

**17ZONE1030**

# **Chathamwood Apartment Homes**



**Louisville Metro Planning Commission**

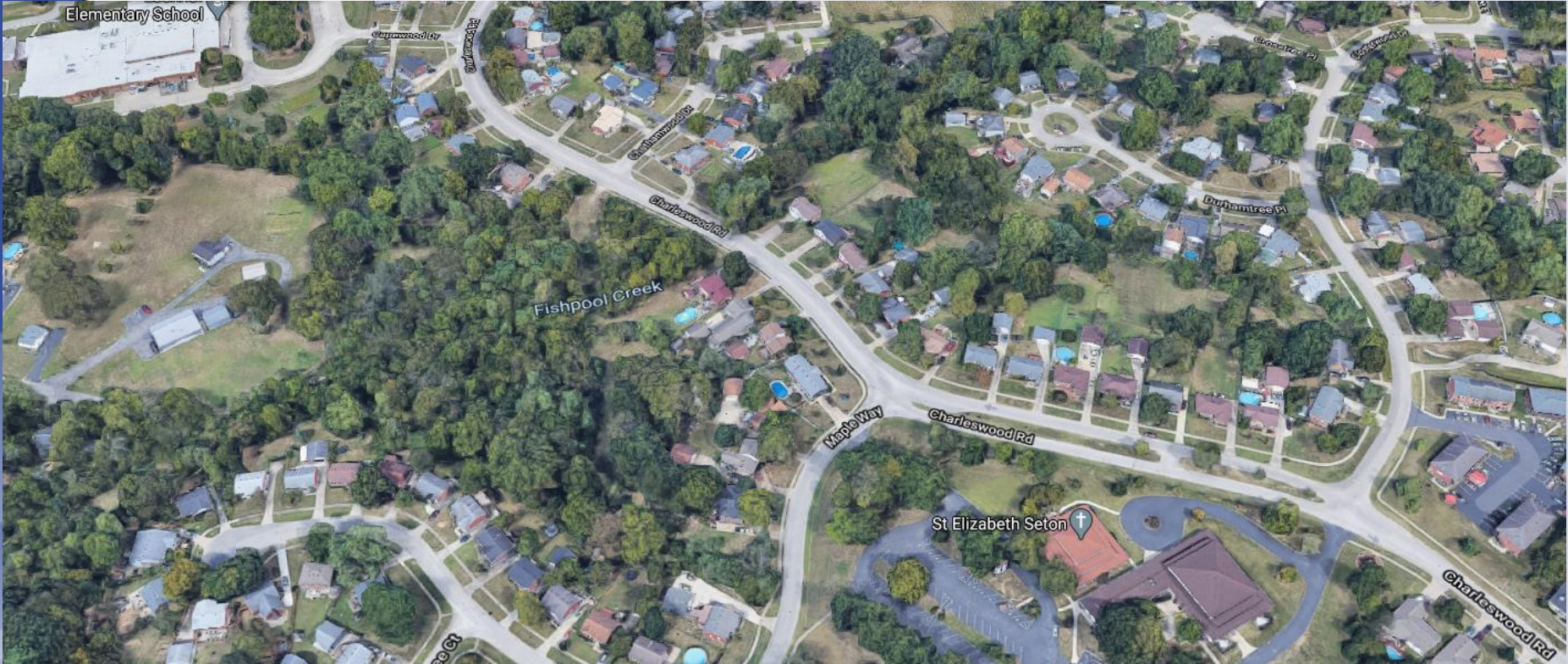
**Julia Williams, AICP, Planning Supervisor**

**September 3, 2020**

# Request(s)

- Change in zoning from R-4 to R-6
- Variance from Chapter 4.8.3.C to reduce the 100' stream buffer to 25' (75' Variance) 20-VARIANCE-0041
- Waiver from 10.2.4 to permit encroachments into the 15' LBA as indicated on the development plan 20-WAIVER-0033
- Detailed District Development plan

# Site Context



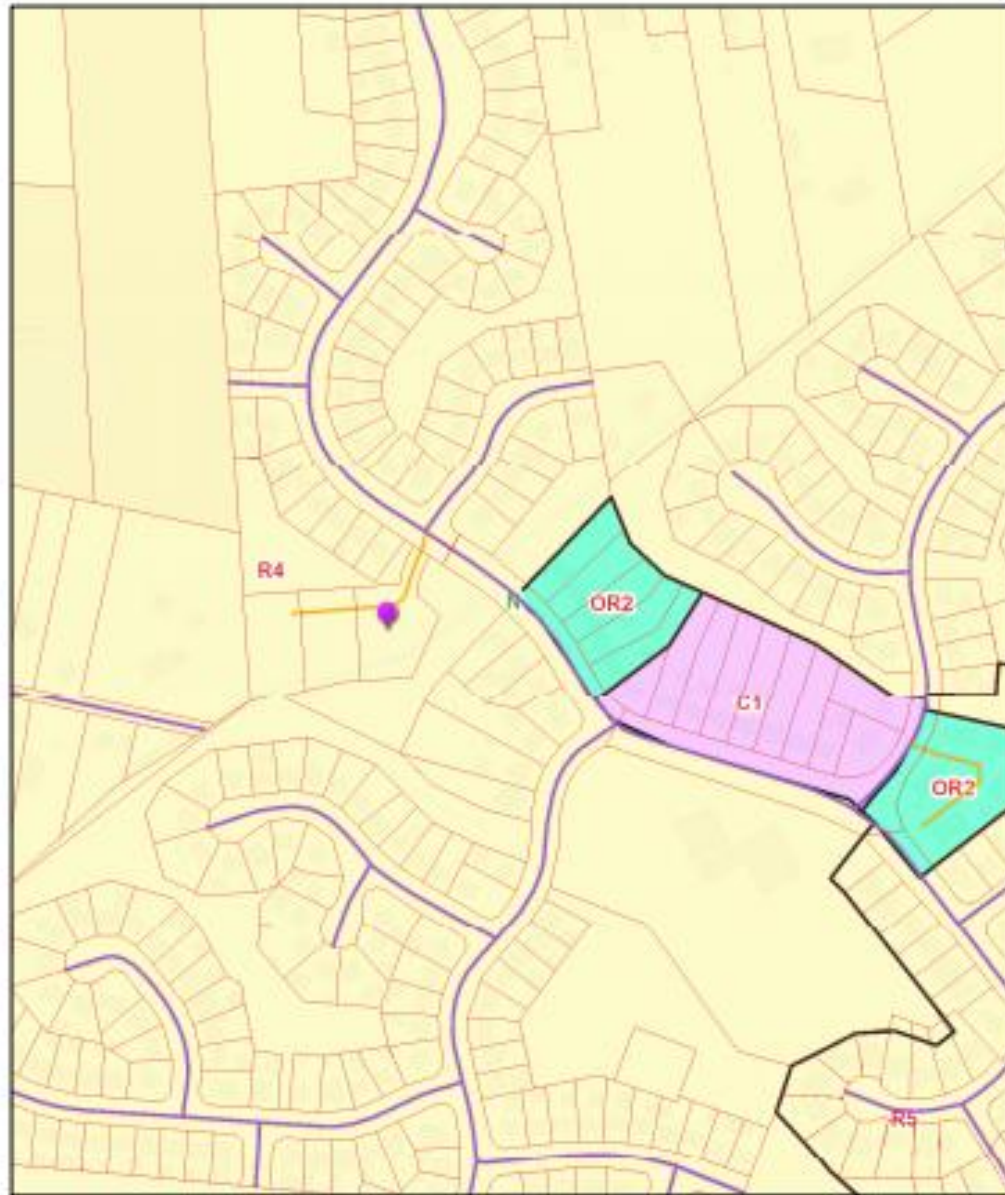
# Case Summary

- 24 multi-family units
- 1.92 acre vacant lot
- 36 parking spaces
- Fishpool Creek along the south side of the property
- Charleswood Village Subdivision (PB 21 Page 99) lots were labeled as “Sewage Treatment Plant”

# Technical Review

- A note regarding the treatment of the first 1” of rainwater needs to be included on the plan

# Zoning/Form Districts



# Aerial Photo



# Site Photos-Subject Property



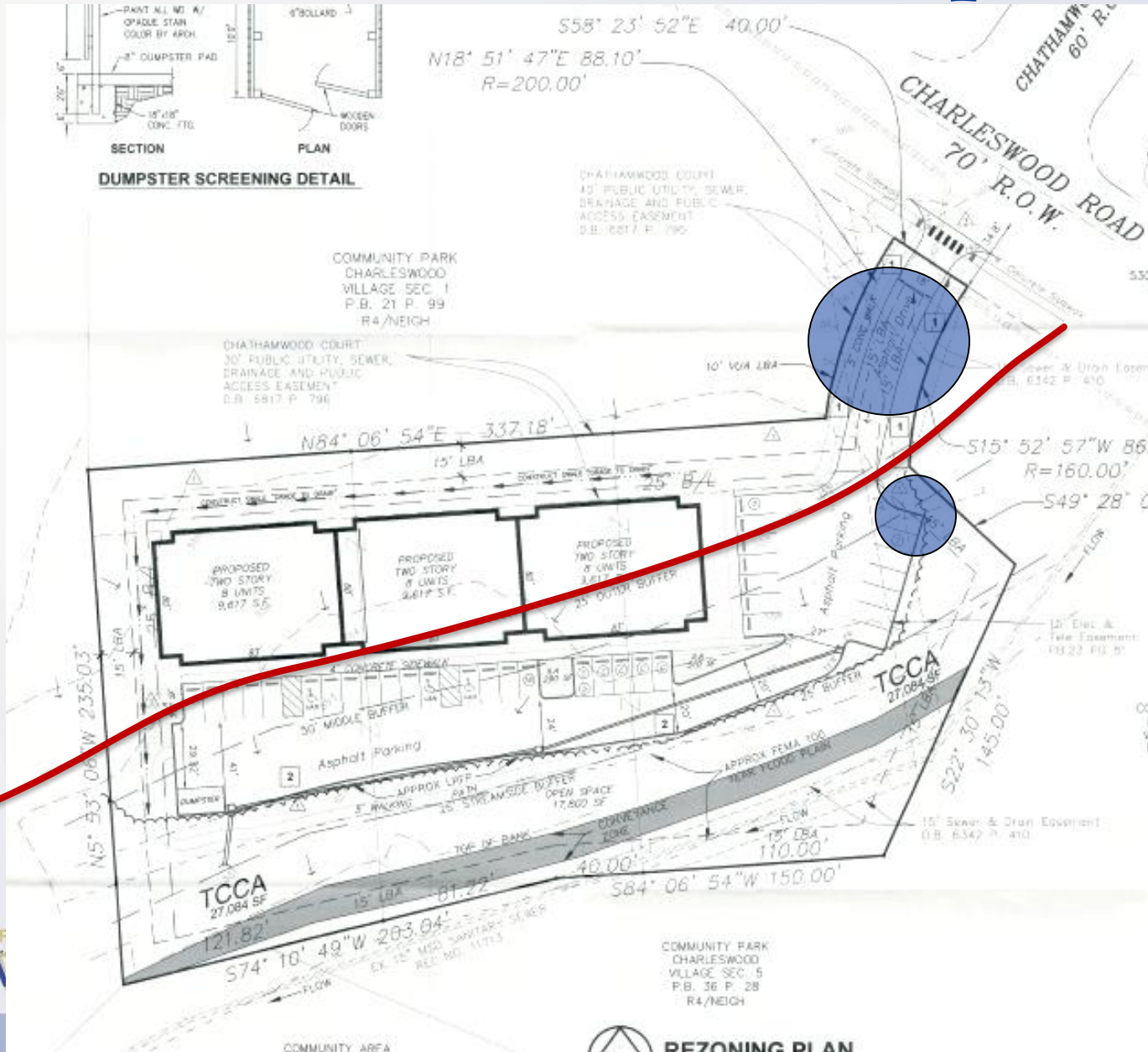


# Site Photos-Surrounding Areas





# Waivers/Variations Requested



# Staff Finding

- 25' streamside buffer undisturbed
- 50' middle and 25' outer buffers have development encroachment
- High density zoning not located near or along a marketplace corridor
- Located in the vicinity of office and commercial zoning (future activity center)
- Not served by transit
- No mitigation for stream buffer encroachments
- Surrounded by open space lots
- Mixed zoning in the vicinity
- Adds a diversity of housing option in this area

# Required Actions

- Recommend Metro Council APPROVE/DENY the change in zoning from R-4 to R-6
- APPROVE/DENY the Stream Buffer Variance
- APPROVE/DENY the Waiver
- APPROVE/DENY the Detailed District Development plan