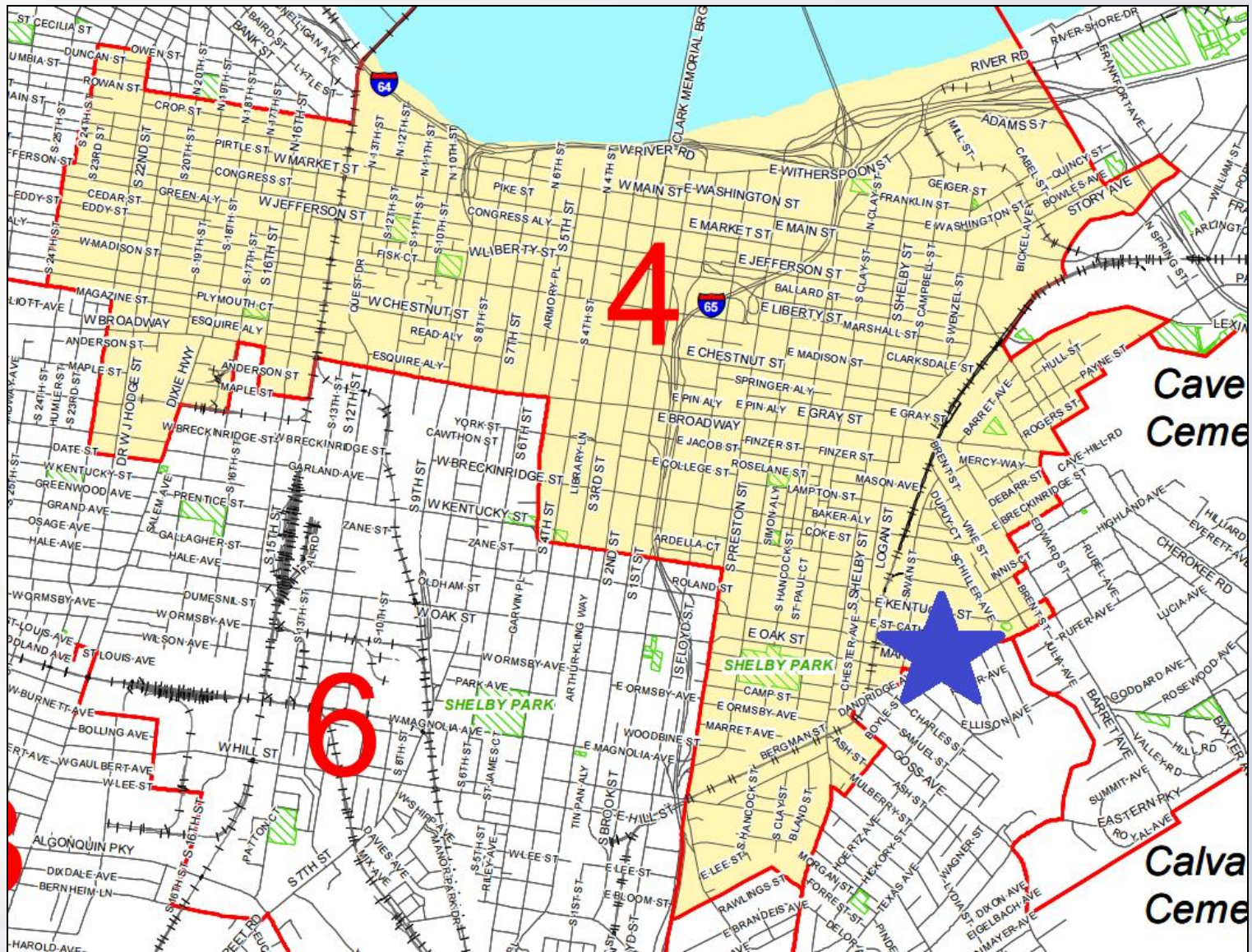


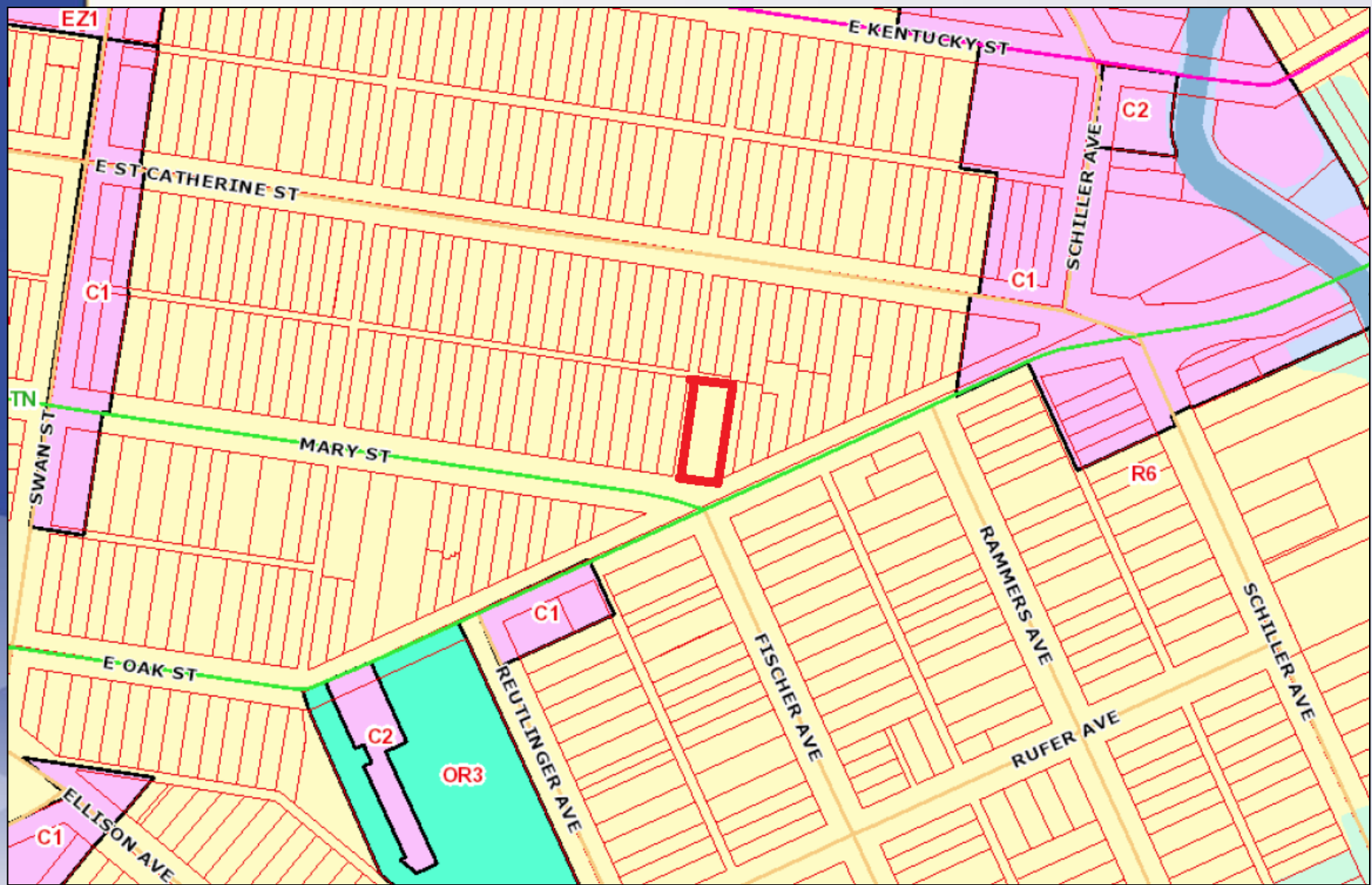
**16ZONE1084**

**1073 Mary Street Condos**



**Planning/Zoning, Land Design & Development**  
**August 15, 2017**





**Subject Property:**  
Existing: R-6/TN  
Proposed: R-7/TN



**Subject Property:**

Existing: Single Family

Proposed: Multi-Family Residential

16ZONE1084

# Requests

- Change in zoning from R-6 to R-7 on 0.17 acres (7,405 sf)
- Variance from Land Development Code (LDC), section 5.4.1.D to eliminate the private yard area
- Detailed District Development Plan

# Case Summary

- 5-unit, 2-story, 7,410 square foot multi-family development with individual garage parking and private green space
- Within the urban core of Louisville Metro at the intersection of minor arterial roadways and an alley
- Within walking distance to Bardstown Road
- TARC service available directly abutting site
- Surrounding area is predominantly single-family and developed in a traditional pattern

# Site Photos – Subject Site



# Site Photos - Surrounding

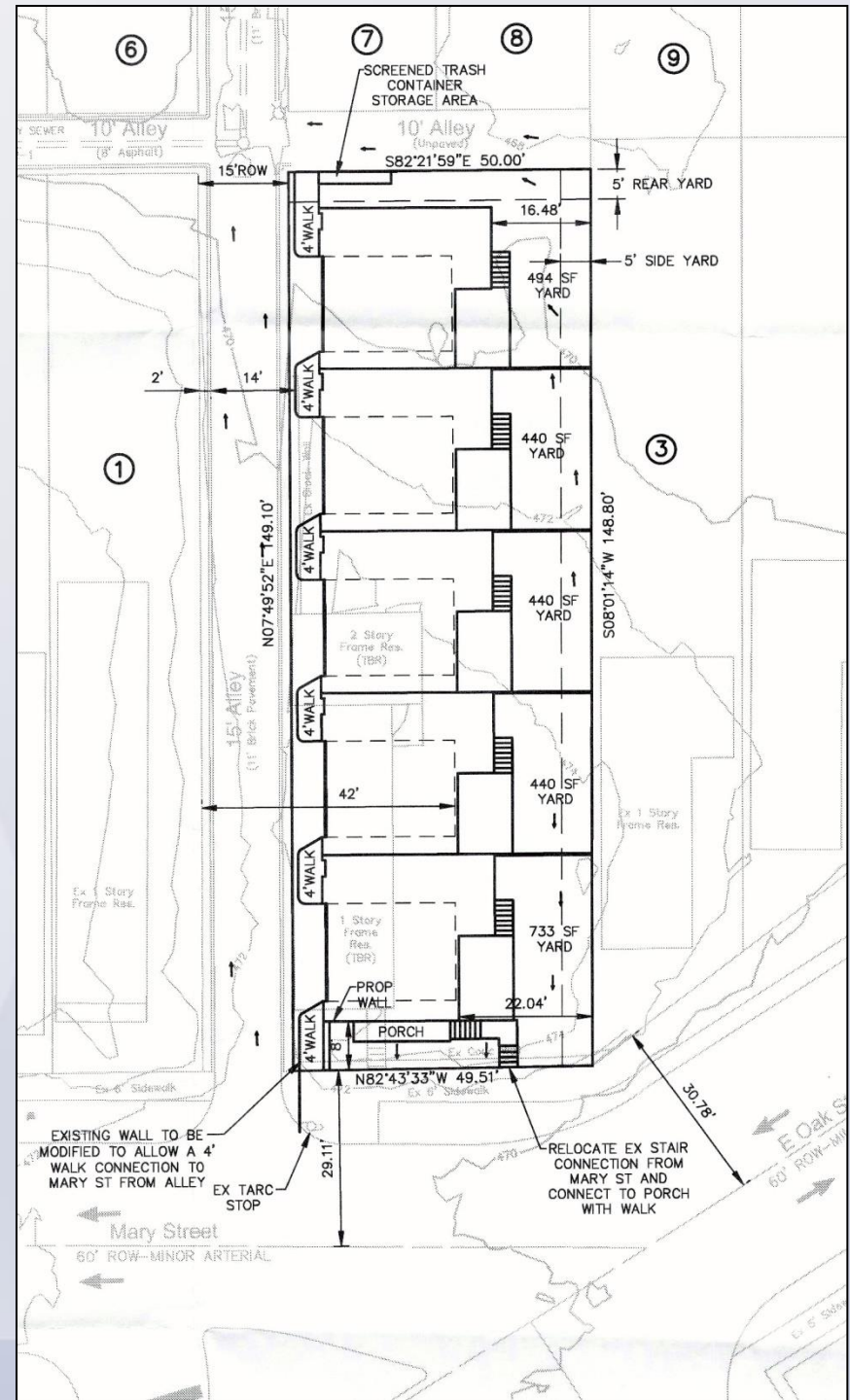
Northwest  
on Mary  
Street



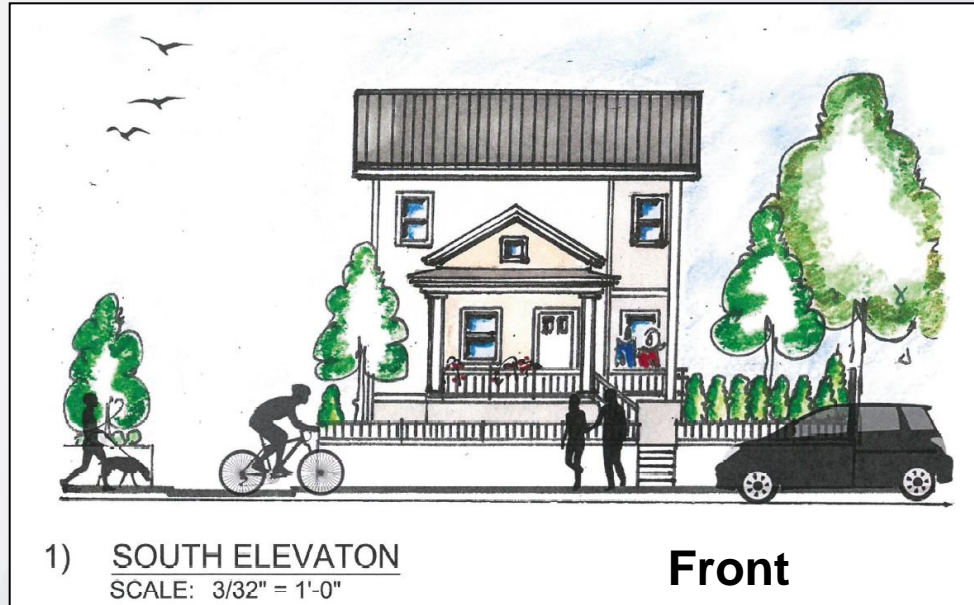
Southeast  
on Mary  
Street



# Development Plan



# Renderings



# Renderings



1) WEST ELEVATION  
SCALE: 3/32" = 1'-0"

**Alley side**



1) EAST ELEVATION  
SCALE: 3/32" = 1'-0"

**Residential side**

# PC Recommendation

- The Planning Commission conducted a public hearing on 7/20/2017
- No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-6 to R-7 by a vote of 5-1 (6 members voted)