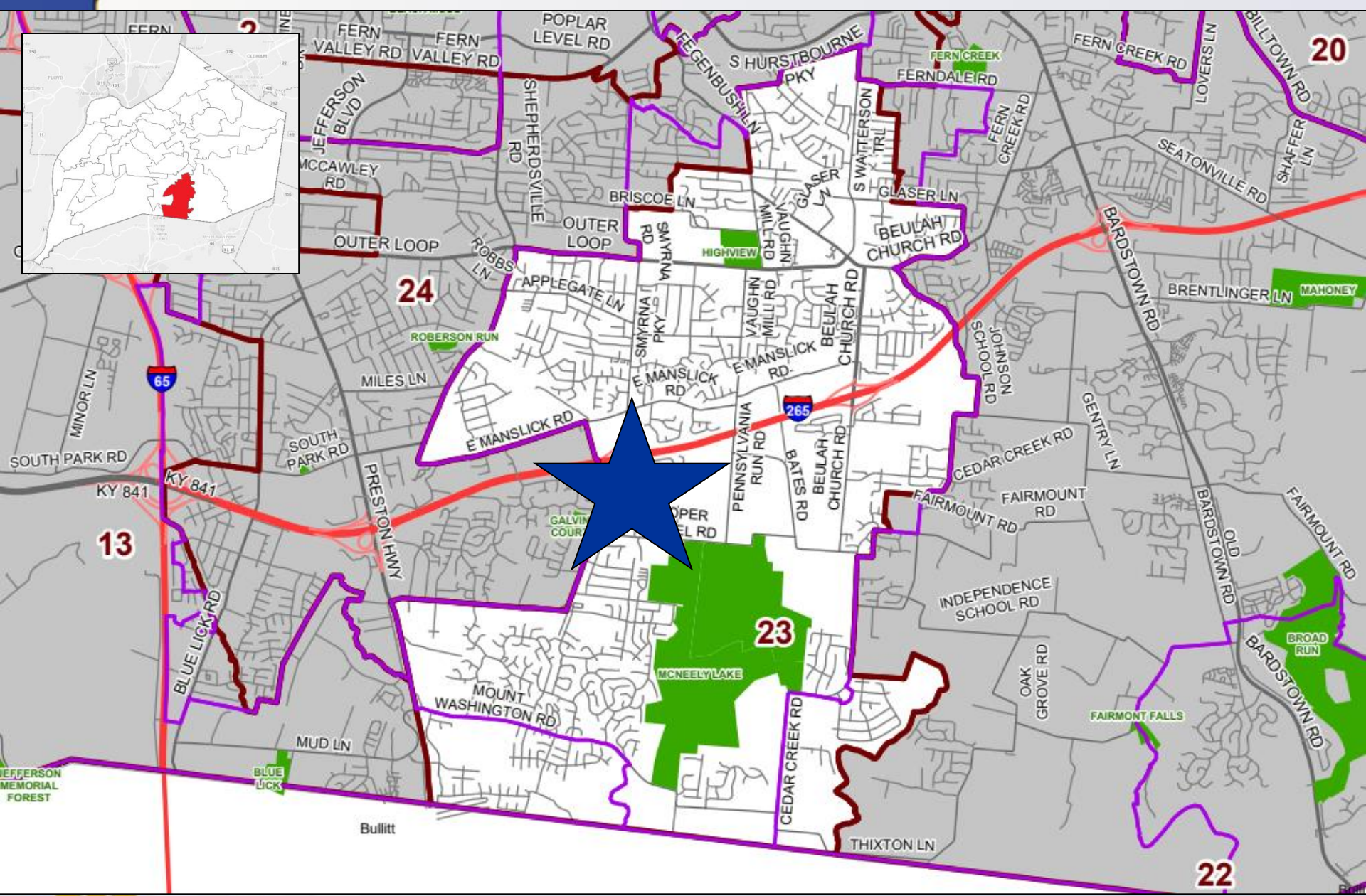
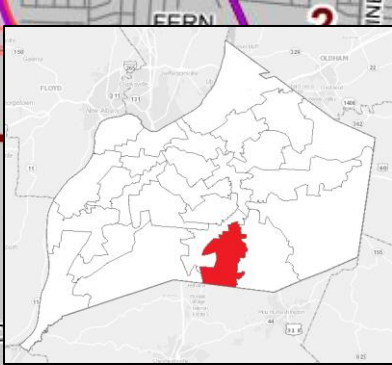


20-ZONE-0121 SMYRNA PARKWAY APARTMENTS



Planning & Zoning Committee
December 7, 2021

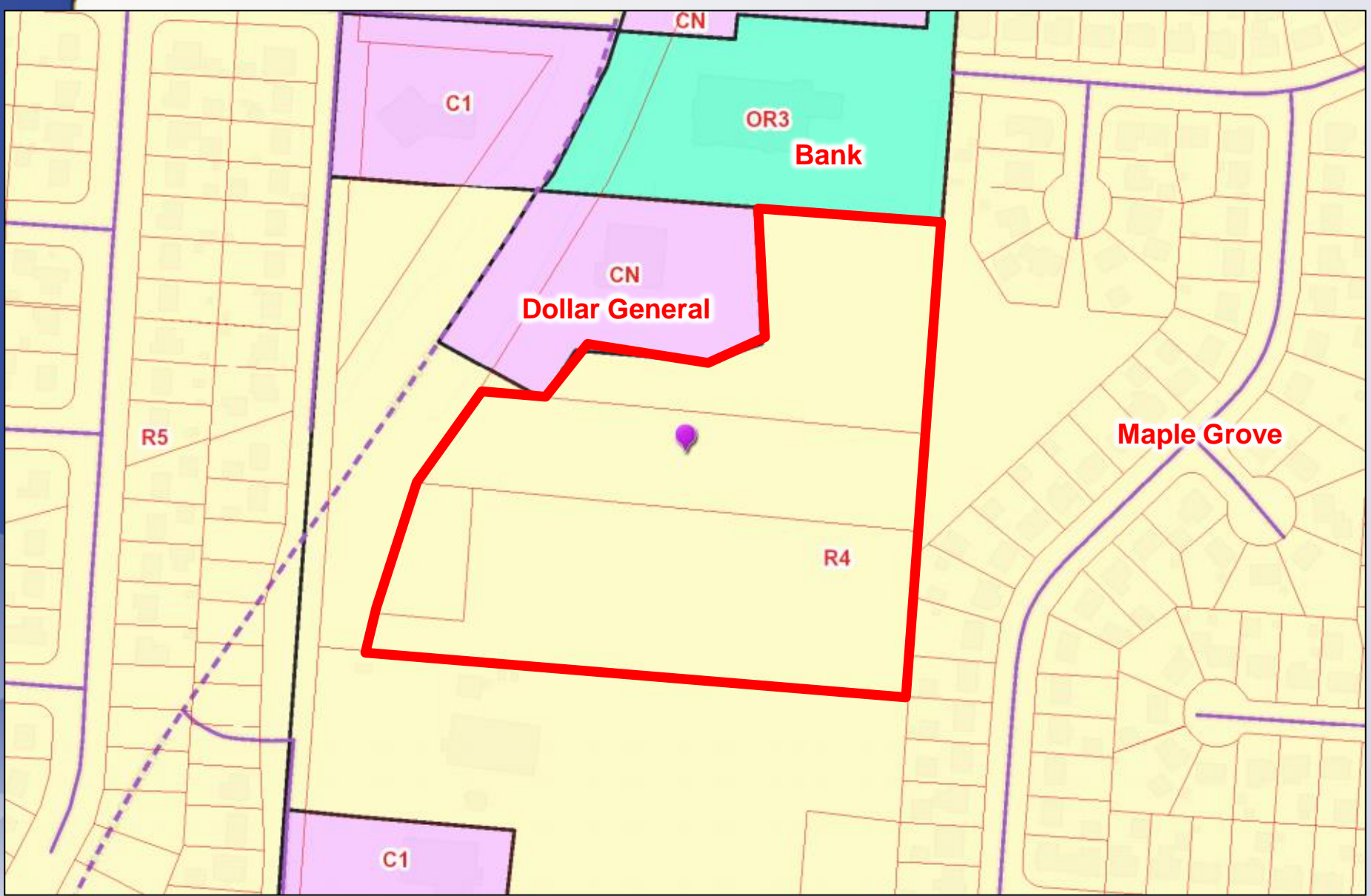


Louisville METRO

**9301-9309 Smyrna Parkway, Parcels
066202630000 and 066202760000
District 23 - James Peden**

20-ZONE-0121





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

- Case came before the Planning & Zoning Committee on April 27, 2021
- Case was sent back to the Planning Commission so the applicant could correct tree preservation information
- Planning Commission reviewed the plan on October 7, 2021

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
- New layout proposes to preserve 20 percent of the existing tree canopy

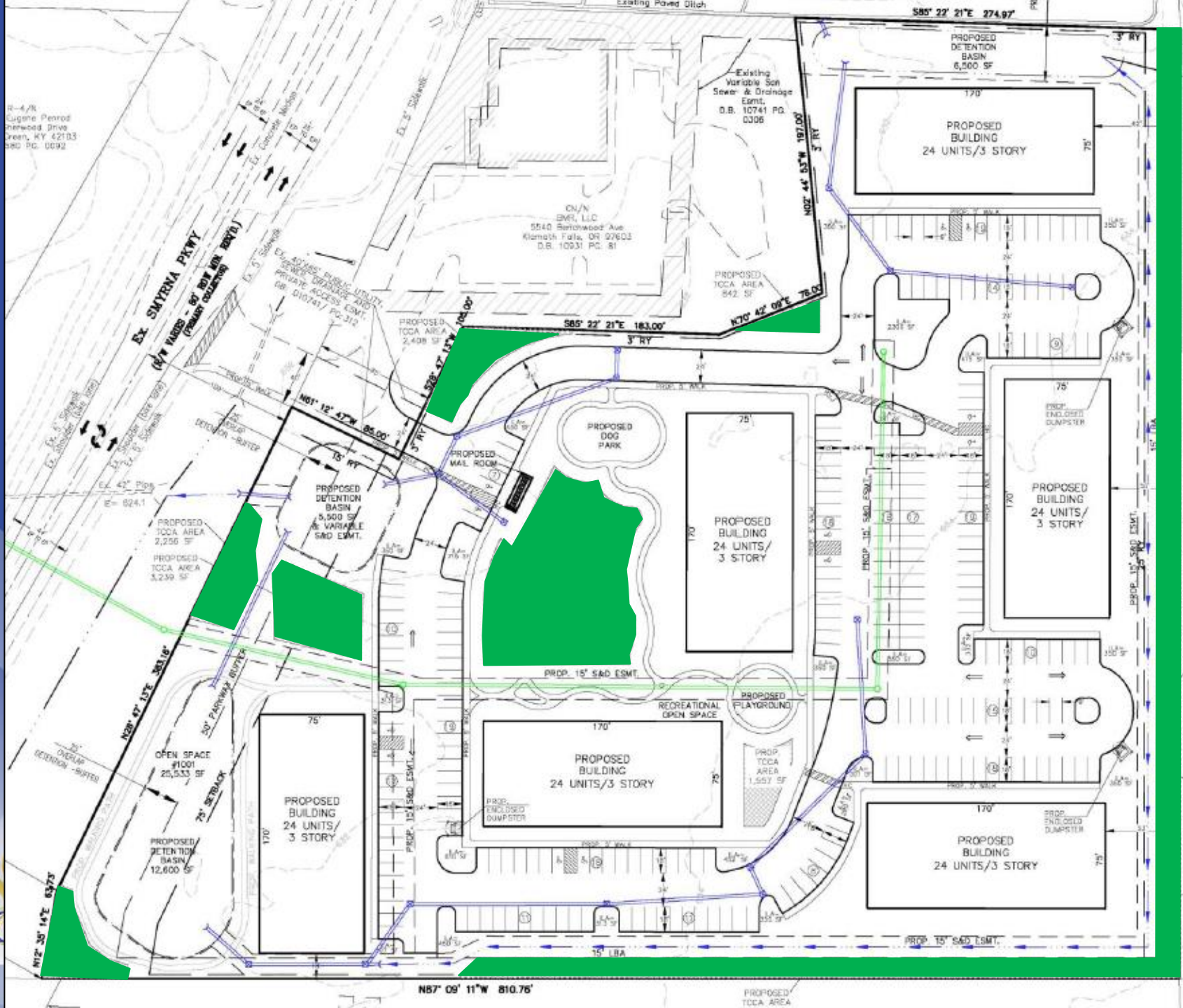
Site Photos



View into Site from Smyrna Parkway



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



S-4/N
Robert Eugene Perrod
1724 Sherwood Drive
Beverly Green, NY 42133
D.S. 8060 PG. 0392

O/L/N
Berk, LLC
5542 Derchwood Ave
Kamach Falls, OH 47603
D.S. 10631 PG. 81

PROPOSED
DETENTION
BASIN
6,432 SF

PROPOSED BLDG #5
24 UNITS/
3 STORY
FOOTPRINT
9,000 SF

PROPOSED BLDG #6
24 UNITS/
3 STORY
FOOTPRINT
10,140 SF

PROPOSED BLDG #4
24 UNITS/
3 STORY
FOOTPRINT
10,140 SF

PROPOSED BLDG #2
24 UNITS/
3 STORY
FOOTPRINT
10,140 SF

PROPOSED BLDG #1
24 UNITS/
3 STORY
FOOTPRINT
9,000 SF

PROPOSED BLDG #3
24 UNITS/
3 STORY
FOOTPRINT
10,140 SF

EX. SMYRNA PKWY
(47' WIDE - 30' ASH DIV. 10' SIDEWALK)
(HUMAN CHANGING ROOMS)

OPEN SPACE (#1001)
40,700 SF

OPEN SPACE (#1002)
28,800 SF

PROPOSED PLAYGROUND

Existing Variable Size
Sewer & Drainage
Emit.
D.S. 10741 PG. 0306

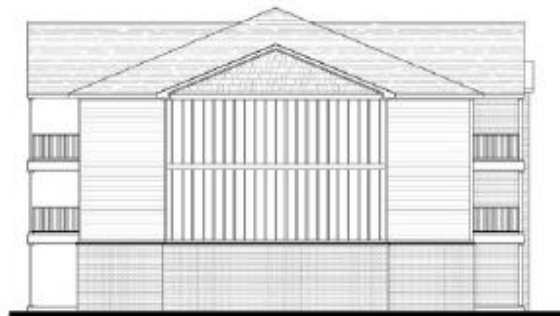
PROPOSED DETENTION
BASIN
9,300 SF

PROPOSED DETENTION
BASIN
6,432 SF

502' 54" 50'W 875.84'

N87° 05' 11"W 810.76'

S-4/N
871, INC.
8435 Smyrna Pkwy
Lynchburg, VA 24502



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 2/25/21 & 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.
- Planning Commission hearing on revised plan held on 10/7/2021
 - No one spoke in opposition
 - Motion to approve the revised plan passed by a vote of 10-0.