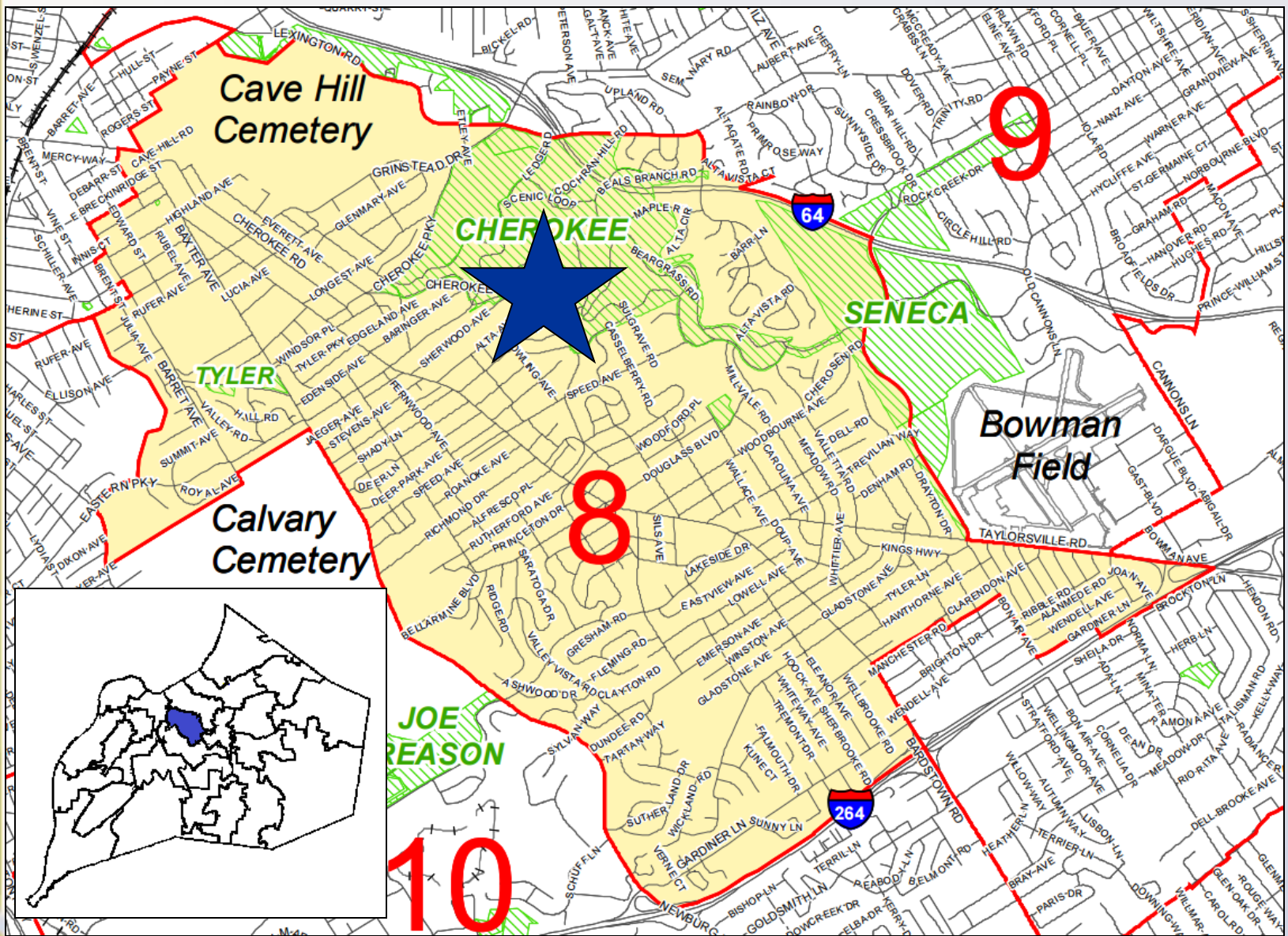


17ZONE1031 CHEROKEE SPRINGS



**Planning, Zoning & Annexation Committee
June 5, 2018**



1576 Cherokee Road
 District 8 - Brandon Coan

17ZONE1031





Request(s)

- Change-in-Zoning from R-7 Multi-Family Residential to R-8A Multi-Family Residential
- Waiver of Land Development Code (LDC), section 5.8.1 to waive the required sidewalk along Cherokee Road
- Variance from LDC, section 5.1.12.A.2.d to exceed the infill established height range having a maximum height of 44' and be 76' in height or 6-stories, a variance of 32'
- Variance from LDC, section 5.4.1.D.2 to reduce the private yard area from 30% to 6%
- Detailed District Development Plan

Case Summary

- R-7 to R-8A
- Opposite Cherokee Park in the Bonnycastle neighborhood
- Two-story multi-family structure to be razed
- 12 units between six-stories containing a total of 40,250 square feet
- Thirty parking spaces
- Zoning request is being made to accommodate proposed floor area ratio (1.9)

Bonnycastle Neighborhood Plan

- Goals:
 - Limit or restrict the conversion of single-family properties to multi-family use.
 - Maintain the character of the residential and commercial aspects of the neighborhood as well as their balance and interdependence
 - Take advantage of form districts and preserve diversity
 - Maintain public safety (actual and perceived)
 - Ensure streets and thoroughfares reinforce cohesiveness, while facilitating movement of pedestrians and vehicles and providing adequate on-street parking.
- Cherokee Road noted as “one of a kind” asset
 - “The balance of single family and multi-family uses currently in the Corridor should be maintained.” The strategy primarily addresses the conversion of single-family homes to multi-family homes
 - Preserve the visual integrity of the Corridor as seen from the street and in relationship to the structures adjoining the property
- A parking ratio of 2.5 spaces per dwelling unit is recommended





Louisville

17ZONE1031

2336 Alta Ave
Louisville, KY 40205
B. 10326 PG. 0993

R-5/TN
William A Barth
1572 Cherokee Rd
Louisville, KY 40205
D.B. W00589 PG. 0639



Renderings



FRONT ELEVATION
1" = 1'-0"

2 REAR ELEVATION

Public Meetings

- Neighborhood Meeting on 8/17/2017
 - Conducted by the applicant, 15 people attended the meeting
- LD&T meeting on 1/11/2018
- Planning Commission public hearing on 4/19/2018
 - 15 people spoke in opposition.
 - The Commission recommended denial of the change in zoning from R-7 to R-8A with a vote of 4-3 (three members were not present).