

Case No. 14ZONE1001
1373 Lexington Road



Planning/Zoning, Land Design & Development
July 15, 2014

Case Summary / Background

- Change in zoning from M-3, Industrial, to R-8A, Multi-Family Residential
 - Proposed Multi-Family Residential Development
 - 300 units in 3 buildings

Location

- 1373 Lexington Rd
- Council District
9 - Tina Ward-Pugh



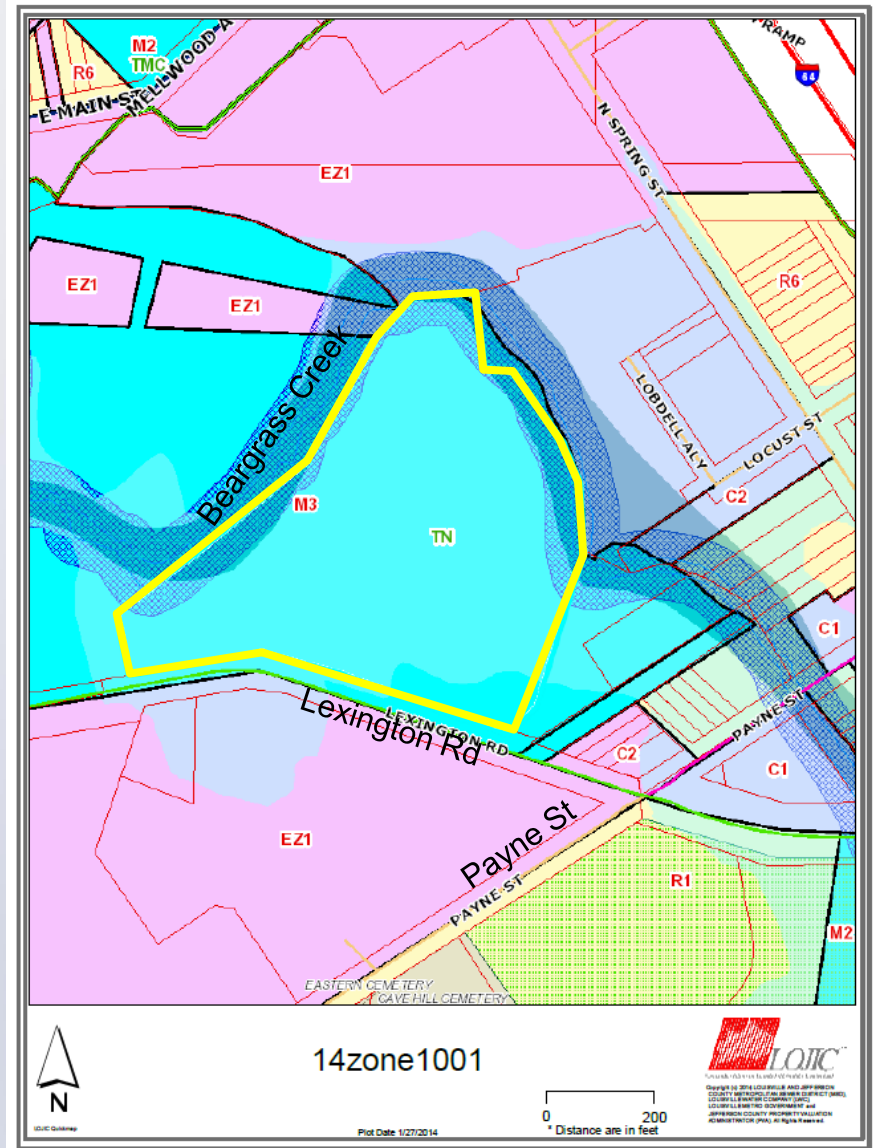
Zoning/Form Districts

- **Subject Property:**

- Existing: M-3/TN
- Proposed: R-8A/TN

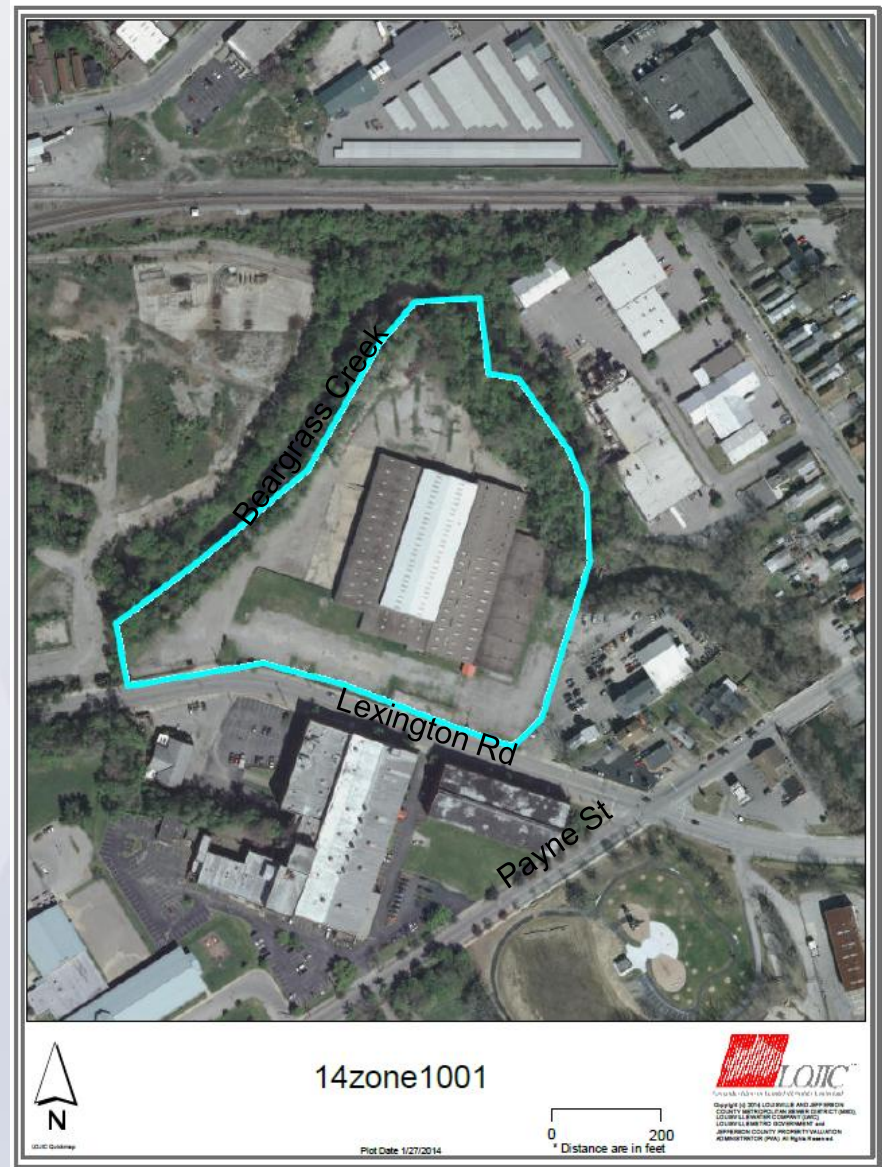
- **Adjacent Properties:**

- North: EZ-1/TN
- South: EZ-1/TN
- East: M-3/TN
- West: M-3/TN



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant Industrial
 - Proposed: Multi-Family Residential
- **Adjacent Properties:**
 - North: Vacant/ Railroad/ Industrial
 - South: Office
 - East: Vehicle Repair
 - West: Vacant Industrial



Site Photos-Subject Property



Site Photos-Surrounding Areas



Applicant's Development Plan

Highlights:

- Multi-Family Residential
- 300 units
- 31.9 DU/AC
- 444 parking spaces



Applicant's Development Plan



Applicant's Development Plan



BUILDING A - NORTH/ SOUTH ELEVATION
BUILDING B - NORTH/ SOUTH ELEVATION

PC Recommendation

- Public Hearing was held on 5/29/2014
- No one spoke in opposition at the Planning Commission public hearing.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (5 members voted)