

Case No. 13ZONE1002
Jefferson Blvd Apartments



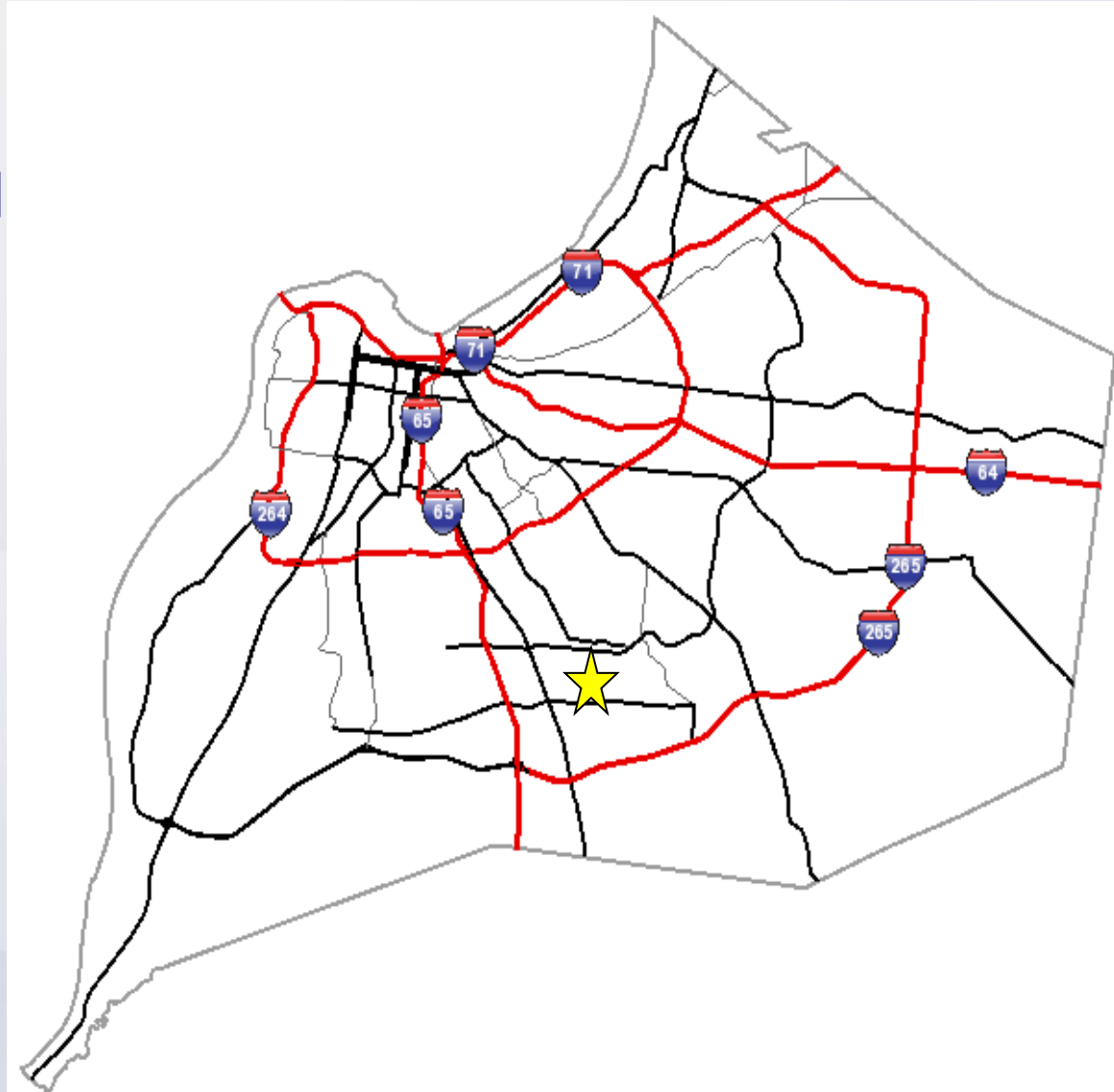
Planning/Zoning, Land Design & Development
February 18, 2014

Case Summary / Background

- Change in zoning from EZ-1, R-7 and R-4 to R-6
 - Proposed Multi-Family Residential Development
 - R-6 allows 17.42 dwellings per acre

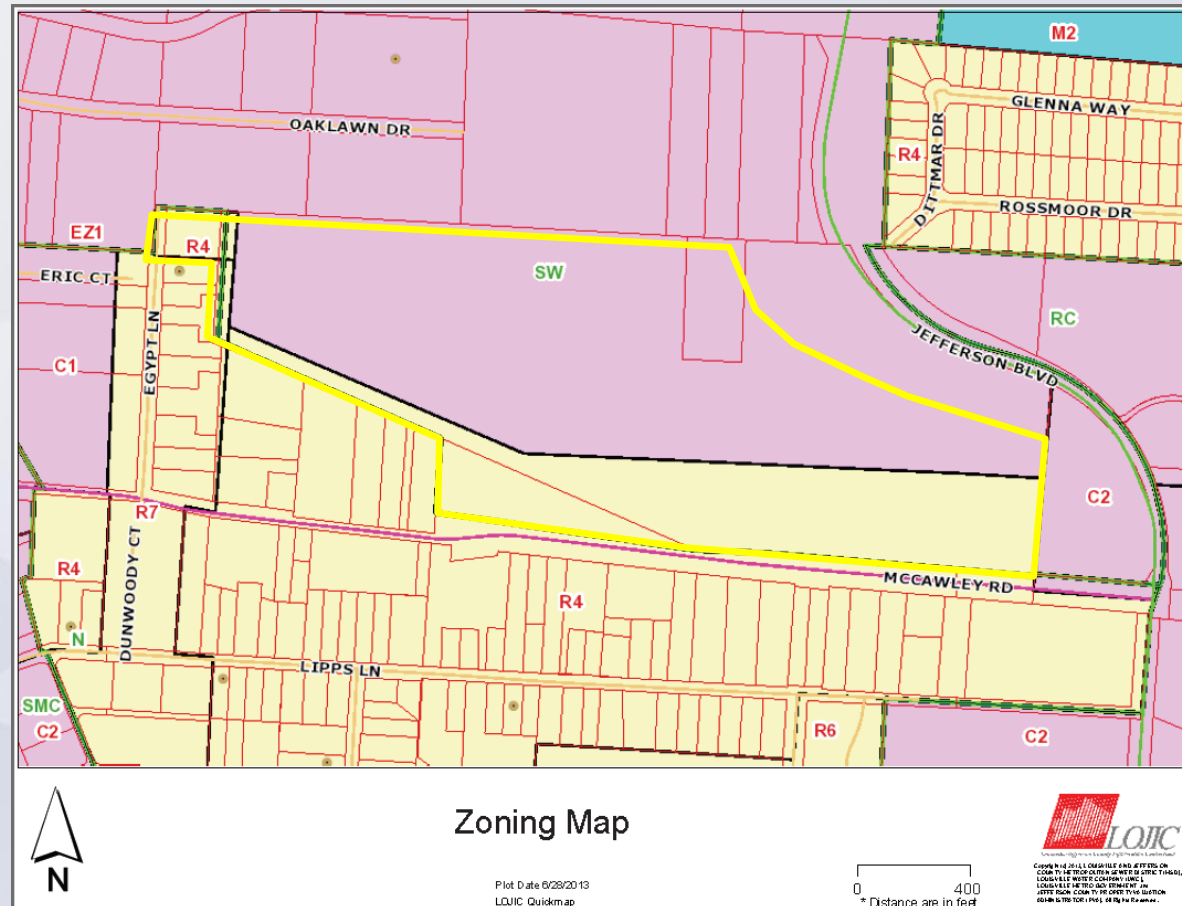
Location

- Jefferson Blvd and McCawley Rd
- Council District 24 - Madonna Flood



Zoning/Form Districts

- Subject Property:
 - Existing: EZ-1, R-7, R-4
 - Proposed: R-6
- Adjacent Properties:
 - North: EZ-1, SW
 - South: R-4, N
 - East: EZ-1, C-2, SW
 - West: EZ-1, R-7, N



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant
 - Proposed: Multi-Family Res
- Adjacent Properties:
 - North: Vacant, Warehouse
 - South: Residential
 - East: Vacant
 - West: Warehouse



Looking E on McCawley from SW corner



Looking E on McCawley from SE corner



APO W of SW Corner on McCawley



Looking S on Jefferson from E corner



Looking S on Jefferson from NE corner



Looking N on Jefferson from NE corner



Applicant's Development Plan

- Proposed Use: Multi-Family Residential/Commercial Out-lots
- Size: 53.77 Acres total, 52.697 Acres for Re-Zoning
- 552 Apartments in 23 buildings, 2 club houses w/ pools
- 27.21 acres of open space, 22.02 acres for wetland mitigation



Applicant's Development Plan



PC Recommendation

- Public Hearing was held on 12/05/2013
- No one spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (6 members voted)