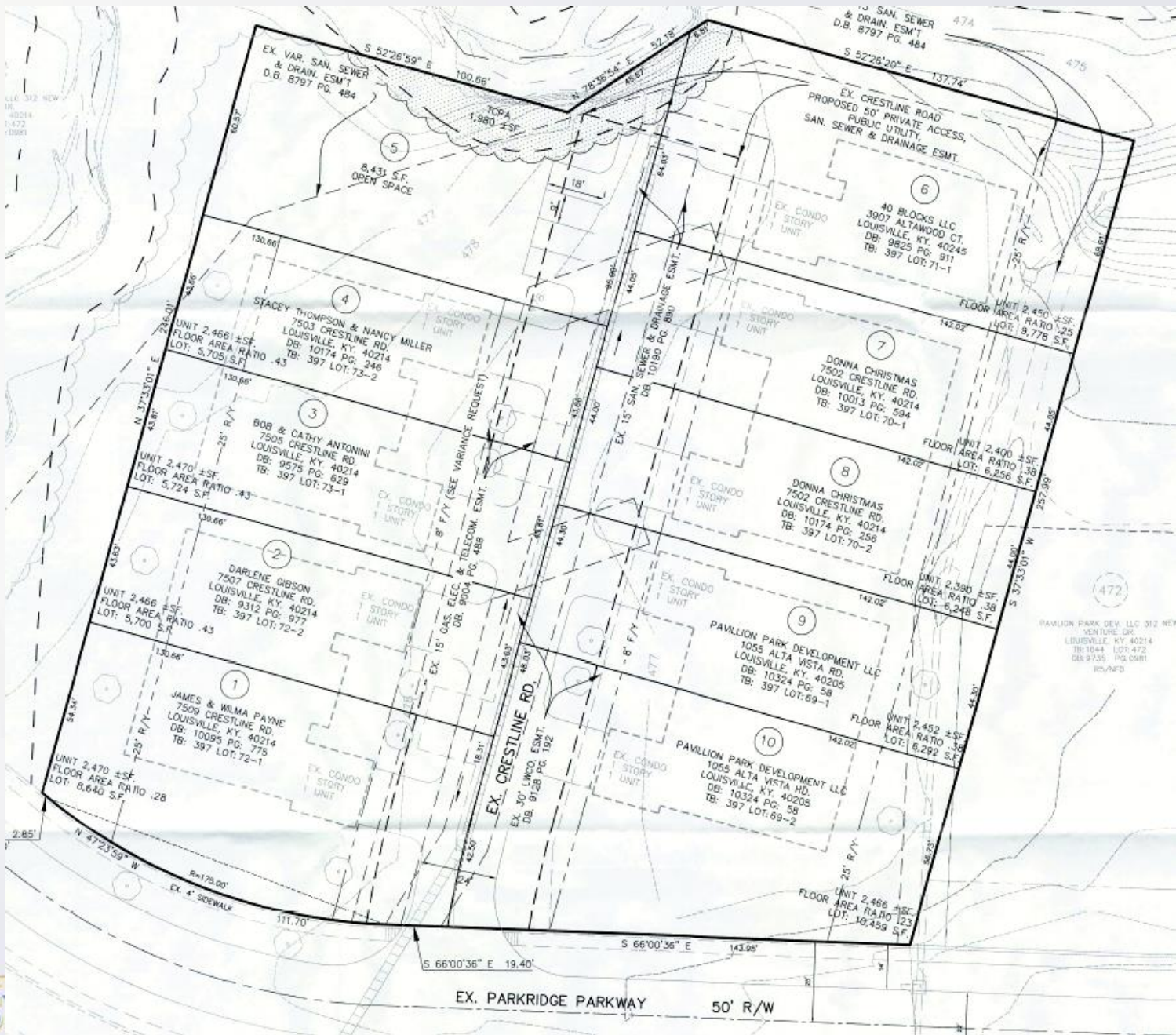
## Subject Property:

- Existing: Patio Homes
- Proposed: Single Family Attached

## Adjacent Properties:

- North: Multi-Family
- South: Single Family
- East: Multi-Family
- West: Multi-Family





14ZONE1053

# PC Recommendation

- Public Hearing was held on 6/4/2015
  - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from R-5A to PRD to Louisville Metro Council (5 members voted)