

**20-DDP-0023**  
**Gray & Clay**  
**709 E Gray Street**



**Louisville Metro Planning Commission**

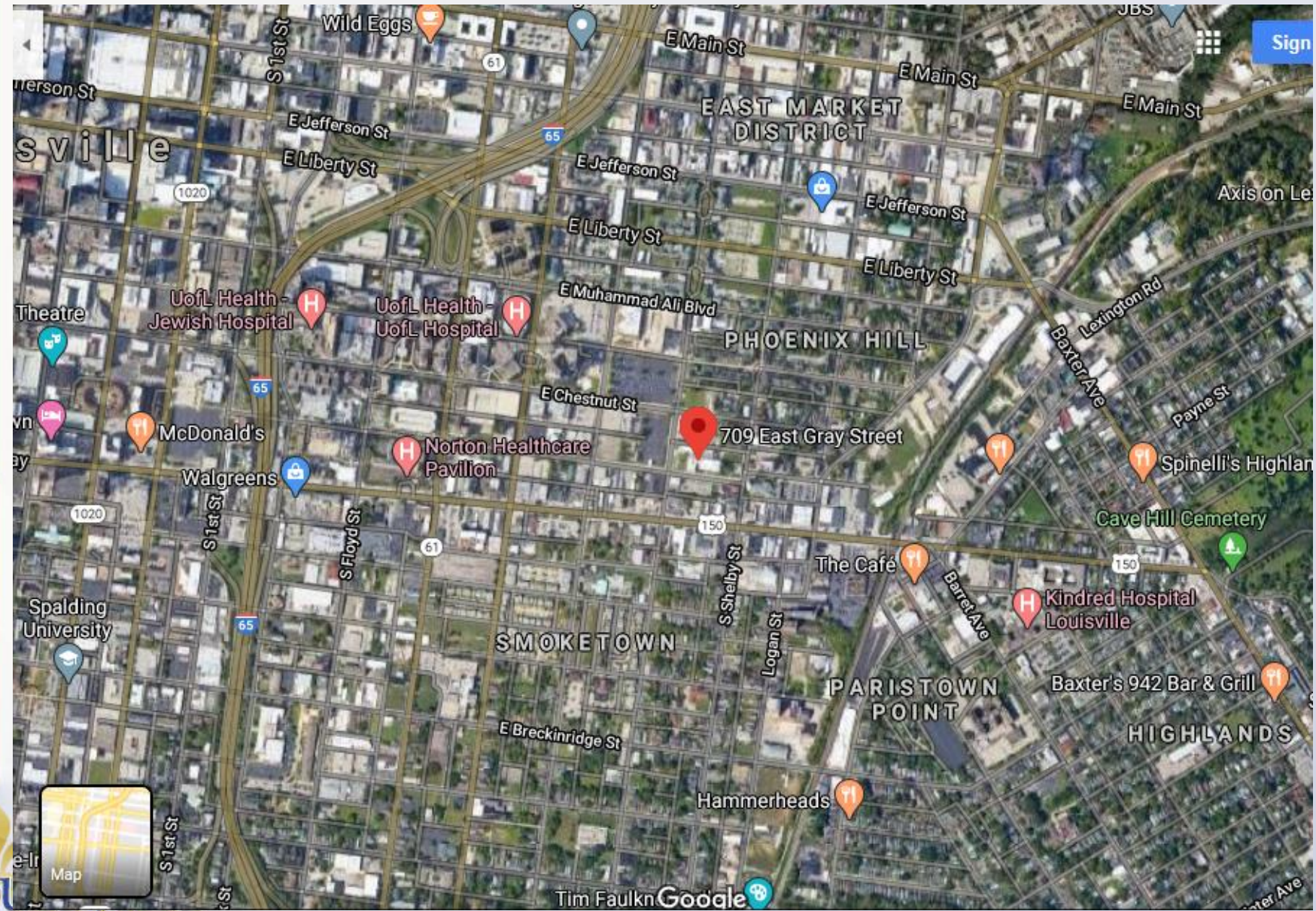
**Lacey Gabbard, AICP, Planner I**

**August 19, 2020**

# Requests

- **District Development Plan**

# Site Context



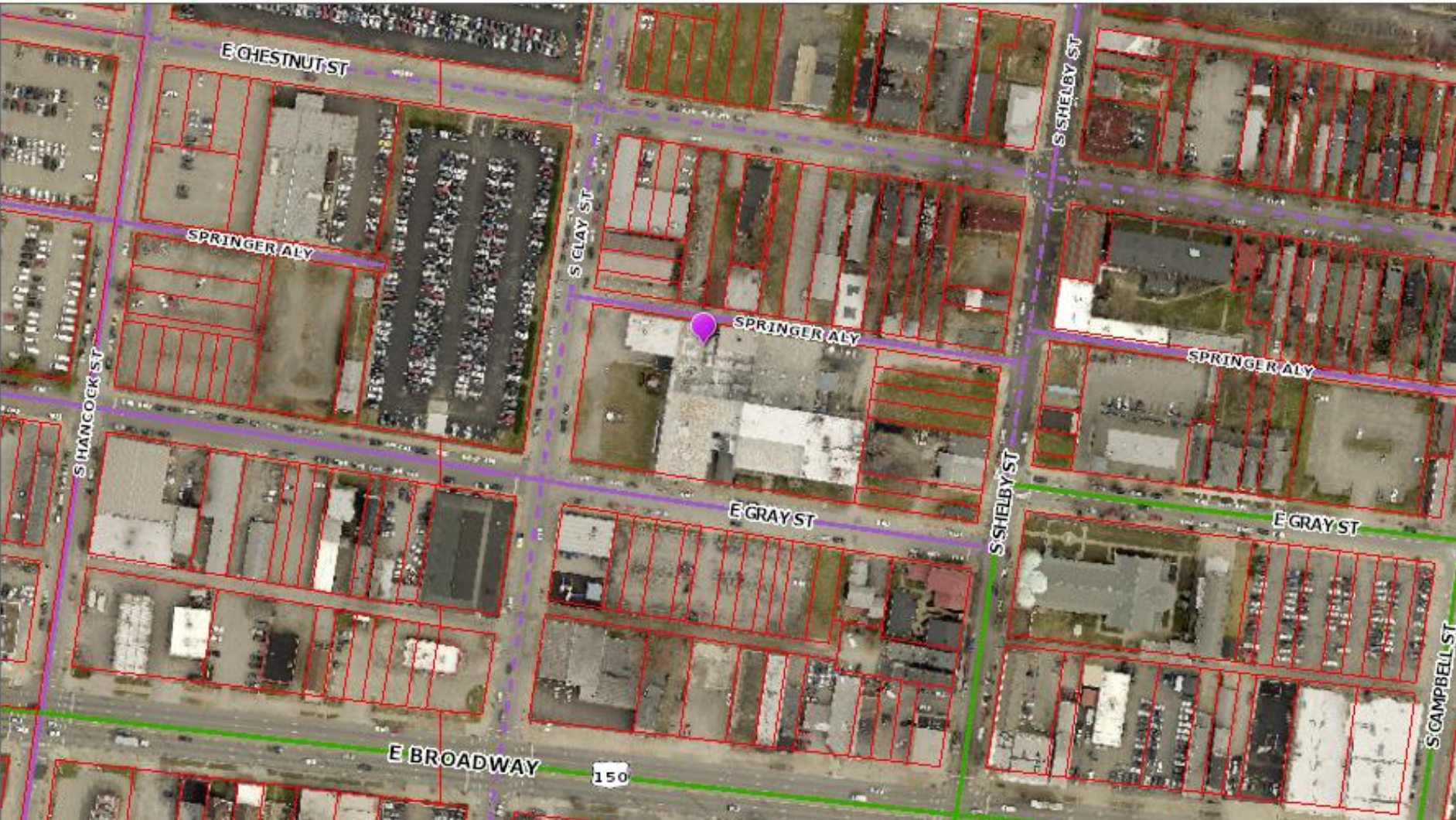
# Case Summary

- Zoned C-2 Commercial in the Traditional Neighborhood form district.
- Located east of S Clay Street and north of E Gray Street on approximately 2.41 acres.
- The subject site is surrounded by a variety of zoning districts, including OR-2, C-3, and C-2.
- There is a currently approved plan, 18ZONE1052.
- The applicant is proposing to construct a 308,061sf, four-story apartment building with 250 dwelling units and an underground parking garage providing 304 spaces, with 24,283 square feet of open space.

# Zoning/Form Districts

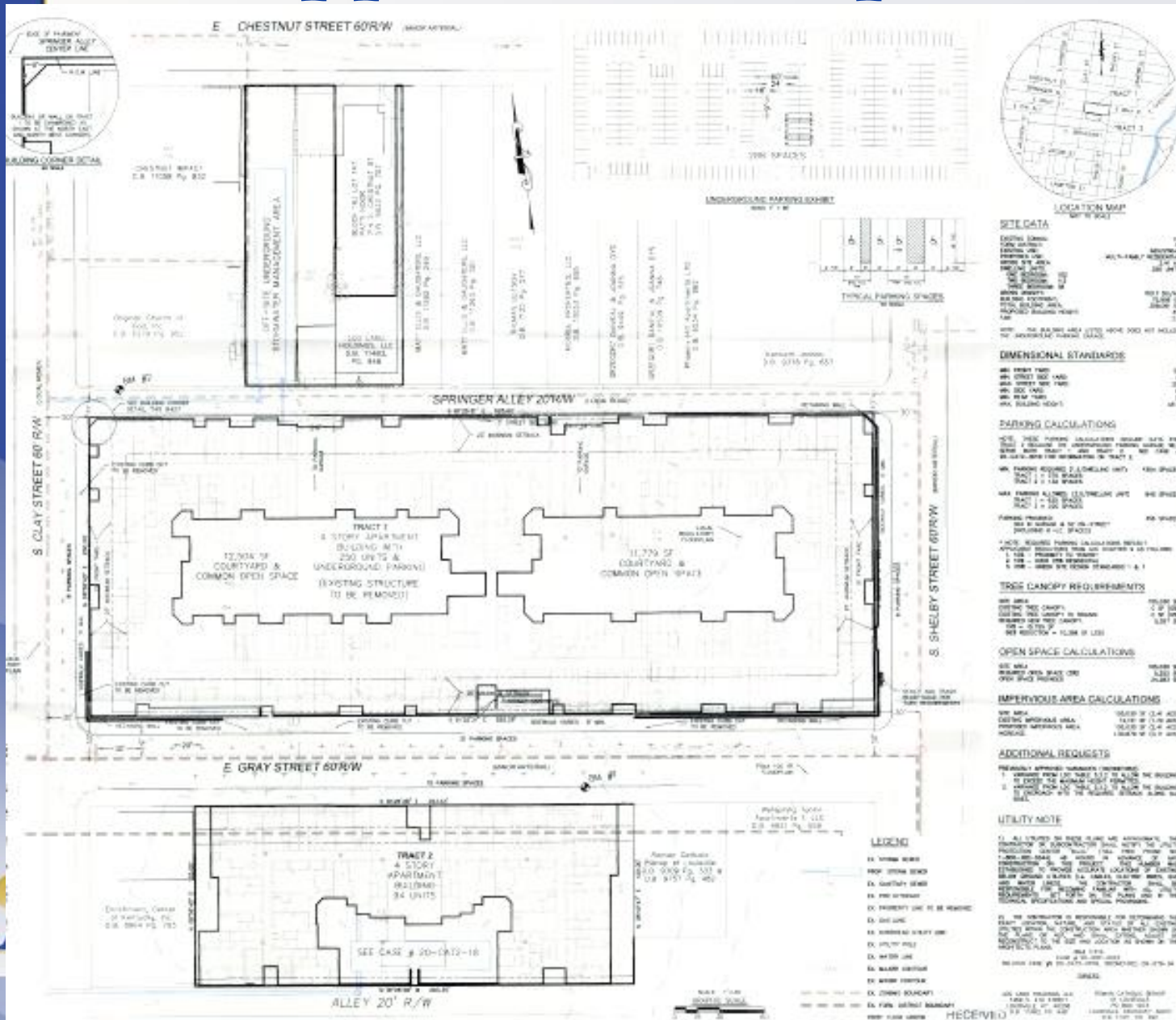


# Aerial Photo





# Applicant's Proposed Plan





# Courtyard Layout

S. Clay Street

Springler Alley



S. Shelby Street

E Gray Street



E Pin Alley

## LEGEND

- Artificial Turf & Planter Area
- Grass and Planter Area
- Paved Courtyard area
- Covered Patio Area
- Children's Play Area
- Fitness Area
- Recreational Area



Project Name  
The Preston  
Apartment  
Complex

Client  
LDG  
MultiFamily, LLC

Scale  
1/8" = 1'-0"

Date

NOT FOR  
CONSTRUCTION

PROPOSED  
COURTYARD  
LAYOUTS  
Revision: 11/20/20  
GA120



# Staff Finding

- The District Development Plan is adequately justified and meets the standard of review.

# Required Actions

- **APPROVE** or **DENY** the District Development Plan.