

Land Development & Transportation Committee
Staff Report
 March 9, 2017



Case No.	16ZONE1078
Project Name	Stonestreet Apartments
Location	Stonestreet Road
Owner(s)	Dorothy J. Yates, Wanda L. Nally
Applicant	Greenwood Properties LLC
Representative	Bardenwerper Talbott & Roberts PLLC
Project Area	3.8 acres
Jurisdiction	Louisville Metro
Council District	25 – David Yates
Case Manager	Beth Jones, AICP, Planner II

REQUEST

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

CASE SUMMARY / BACKGROUND / SITE CONTEXT

The applicant is requesting a change in zoning from R-4 Single-Family Residential to R-6 Multi-Family Residential for the development of apartments. The site is currently undeveloped. The proposed apartment development will include a clubhouse, 36 three-bedroom units and 16 one-bedroom units for a total of 54 dwelling units. The existing Neighborhood form district will remain unchanged.

Access to the site will be attained through a cross-access easement to Kennedy Place Circle, the existing street serving Kennedy Place Townhomes, located adjacent to the site on the east. The proposed development requires a minimum of 81 and maximum of 162 parking spaces; the plan includes 113 spaces, including 10 ADA.

LAND USE / ZONING DISTRICT / FORM DISTRICT

	Land Use	Zoning	Form District
Subject Property			
Existing	Undeveloped	R-4	Neighborhood
Proposed	Apartments	R-6	
Surrounding Properties			
North	Undeveloped	R-4	Neighborhood
South	Undeveloped	R-5	
East	Multi-Family Residential	R-7	
West	Undeveloped	R-5	

PREVIOUS CASES ON SITE

There are no previous cases related to the site.

INTERESTED PARTY COMMENTS

No comments have been received from interested parties.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

Criteria for granting the proposed form district change/rezoning: *KRS Chapter 100.213*

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; **OR**
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; **OR**
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING / FORM DISTRICT CHANGES

The site is located within a Neighborhood Form District. The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages and incomes. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to large lot single family developments with cul-de-sacs, neo-traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero-lot line neighborhoods with open space, and high density multi-family condominium-style or rental housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded

seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

TECHNICAL REVIEW

- All agency comments have been addressed.

STAFF CONCLUSIONS

The proposal is ready for a public hearing date to be set.

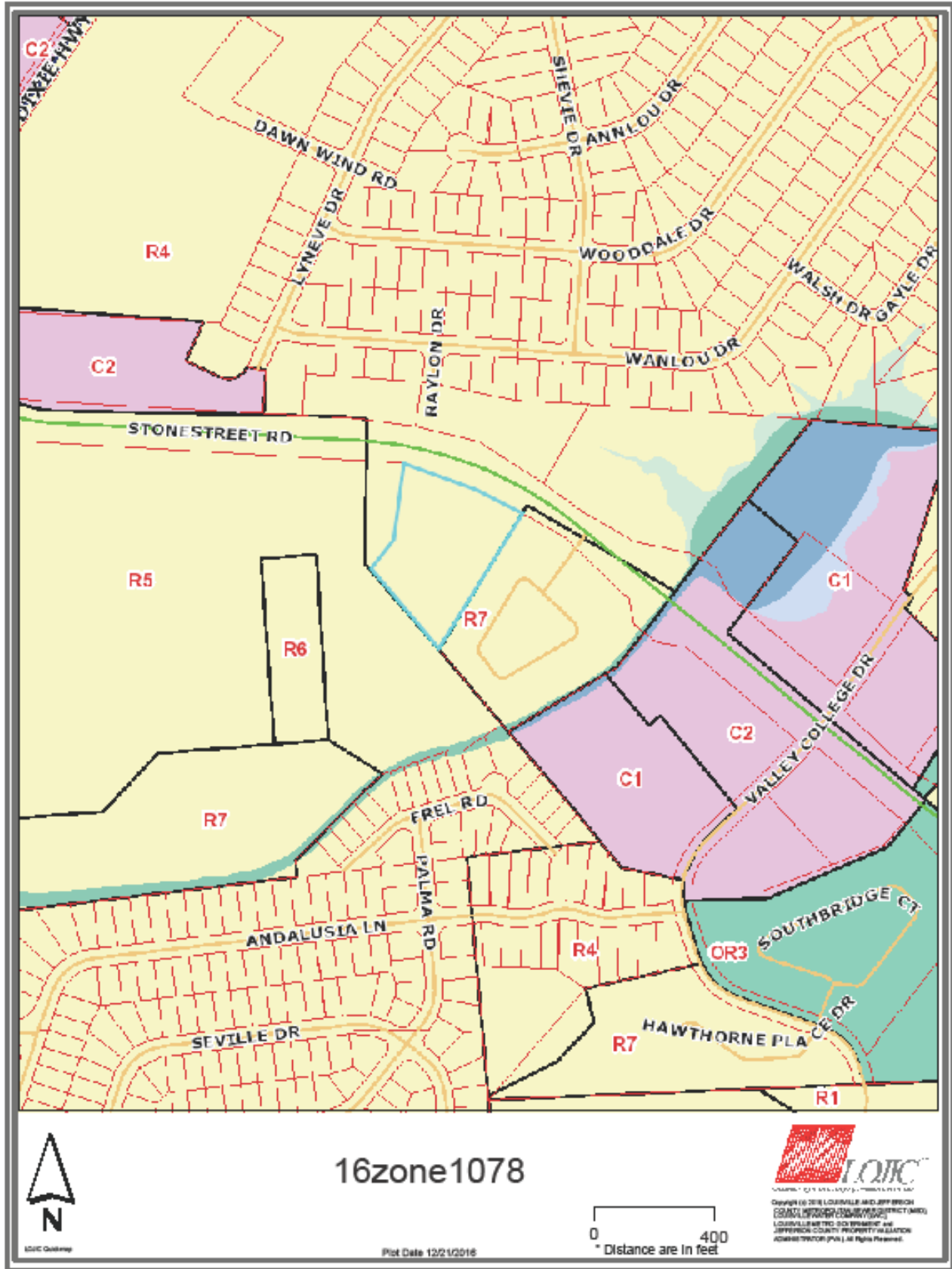
NOTIFICATION

Date	Purpose of Notice	Recipients
12/1/16	Neighborhood Meeting	1st and 2nd tier adjoining property owners Registered Neighborhood Groups, Council District 25
2/23/17	Hearing before LD&T	1st and 2nd tier adjoining property owners Registered Neighborhood Groups, Council District 25

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed-upon binding elements unless amended pursuant to the LDC. Any changes/additions/alterations to any binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons or banners shall be permitted on the site.
3. Before any permit is requested, including but not limited to permits for building, parking lot, change of use, site disturbance, alteration or demolition:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District,
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet,
 - c. The property owner/developer must obtain approval of a detailed plan for screening/buffering/landscaping as described in LDC Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A reciprocal access and crossover easement agreement, in a form acceptable to the Planning Commission legal counsel, shall be created for access from Kennedy Place Circle as shown on the Detailed District Development Plan presented at the _____ meeting of the Planning Commission. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy unless specifically waived by the Planning Commission.
5. The applicant, developer or property owner shall provide copies of these binding elements to all tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of their content. The binding elements shall run with the land, and the owner and the occupant of the property shall at all times be responsible for compliance with them. At all times during development of the site, the applicant and developer, their heirs, successors and assignees, contractors, subcontractors and all other parties engaged in development of the site shall be responsible for compliance with these binding elements.