

21-ZONE-0102

Freys Hill Multi-Family



Louisville Metro Planning Commission

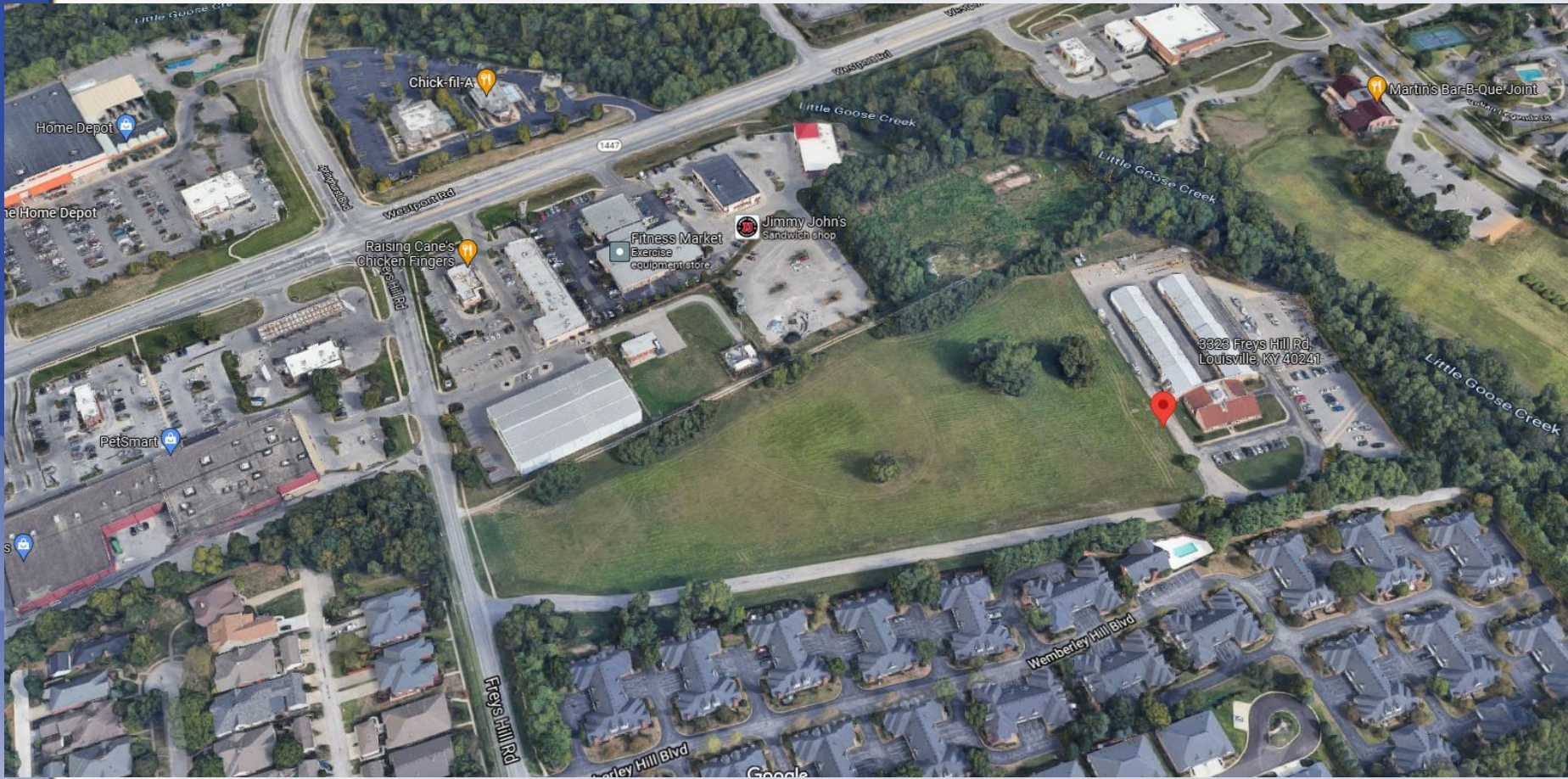
Julia Williams, AICP, Planning Supervisor

April 21, 2022

Request(s)

- Change in zoning from R-4 to R-7 and C-2
- Variance from 5.3.1 to permit a shared access road to encroach into the 3' side yard setback (21-VARIANCE-0142)
- Waivers:
 - Waiver from 10.2.4 to allow an easement to overlap an LBA by more than 50% along the north and east property lines as shown on the development plan (21-WAIVER-0130)
 - Waiver from 10.2.4 to permit a shared access road to encroach into the 25' LBA as shown on the development plan (21-WAIVER-0130)
- Detailed District Development plan with binding elements

Site Context

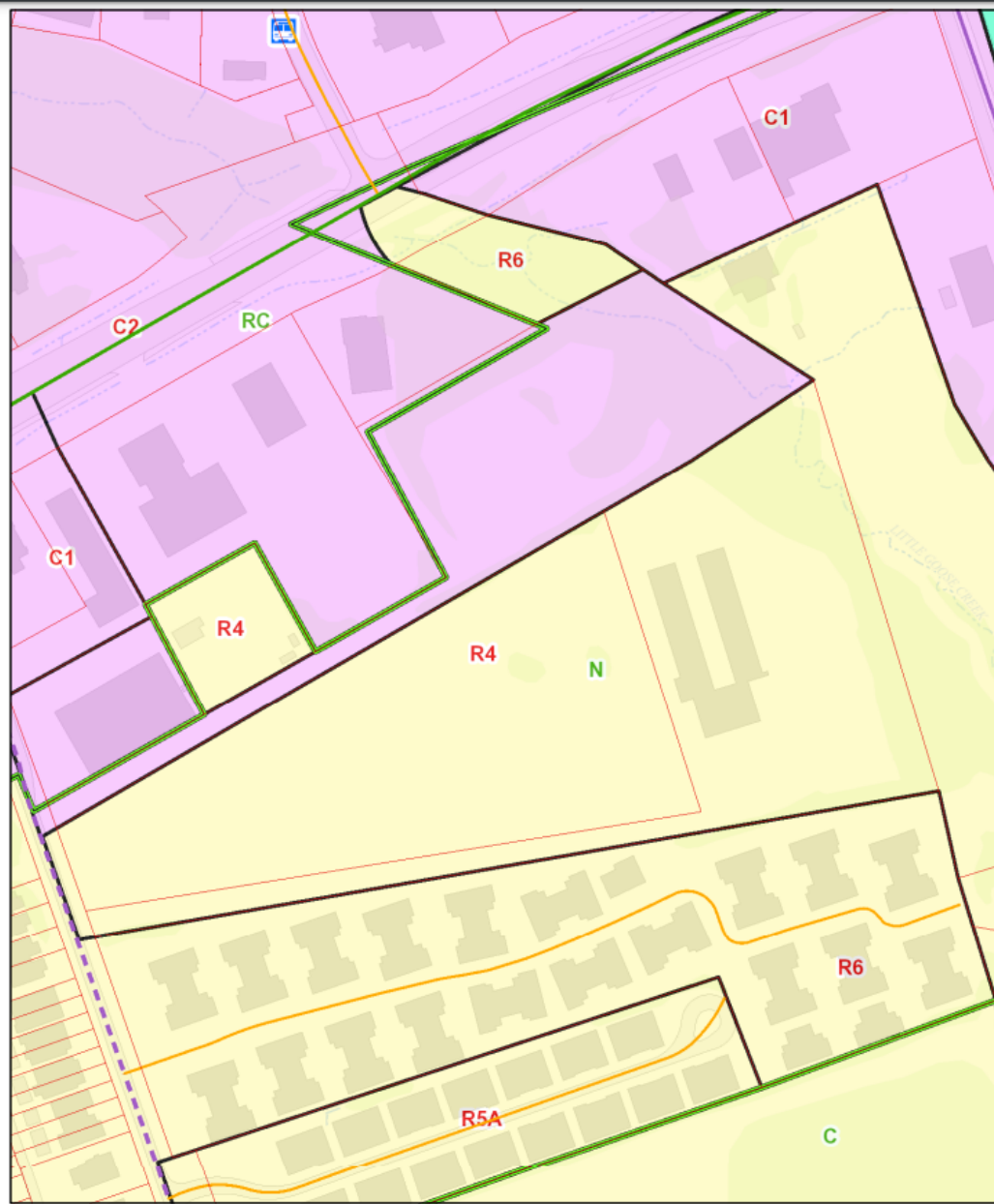


Case Summary

- 312 multi-family units developed in 2 phases
- 13 structures
- 15.22 acres
- Neighborhood Form District
- Density is 20.49 du/ac
- R-7 permits 34.8 du/ac
- C-2 is for the access
- 2 access points along Freys Hill Road
- Existing sidewalk connects the proposal to the nearby Tom Sawyer Park and commercial on

Westport

Zoning/Form Districts



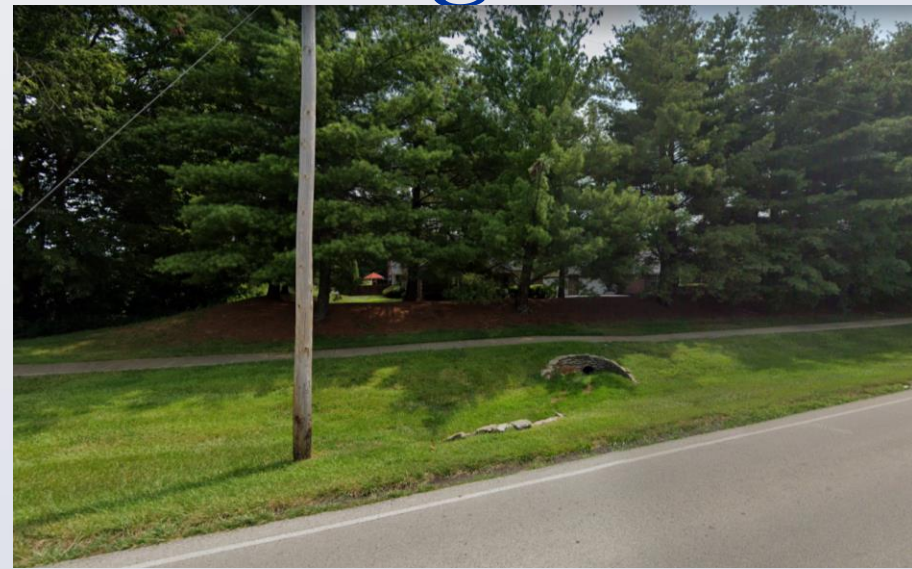
Aerial Photo



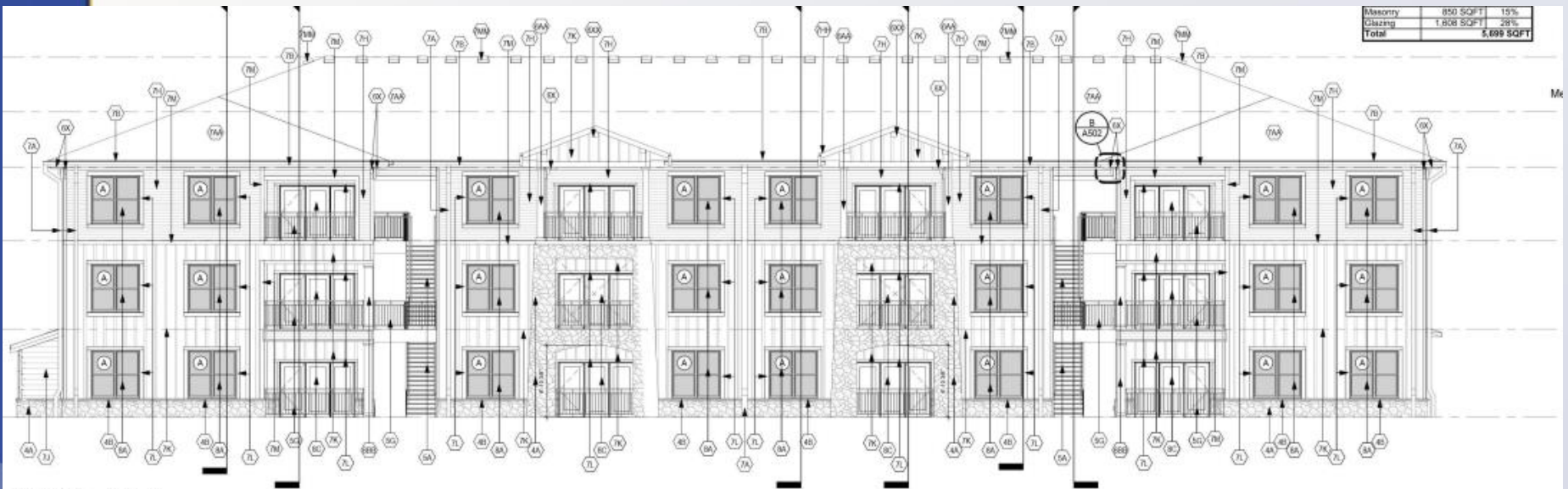
Site Photos-Subject Property



Site Photos-Surrounding Areas

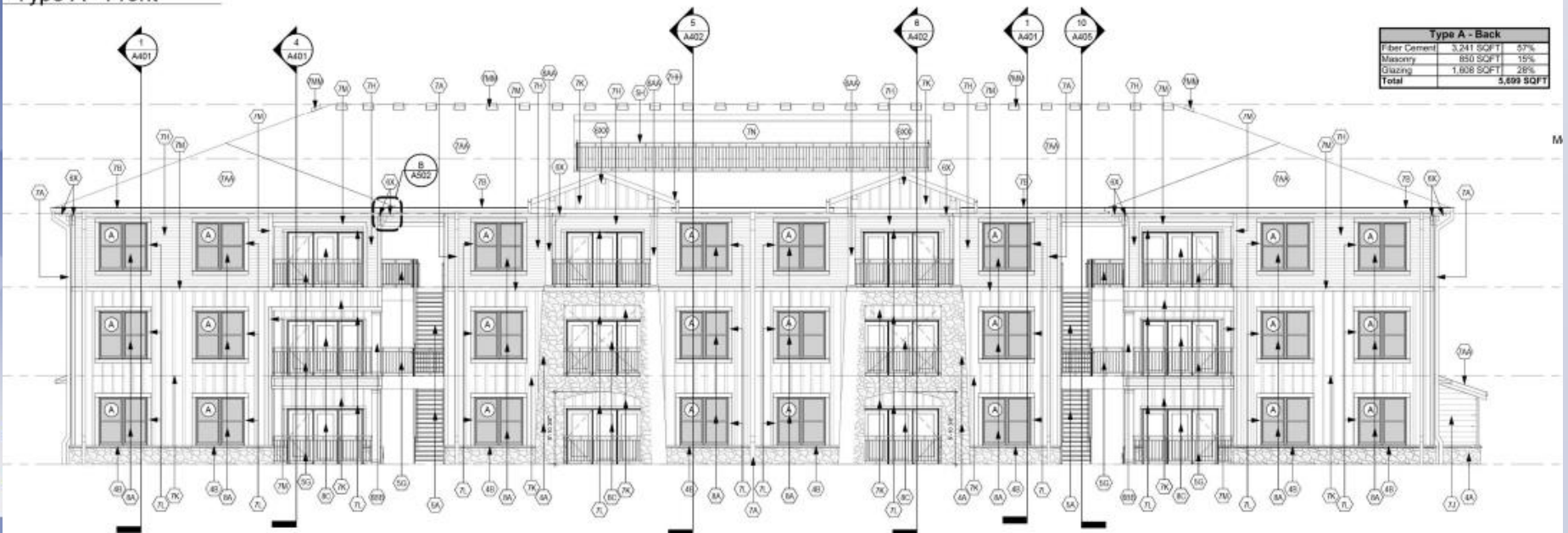


Applicant's Rendering



Masonry	850 SQFT	15%
Glazing	1,808 SQFT	28%
Total	5,699 SQFT	

Type A - Front



Type A - Back		
Fiber Cement	3,241 SQFT	57%
Masonry	850 SQFT	15%
Glazing	1,808 SQFT	28%
Total	5,699 SQFT	

Staff Finding

- Meets the guidelines of the Comprehensive Plan and requirements of the Land Development Code
- Expanding the roadway along the sites frontage to Westport Road
- Transit along Westport Road
- Development is located in an area with other mixed densities
- Different housing choice
- Tom Sawyer park is located nearby
- Site exceeds the required open space

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to R-7 and C-2
- **APPROVE** or **DENY** the **Variance**
- **APPROVE** or **DENY** the **Waivers**
- **APPROVE** or **DENY** the **Detailed District Development Plan**