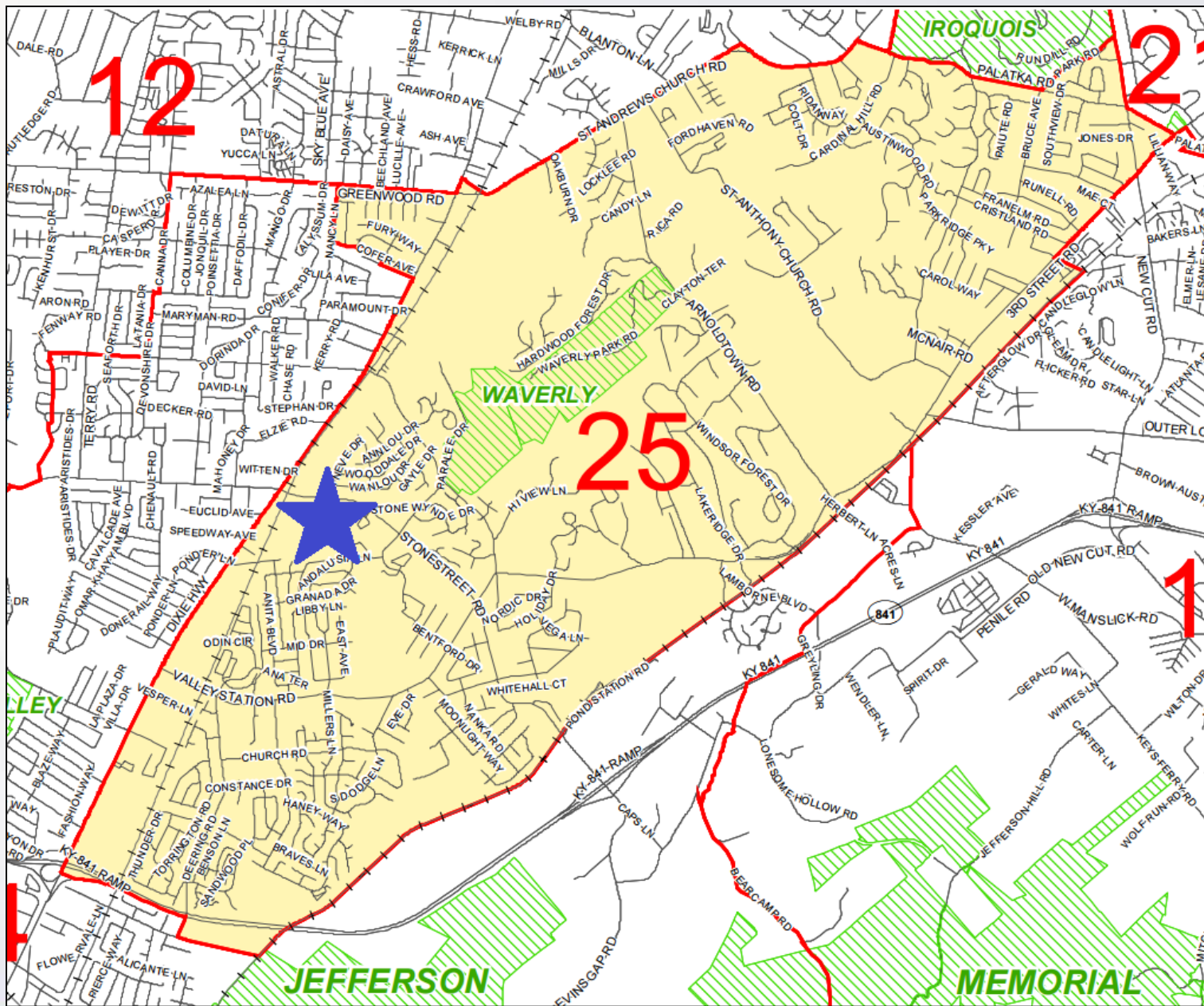


16ZONE1078

Stonestreet Apartments



Planning/Zoning, Land Design & Development
May 2, 2017



Zoning/Form District

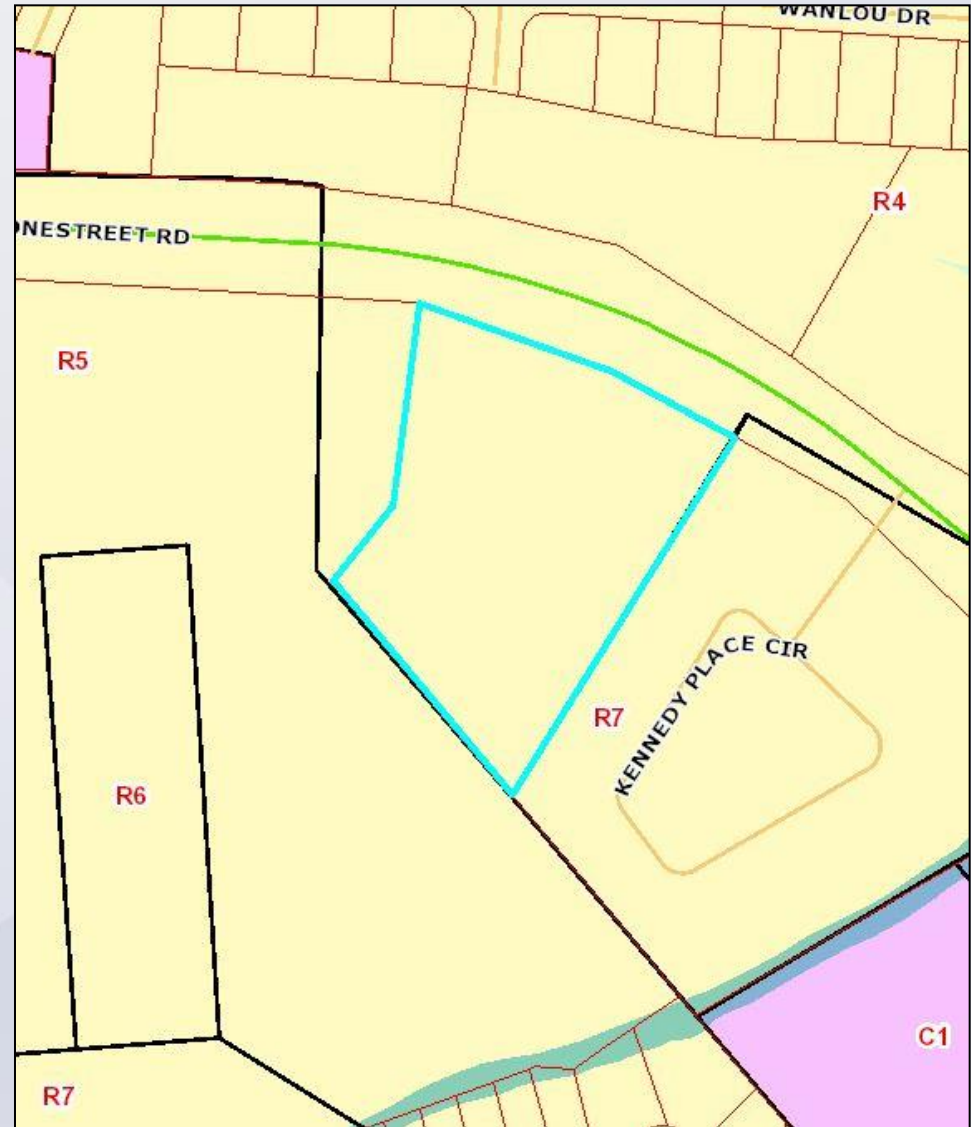
All properties in
Neighborhood form district

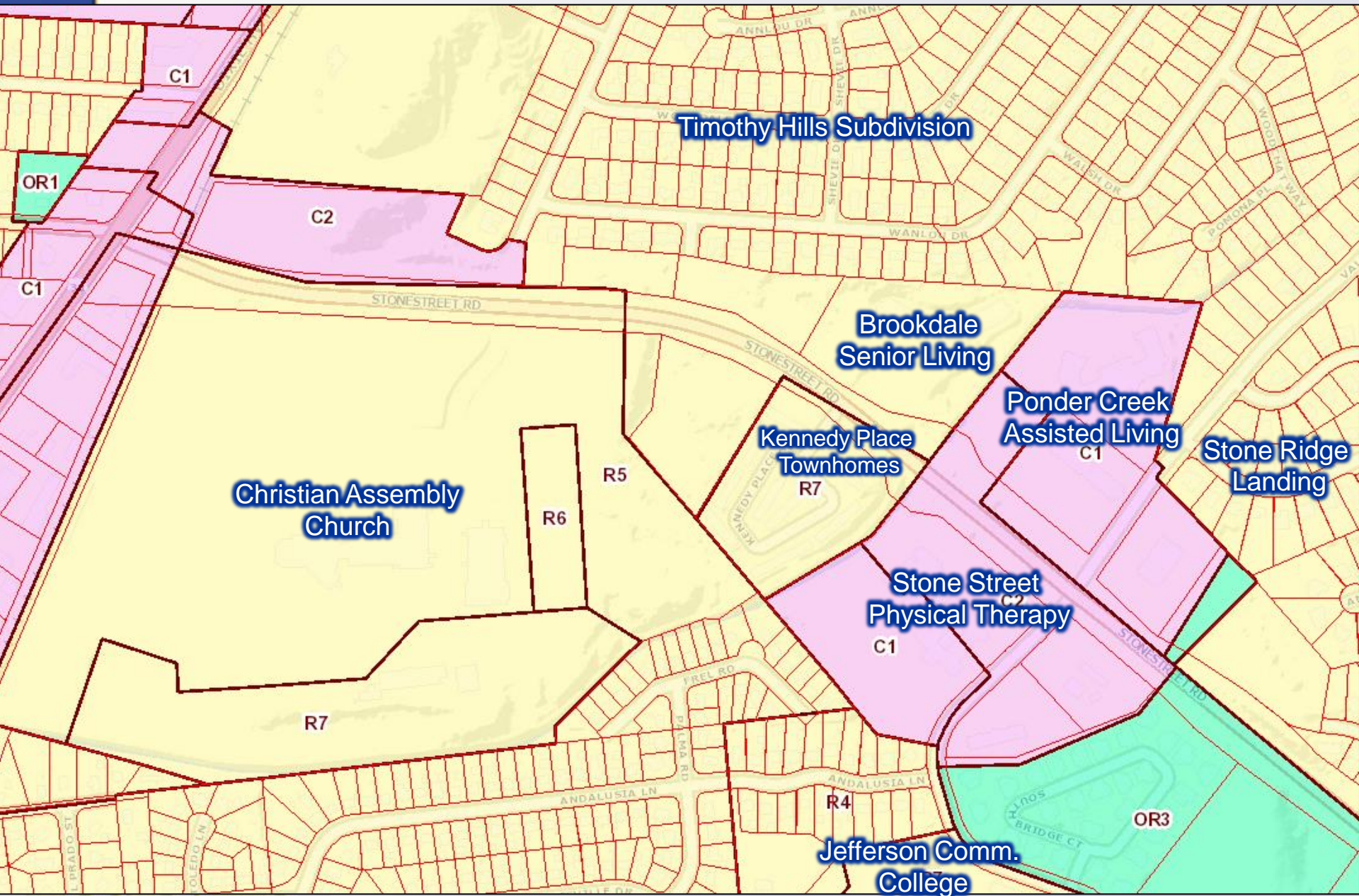
Subject Property:

- Existing: R-4
- Proposed: R-6

Adjacent Properties:

- North: R-4
- South: R-5
- East: R-7
- West: R-5





Timothy Hills Subdivision

Brookdale Senior Living

Kennedy Place Townhomes

Ponder Creek Assisted Living

Stone Ridge Landing

Christian Assembly Church

Stone Street Physical Therapy

Jefferson Comm. College

Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Multi-family residential

Adjacent Properties:

- North: Open space
- South: Institutional
- East: Multi-family residential
- West: Institutional





Requests

- Change in zoning from R-4 Residential Single-Family to R-6 Residential Multi-Family on 3.8 acres
- Detailed District Development Plan

Case Summary / Background

- Zone change will accommodate 50 apartments (12 one-bedroom and 38 three-bedroom)
- Proposed density of 13.1 units per acre (17.42 units/acre permitted in R-6)
- Street access provided via a cross-access agreement through the neighboring multi-family development to avoid the need for an additional curb cut
- Site plan includes 25% open space and meets all buffering and landscaping requirements
- Existing tree canopy will not be preserved; required 30% canopy to be planted
- Adequate parking is provided and a sidewalk will be constructed along the Stonestreet Road frontage

Emmett, SORWICK Lodge LLC
 313 Elliott Ave Ste 500
 Seattle, WA 98121
 D.B. 9305 PG. 0668

1. A Waiver is Metro Land overlap of & Drainage the south

R4/A
 Dorothy Yates & Nelly Ward
 35 Woodmore Ave
 Louisville, KY 40214
 D.B. 8662 PG. 0231

R4/A
 Christian Assembly Church
 9020 Stonestreet Road
 Louisville, KY 40272
 D.B. 7197 PG. 0214

R5/R7/N
 Christian Assembly Church of Louisville
 9020 Stonestreet Road
 Louisville, KY 40272
 D.B. 8902 PG. 0662

R7/N
 Monticello Properties LLC
 553 E Main St
 Bowling Green, KY 42101
 D.B. 10475 PG. 0414
DOCKET #08-007-90



DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.23 = 0.47$
 $A = 3.8 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.47)(3.8)(2.8)/12 = 0.46 \text{ AC.-FT.}$
 REQUIRED $X = 20,084 \text{ CU.FT.}$



PC Recommendation

- The Planning Commission conducted public hearings on 4/6/2017
- 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-4 to R-6 by a vote of 7-0 (7 members voted)