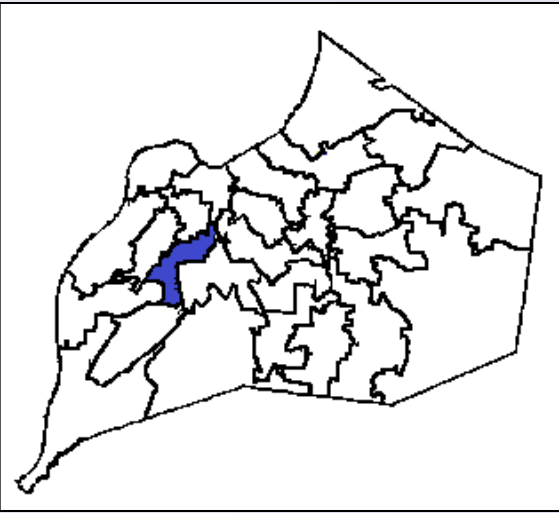
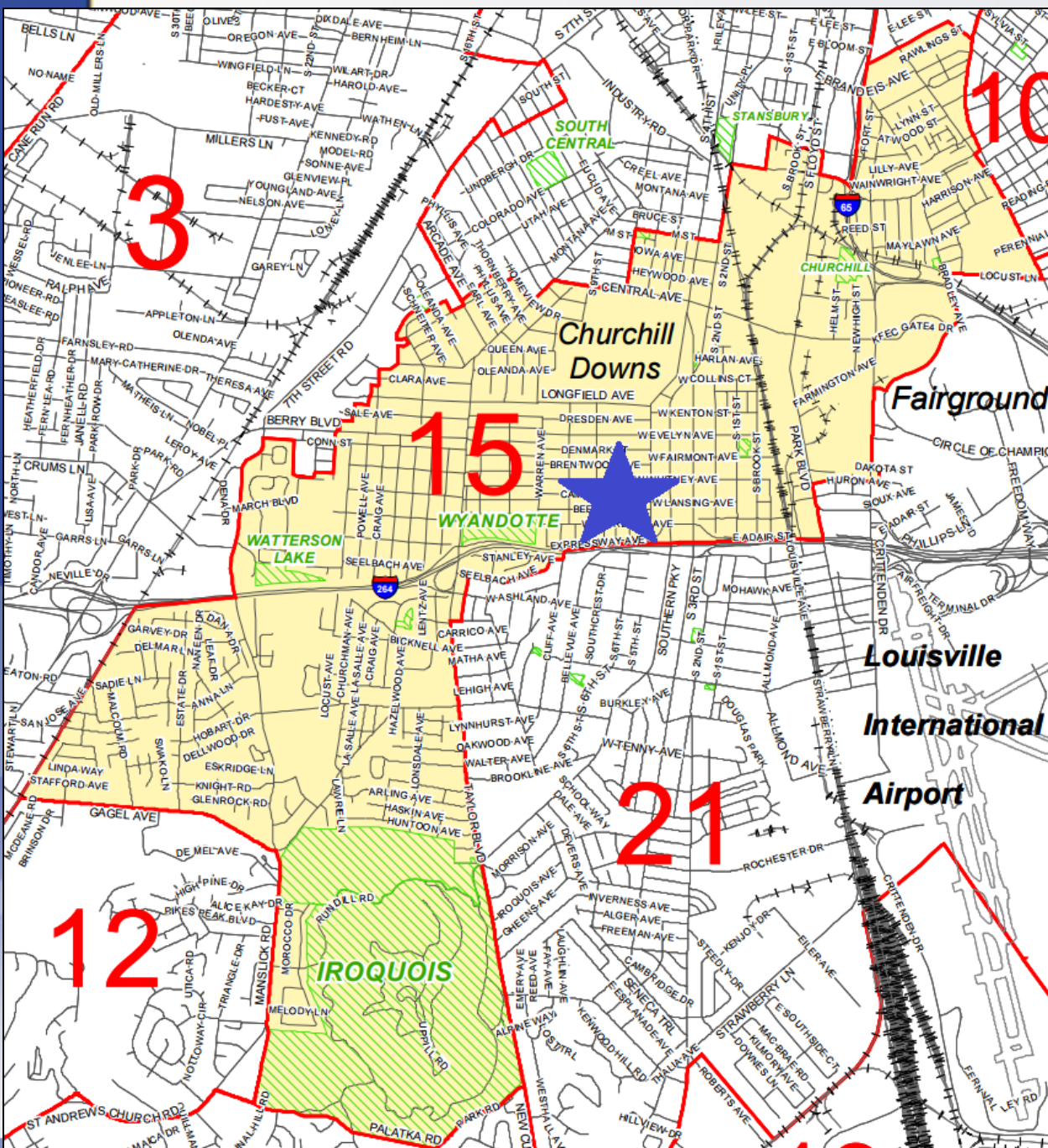


16ZONE1085

535 Camden Avenue



Planning/Zoning, Land Design & Development
September 19, 2017



**535 Camden Avenue
District 15 - Marianne
Butler**

W WHITNEY AVE

R5

CAMDEN AVE

C1

C1

Subject Property:

Existing: R-5/TN

Proposed: R-5B/TN



Subject Property:
Existing: Single Family
Proposed: Two Family

Request(s)

- Change in zoning from R-5 Single-Family Residential to R-5B Two-Family Residential for 0.1757 acres (7,653 SF)
- Detailed District Development Plan
 - Waiver from Section 10.2.10 to not provide a five-foot Vehicle Use Area Landscape Buffer Area

Case Summary / Background

- Applicant proposes to convert existing single-family to a two-family residence. Only interior modifications are proposed. New second unit in finished basement.
- Two platted lots a total of 60 feet wide with a combined area of 7,653 square feet.
- Property has a detached one-car garage and is wide enough for three on-street parking credits.
- Applicant proposes a new 18-foot by 25-foot gravel off-street parking area at the rear that can accommodate two vehicles.
- No perimeter LBAs required. New parking area requires VUA LBA.

Site Photos-Subject Property



16ZONE1085

Site Photos-Subject Property



Site Photos – Adjacent Properties



Site Photos – Adjacent Properties



Applicant's Development Plan

Tree Canopy

Tree Canopy class: B

Land Area: 0.1757 acres / 7,653 Sqft

Existing Tree Canopy: 142 sf / 2%

Required Tree Canopy: 918 sf / 12%

Additional Tree Canopy Required: 776 sf / 1 type A Tree
1 3/4" to 3" Caliper

16 ZONE 1085

Detailed District Development Plan

For 535 Camden Ave.
Louisville, KY 40215

Plan Date: 05/12/2017

Owner: Zhong Liu.
6216 Breeze Hill Rd.
Crestwood, KY 40014

Waiver Request

Waiver from LDC Sec 10.2.10 to not provide a VUA LBA along the North and West Property Lines.

Parking Calculations:

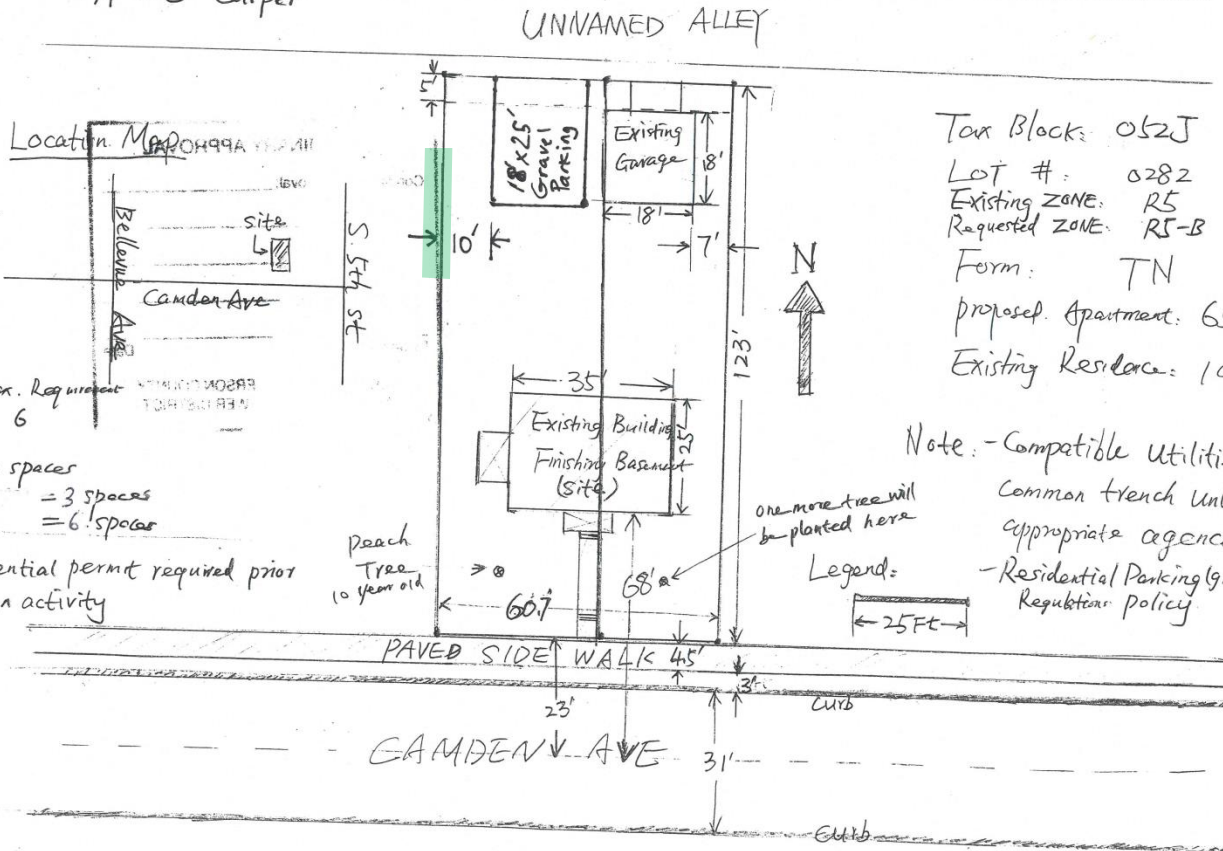
Duplex	Min Requirement	Max. Requirement
	2	6

Spaces Provided:

On street credit = 3 spaces
off street
Total = 3 spaces
= 6 spaces

MSD Note:

MSD Single-lot residential permit required prior to any site construction activity



Tax Block: 052J

Lot #: 0282

Existing ZONE: R5

Requested ZONE: R5-B

Form: TN

proposed Apartment: 650 SF

Existing Residence: 1000 SF

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MAY 13 2017

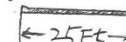
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Revision

Note: - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

- Residential Parking (gravel) shall meet Code Regulatory Policy

Legend:



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MAY 25 2017

PLANNING & DESIGN SERVICES

Revision

RECEIVED

JUN 28 2017

PLANNING & DESIGN SERVICES

Revision

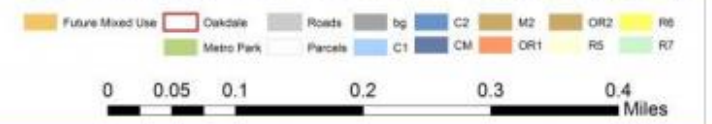


MAP 8 — LONGTERM FUTURE ZONING



Oakdale Neighborhood Plan Area

Future Zoning



PC Recommendation

- The Planning Commission conducted a public hearing on 8/3/2017
- No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-5 to R-5B by a vote of 8-0 (8 members voted)