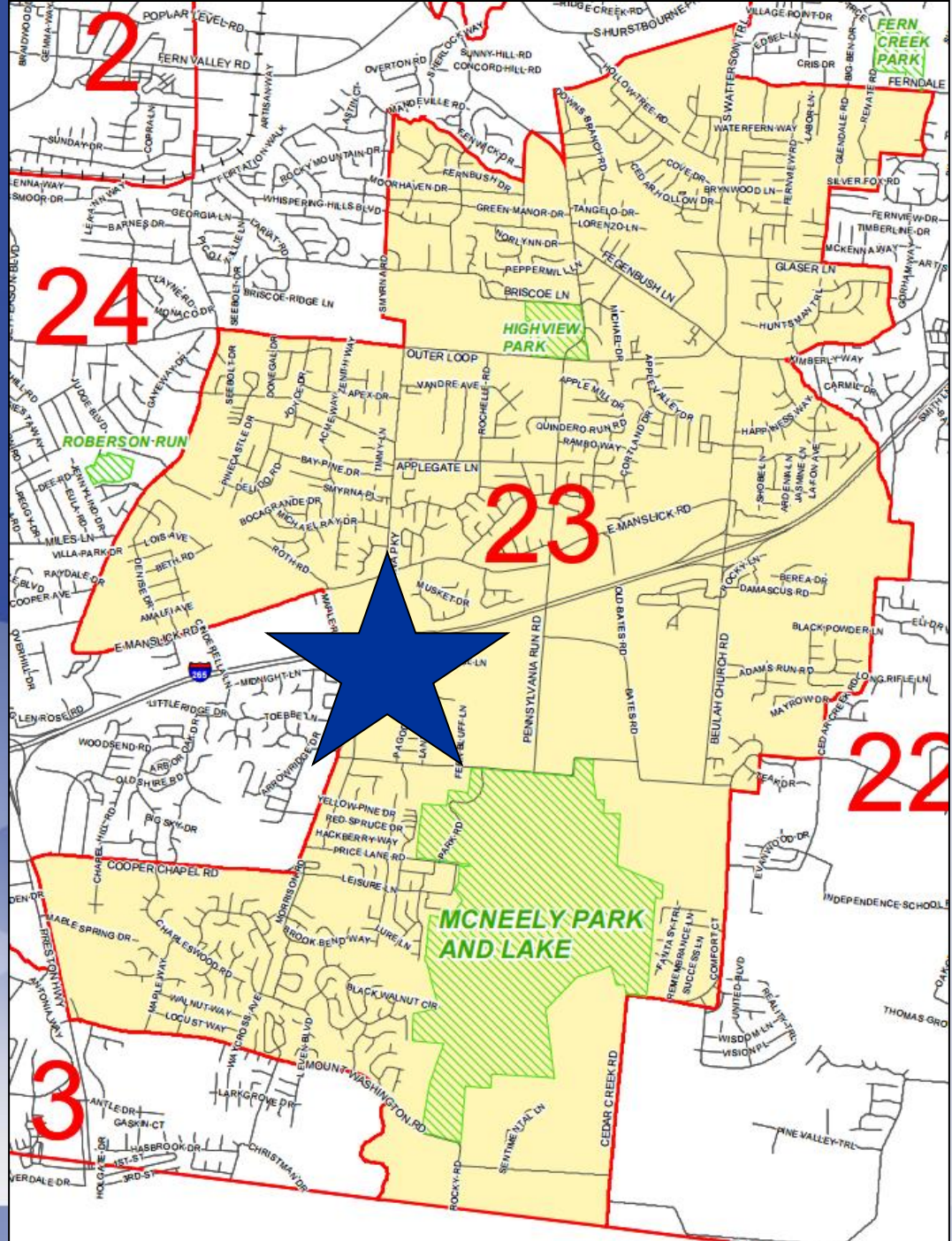


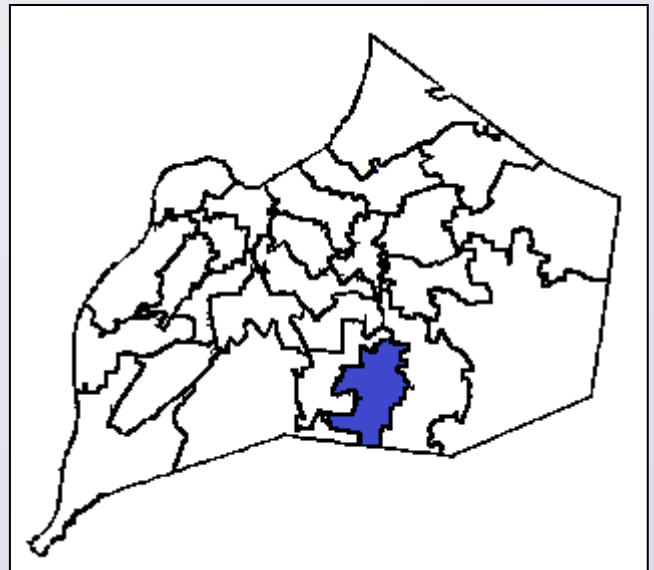
20-ZONE-0121 SMYRNA PARKWAY APARTMENTS



Planning & Zoning Committee
April 27, 2021

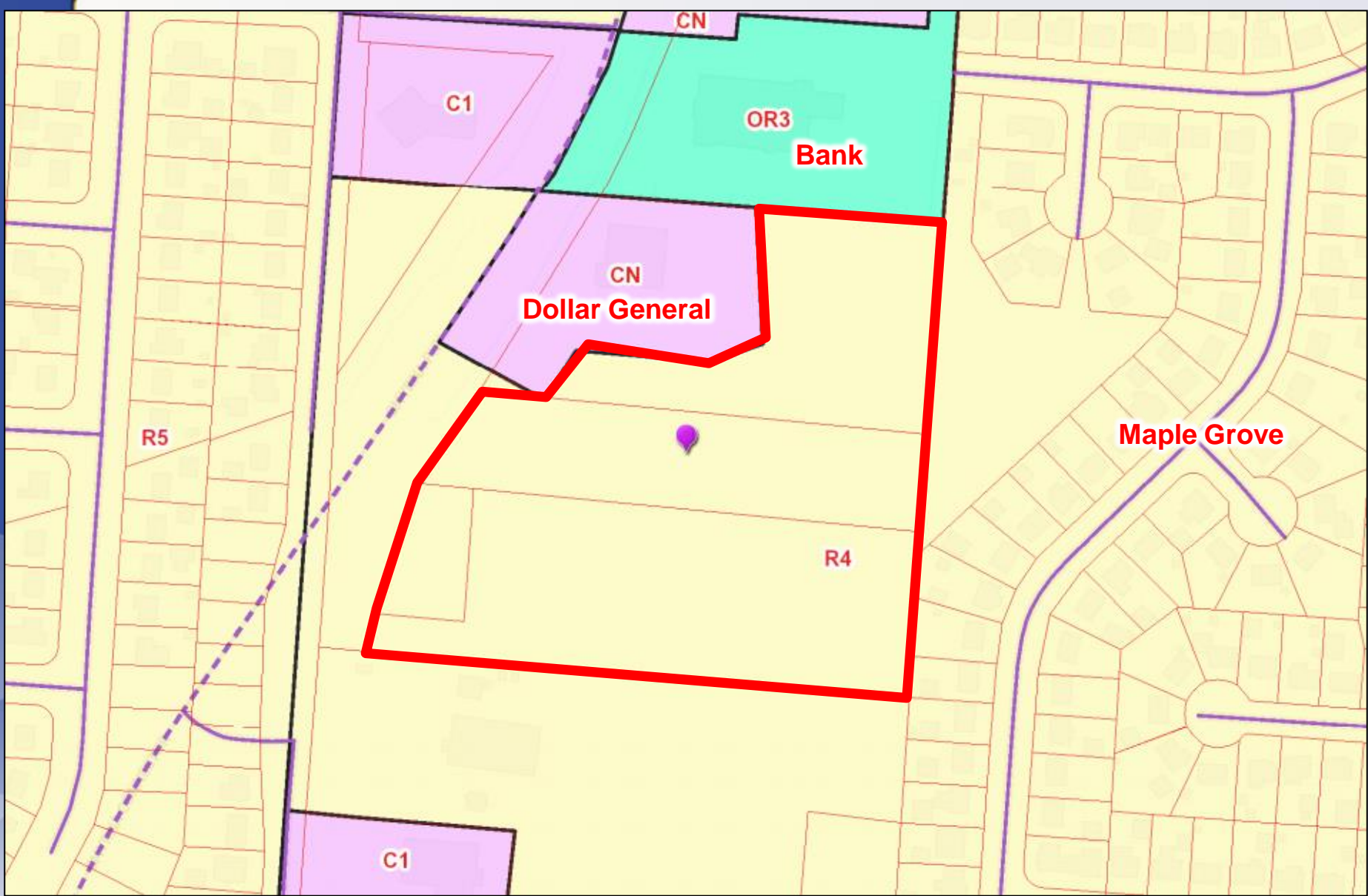


9301-9309 Smyrna Parkway,
 Parcels 06620263000 and
 06620276000
 District 23 - James Peden





Existing: Vacant
Proposed: Residential



Existing: R-4/N
Proposed: R-6/N

Requests

- Change-in-Zoning from R-4 to R-6
- Waiver from LDC Section 5.9.2.A.1.a.v to omit the pedestrian connection between residential and adjacent non-residential uses (21-WAIVER-0015)
- Detailed District Development Plan with Binding Elements

Case Summary

- 144 multi-family units on 8.8 acres
- Three story buildings
- Two detention basins provided on site adjacent to Smyrna Parkway
- Development is located in the Highview Neighborhood Plan (2015) study area

Site Photos



View into Site from Smyrna Parkway

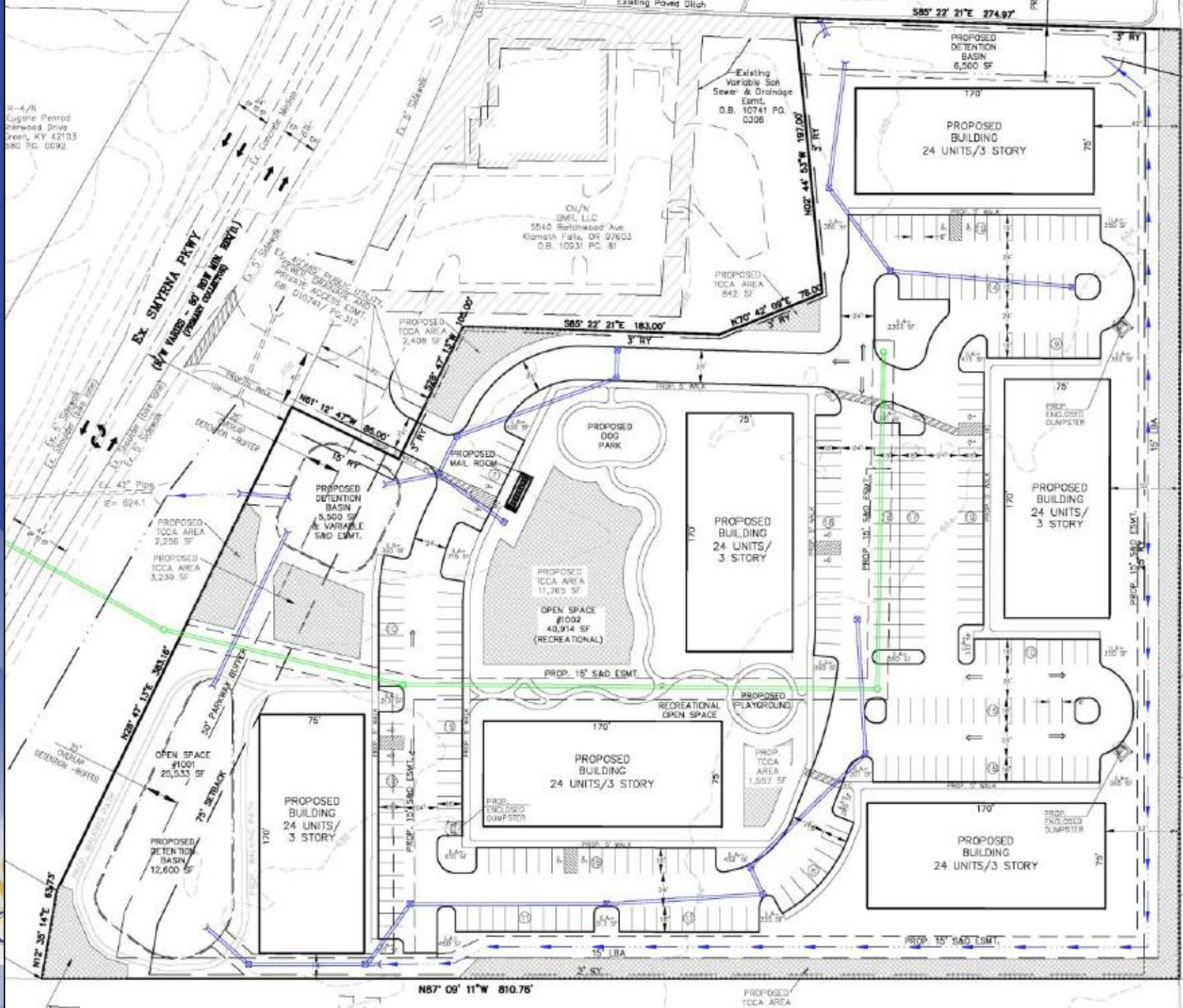
Site Photos

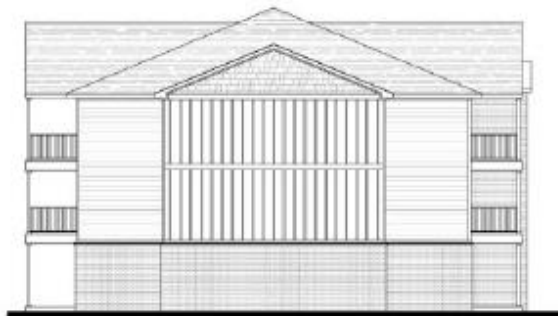
Dollar General to
the North

AmVets to
the South



B-4/R
Eugene Peroid
Herwood Drive
Green, KY 42133
SAC PG. 0092





SIDING COLORS - TO VARY FOR EACH BUILDING



S SIDE ELEVATIONS
Scale: 1/8" = 1'-0"



C REAR ELEVATION
Scale: 1/8" = 1'-0"

Public Meetings

- Neighborhood Meeting held 11/9/2020
- LD&T meeting on 3/11/2021
- Planning Commission public hearing on 4/1/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-6 by a vote of 10-0.