

19VARIANCE1045

McDeane Rd Apartments



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Lacey Gabbard, AICP, Planner I
June 17, 2019**

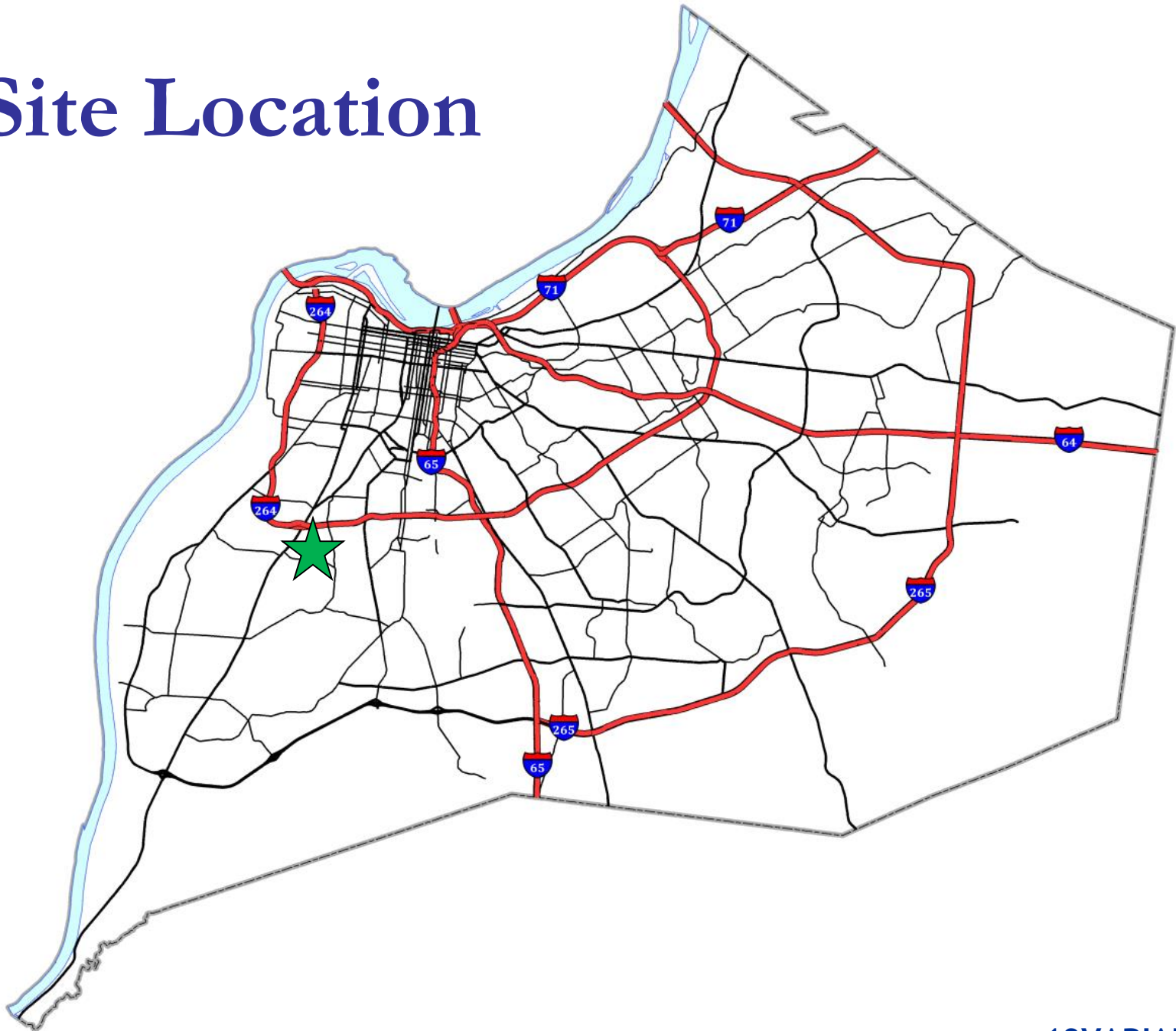
Request

- **Variance:** from Land Development Code section 4.8.5 to allow a proposed drive lane and a portion of Building 5 to encroach into the 25 foot Wetland Buffer

Case Summary / Background

- The subject property is located east of Dixie Hwy, on the east side of the Illinois Central Railroad, at the Terminus of Brick Kiln Lane.
- The subject site is currently undeveloped.
- The applicant proposes to construct 198 apartments and 5 single-family lots on approximately 31 acres in the R-5A zoning district and the Neighborhood form district.

Site Location



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Aerial Photo/Land Use

Subject Property:

- Existing: Multi-Family Residential
- Proposed: Multi-Family Residential

Adjacent Properties:

- North: Single-Family Residential and a small amount of Multi-Family
- South: Single-Family Residential
- East: Multi-Family Residential
- West: Single-Family Residential



5618 McDEANE ROAD
feet

800
Map Created: 6/6/2019



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19 SUB
19 DEV

Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- APPROVE/DENY the Variance from Land Development Code section 4.8.5 to allow a proposed drive lane and a portion of Building 5 to encroach into the 25 foot Wetland Buffer