

**Request for Change in Zoning - Justification
Shelby Greene Apartments**

CASE # 18ZONE1064

Summary

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The applicant is requesting a change in zoning from M2 to R8-A to allow the construction of a six (2) story apartment buildings. The subject site is located in the Traditional Workplace form district, immediately adjacent to the Traditional Neighborhood and Traditional Workplace form districts. This request also includes a request to change the form district to Traditional Neighborhood.

The plan submitted is slightly different from the plan submitted for pre-application review. This plan does incorporate some of the comments made at the neighborhood meeting as well as some of the comments made at pre-application.

These changes include a reduction in the number of units being proposed, a reduction in the proposed square footage of the buildings, addition of more on street parking, and a slight increase in the rear private yard area.

This buffer includes setbacks, landscape areas, as well as providing an architectural transition from commercial and industrial properties to the residential properties.

The proposed buildings will meet all of the setback and architectural requirements for the form district.

This proposal also addresses:

- The only vehicular access is from a driveway off of Shelby Parkway and the rear alley.
- Sidewalks are proposed along Shelby Parkway and throughout the development.
- The development proposes a decrease in impervious surface so Storm water detention is not required.
- The plan does meet the minimum parking requirements

Compliance with the Comprehensive Plan

- The proposed use as apartments provides a transition in intensity between the commercial and industrial uses and the residential uses nearby.
- The R8-A zoning district is a residential zoning district and is located within proximity of the existing bus line.
- The proposed development is compact, and as described above will only have one residential curb cut along Shelby Parkway and the proposed drive will provide improved vehicular access to the alley as well as more off street parking.
- The applicant is providing sidewalks along this portion of Shelby Parkway, as well as providing pedestrian connections to the buildings from the parking areas and the public right of way.
- The applicant is proposing one dumpster on site. This dumpster is shown on the development plan, oriented away from residential properties, and will be screened and gated in accordance with the Land Development Code.
- Lighting will be directed down and away from nearby residential properties and will be in compliance with the LDC.
- The front yards along Shelby Parkway shall be landscaped, and all buildings will have a front porch with a roof, as shown on the building elevations.
- There is no evidence of historic resources on this site.
- There is no evidence of wetlands on this site.
- Adequate right of way exists for this portion of Shelby Parkway.
- The subject site is not in proximity of a blue line stream.
- The Development Plan will obtain approvals from MSD, Louisville Metro Public Works and the Fire Protection District prior to obtaining building permits.
- All required utilities are available.

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