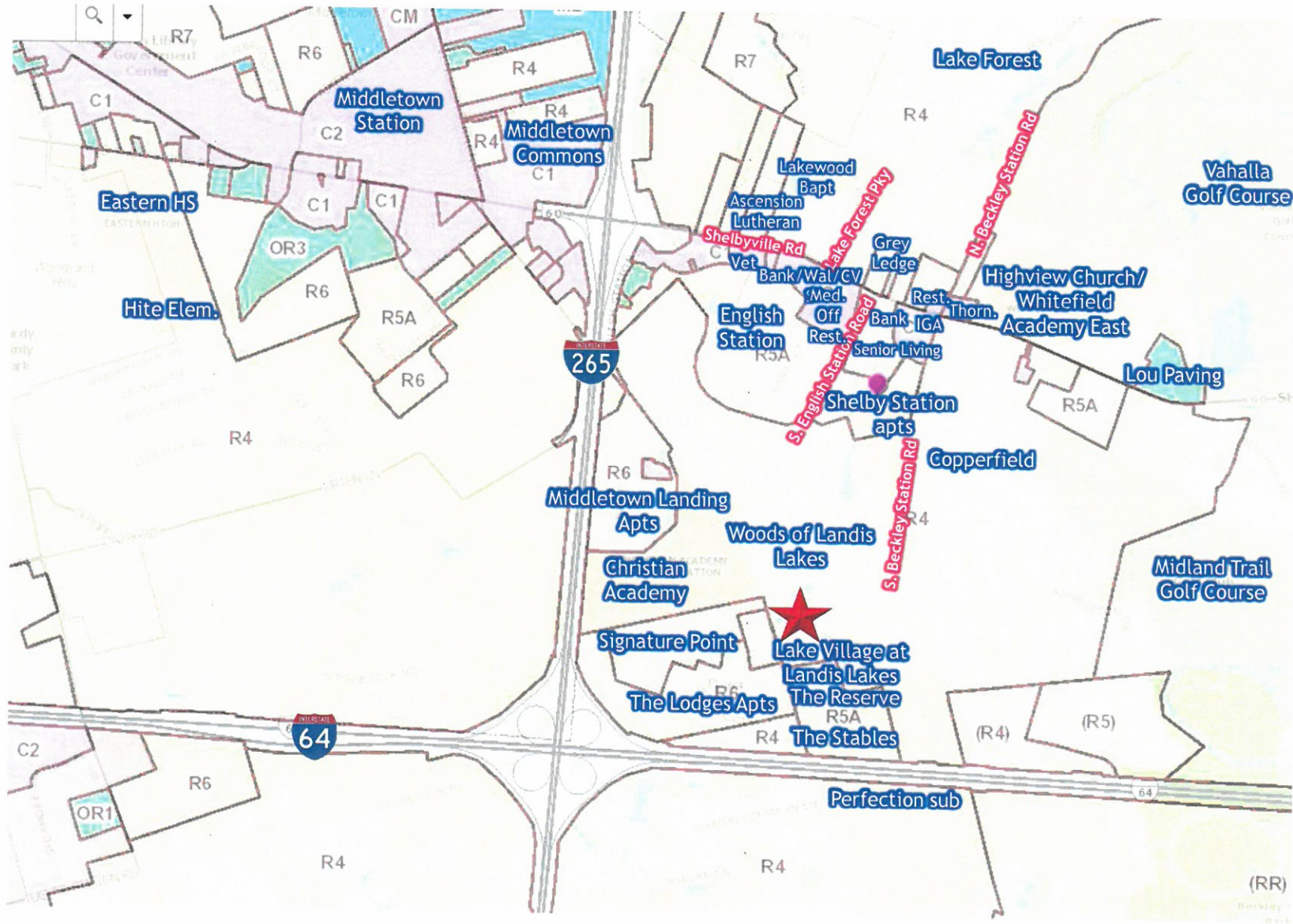


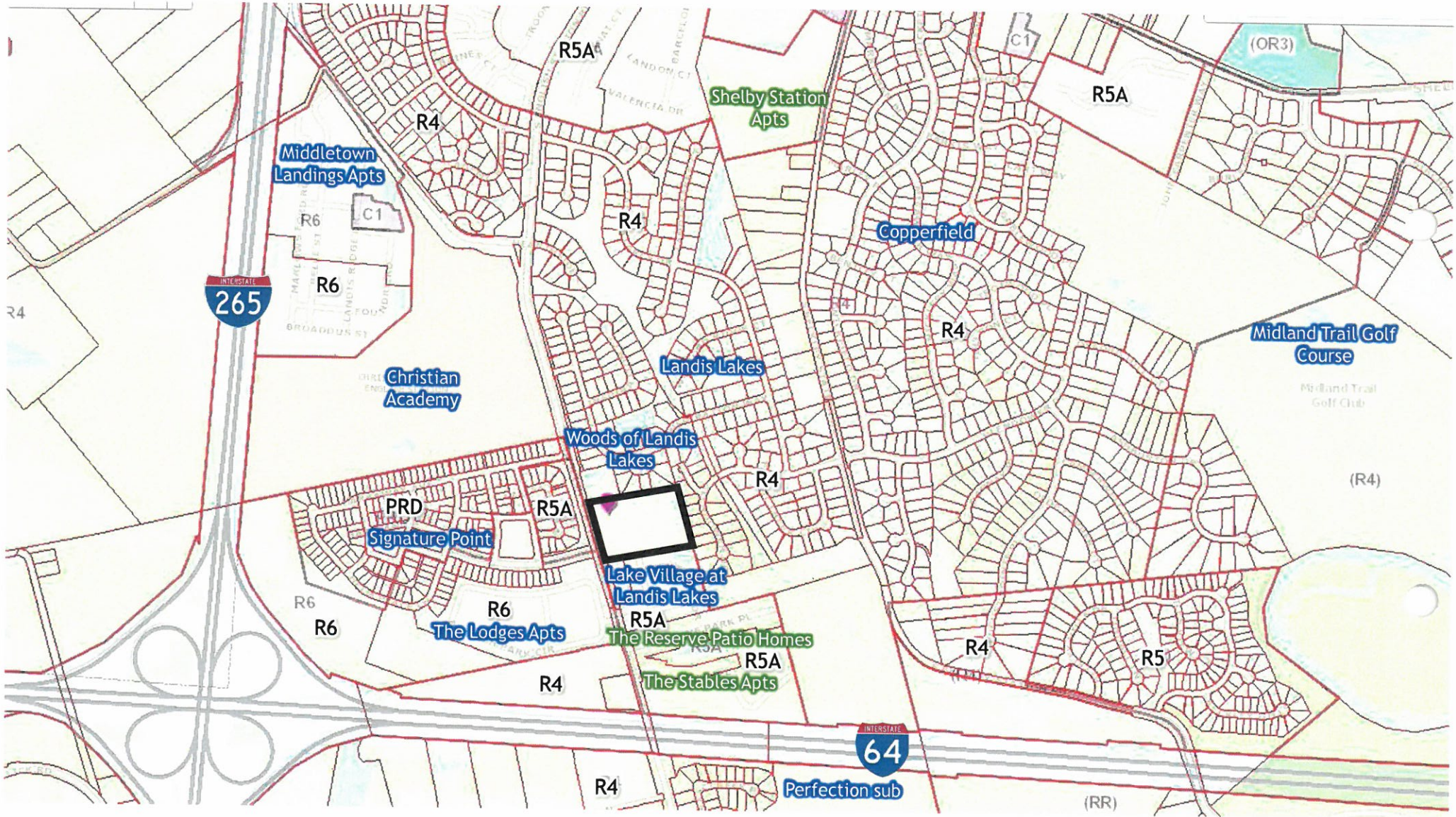
Louisville Metro Planning Commission Public Hearing - July 21, 2022
Louisville Metro Land Development & Transportation Committee - June 23, 2022
Neighborhood Meetings - March 23 and April 12, 2022

Docket No. 22-ZONE-0049

Zone change from R-4 to R-5A to allow an 82-unit apartment community on property located at 805 S. English Station Road

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.







Middletown Landings Apts

INTERSTATE 265

Christian Academy

Landis Lakes

Woods of Landis Lakes

Signature Point

Lake Village at Landis Lakes

The Lodge Apts

The Reserve Patio Homes

The Stables Apts

Shelby Station Apts

Copperfield

Midland Trail Golf Course

INTERSTATE 64

Perfection sub



View of S. English Station Road looking north. Site is to the right.



View of S. English Station Road looking south. Site is to the left.



View of site from S. English Station Road



GRACE CT.

GLENDOWER DR.

Landis Lakes

Woods of Landis Lakes

SITE

CRES COVE DR.

Lake Village at Landis Lakes

The Reserve Patio Homes

INSPIRATION WAY

RIDGE POINT DR.

LAKES VILLAGE DR.

S ENGLISH STATION ROAD

Signature Point

HARKAWAY AVE

SIGNATURE POINT DR.

ENGLISH PARK CIR.

The Lodges on English Station

Lake





GRACE CT.

Landis Lakes

GLENOWER DR.

Woods of Landis Lakes

CRESCOV DR.

The Reserve
Patio Homes

Lake Village at
Landis Lakes

INSPIRATION WAY

RIDGE POINT DR.

LAKE VILLAGE DR.

S ENGLISH STATION ROAD

HARKWAY
AVE

Signature Point

SIGNATURE
POINT DR.

ENGLISH PARK CIR.

The Lodges on
English Station

#20-ZONE-0056

1007 S. English Station Rd

Development plan shown at the 10/22/20 LD&T



Development plan shown at 12/17/20 Public Hearing



Metro Council added Binding Element that there be "No Connection to the Condominium Development to the north"

ORDINANCE NO. 039, SERIES 2021

AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 999 & 1007 S. ENGLISH STATION ROAD CONTAINING APPROXIMATELY 21.8 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0056), (AS AMENDED)

SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 20ZONE0056, and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 20ZONE0056 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with an amended and an additional binding element.

NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: That the zoning of the properties located at 999 & 1007 S. English Station Road containing approximately 21.8 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 20ZONE0056, is hereby changed from R-4 Residential Single Family to R-5A Residential Multi-Family; provided, however, said properties shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 20ZONE0056, with the following amended and additional binding elements:

8. The roadway connections on the patio home Tract 1 to the ~~north and east~~ shall remain open and available to thru traffic.

1

No connection to the condominium development to the north shall be made, with the developer filing an amended detailed district development plan showing the connection to the condominium development to the north removed.

10. Any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

SECTION II: This Ordinance shall take effect upon its passage and approval.

No connection to the condominium development to the north shall be made, with the developer filing an amended detailed district development plan showing the connection to the condominium development to the north removed.


Greg Fischer
Mayor

3/11/21
Approved Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

LOUISVILLE METRO COUNCIL
READ AND PASSED
March 11, 2021

By: 
O:\017-21 20ZONE0056 Approval (As Amended).docx (TF)

2

#20-ZONE-0056

1007 S. English Station Rd

Development plan shown at 12/17/20 Public Hearing



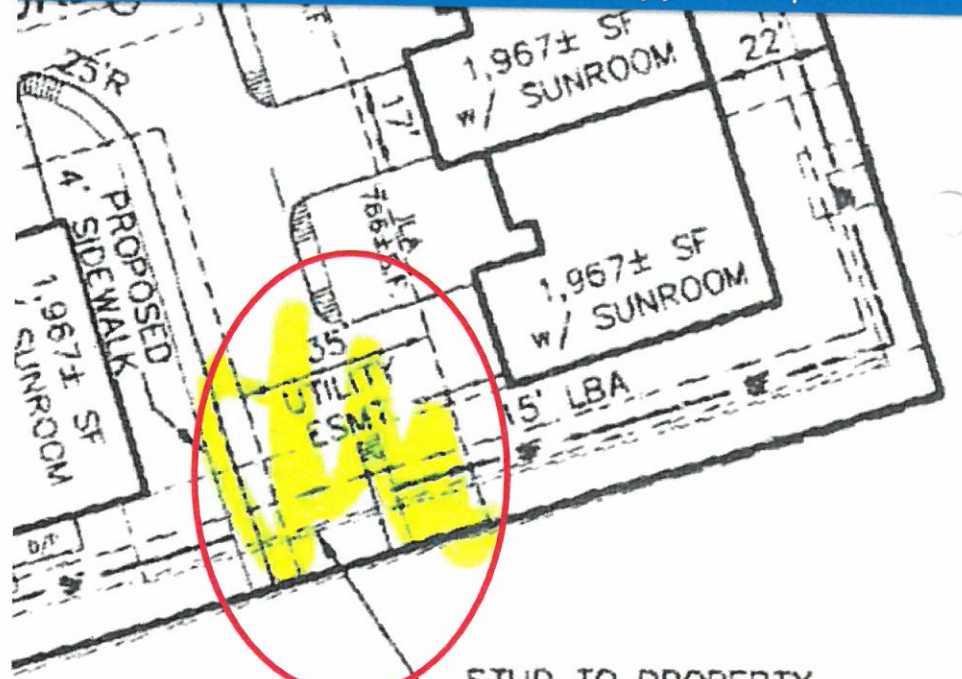
Development plan approved on 3/18/21



Stub built to property line



Lake Village at Landis Lakes approved plan

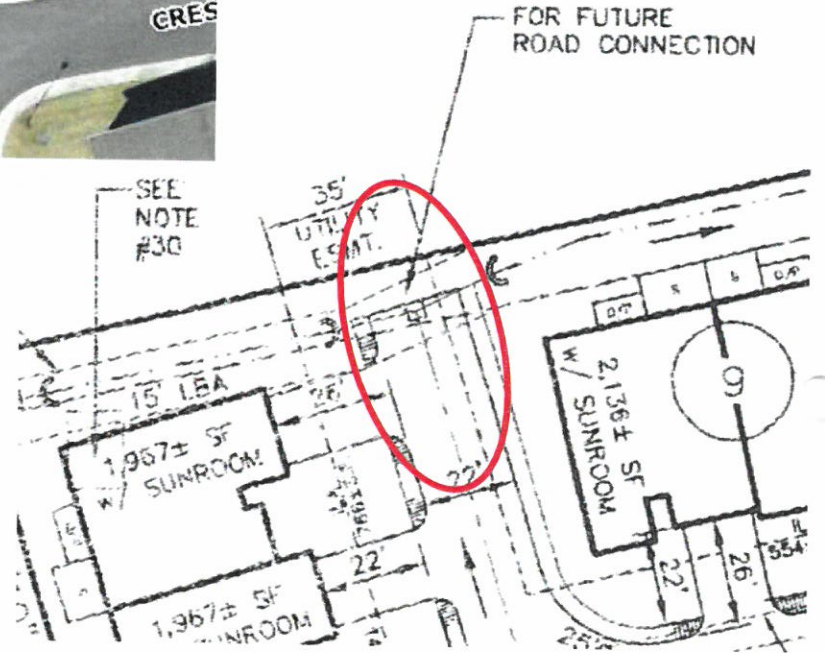
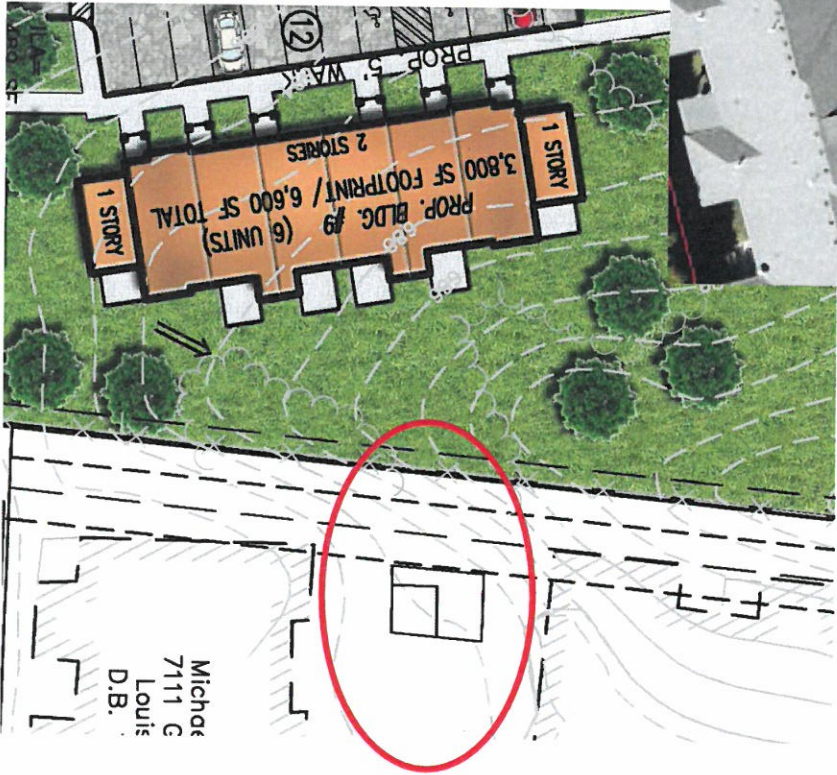


STUD TO PROPERTY LINE FOR FUTURE ROAD CONNECTION



Approved plan for #20-ZONE-0056
1007 S. English Station Rd

Stub not built to property line





One example of front facing buildings on S. English Station Road

Majority of new developments are rear facing with enhanced landscaping



Homes at Signature Point



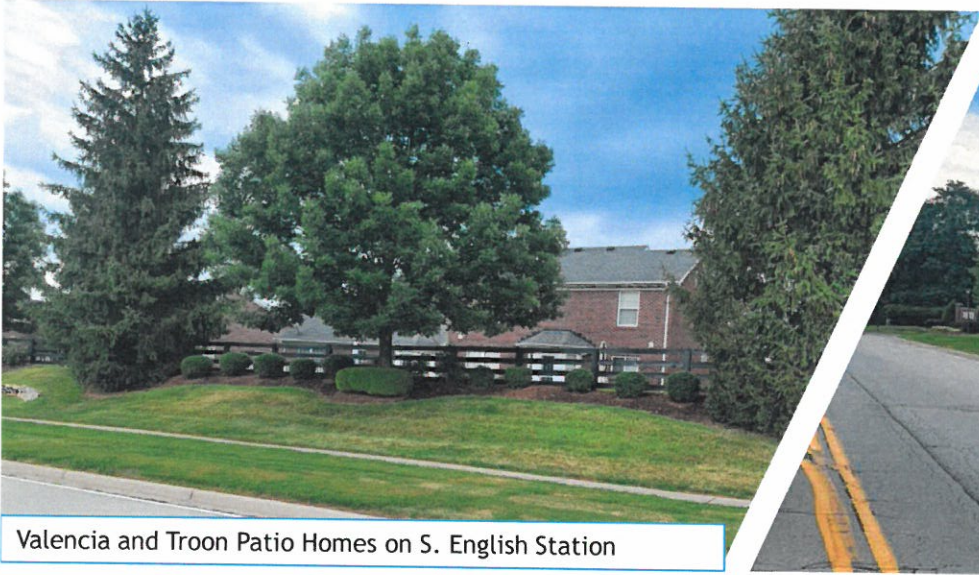
Houses on S. English Station



Elite home under construction



Elite home under construction



Valencia and Troon Patio Homes on S. English Station



Shopping center on S. English Station

Proposal for enhanced landscaping mitigation



Clubhouse design



Clubhouse design



Apartment front



Apartment front



Apartment side



Apartment front



Apartment rear



Apartment front



Apartment rear

