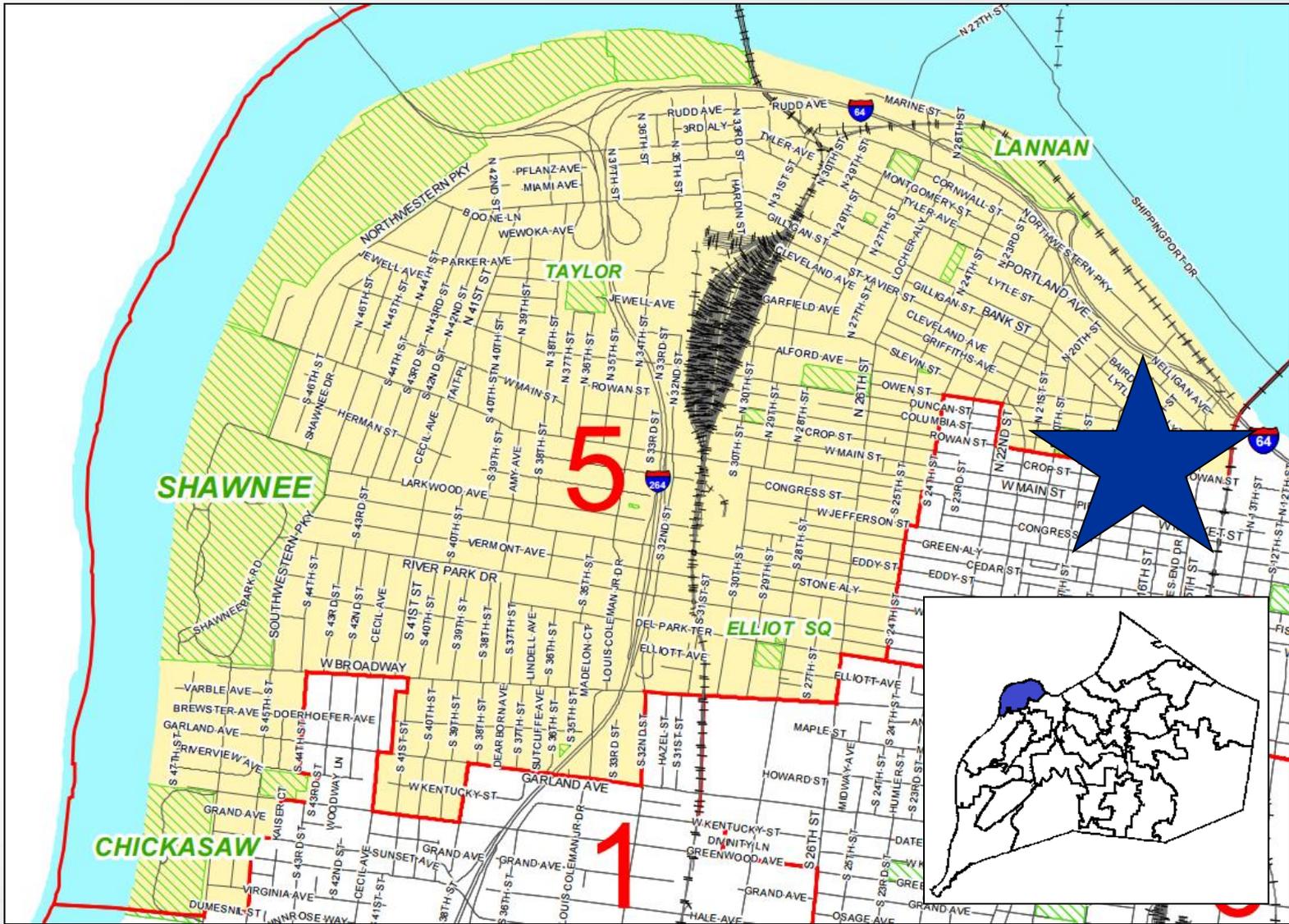


21-ZONE-0042

ROOSEVELT APARTMENTS

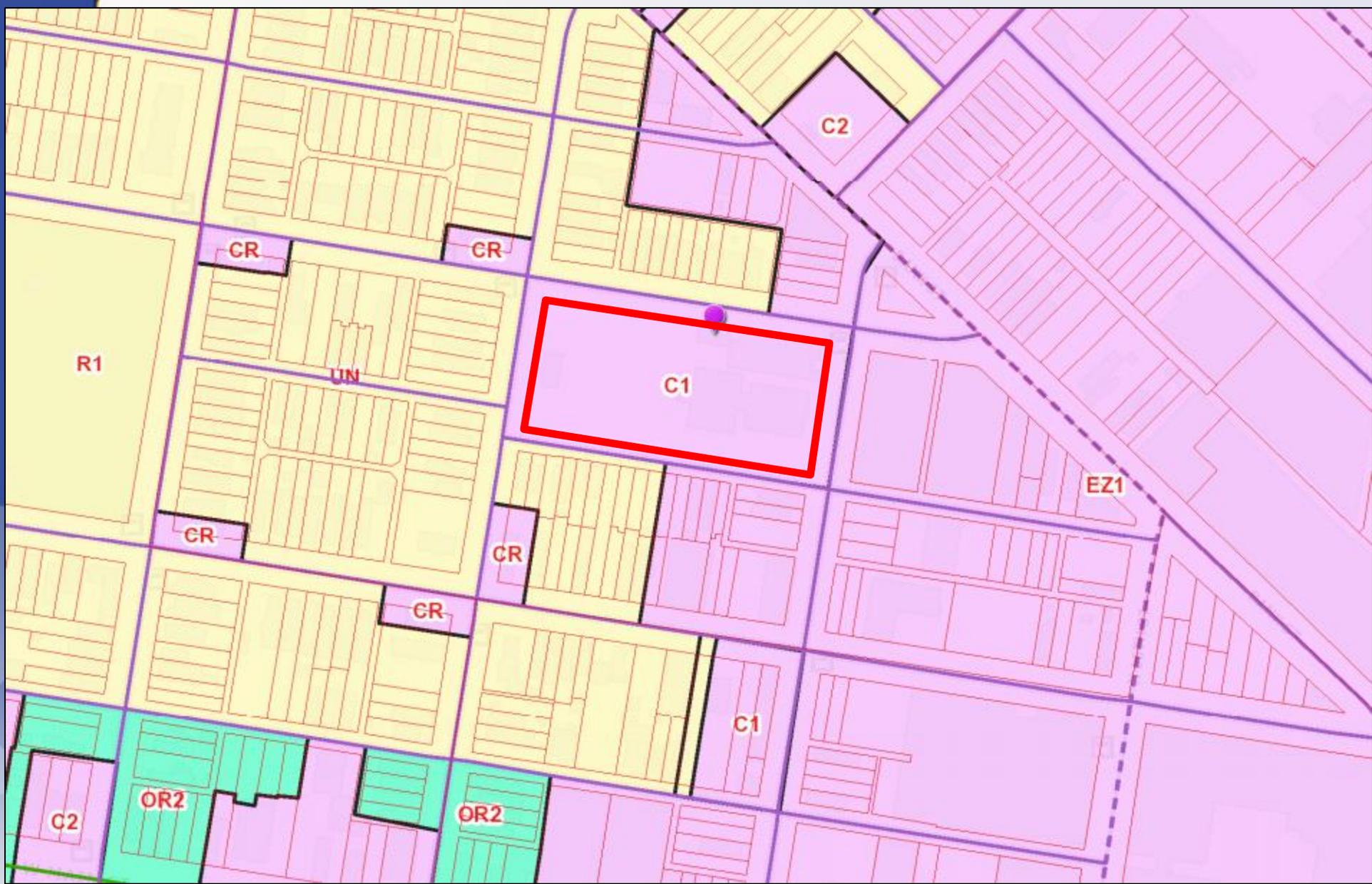


Planning & Zoning Committee
August 3, 2021



226 N. 17th Street
 District 5 - Donna Purvis





Existing: C-1/TN
Proposed: OR-2/TN

Requests

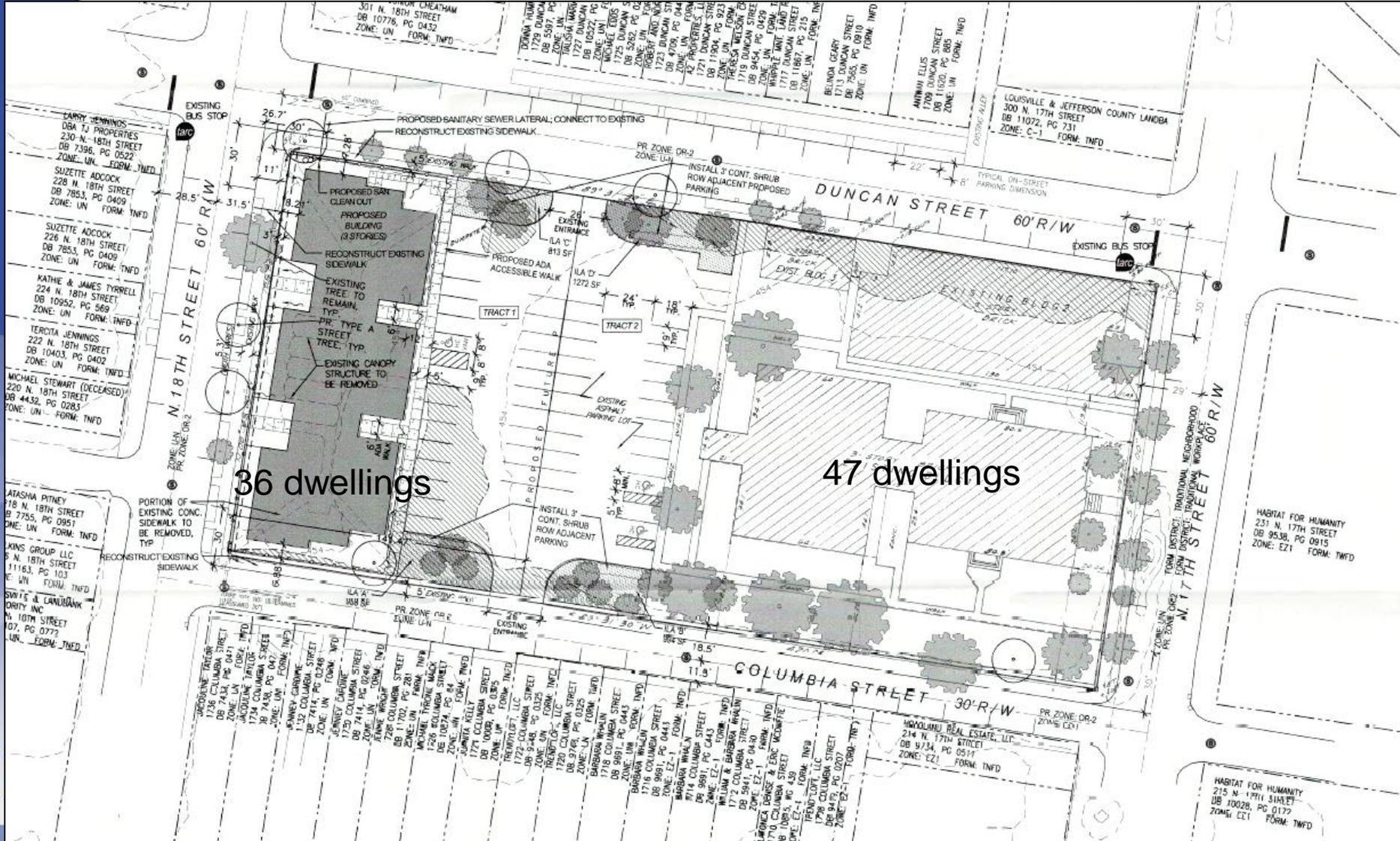
- Change-in-Zoning from C-1 to OR-2 (1.88 acres)
- Variances:
 1. Variance from Land Development Code (LDC) Section 5.1.12 to allow structures to encroach upon the infill established setback along Columbia Street
 2. Variance from Land Development Code (LDC) Section 5.1.12 to allow structures to be located further back than the established setback along Duncan Street
 3. Variance from LDC Section 5.4.1.D to omit the private yard area
- Detailed District Development Plan with Binding Elements

Case Summary

- 36 senior housing units
- An individual historic local landmark, Roosevelt School, resides on the site and currently provides 47 residential units (brings total for the site to 83 units)
- The school is not impacted by the proposed construction
- 3-story structure housing the newly proposed units with shared parking

Proposed Plan

OR-2 – maximum density 58.08 du/ac; proposed 44 dwellings per acre or 83 units



Renderings



LOUISVILLE

Public Meetings

- Neighborhood Meeting held 3/30/2021
- LD&T meeting on 5/27/2021
- Planning Commission public hearing on 6/17/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from C-1 to OR-2 by a vote of 10-0.