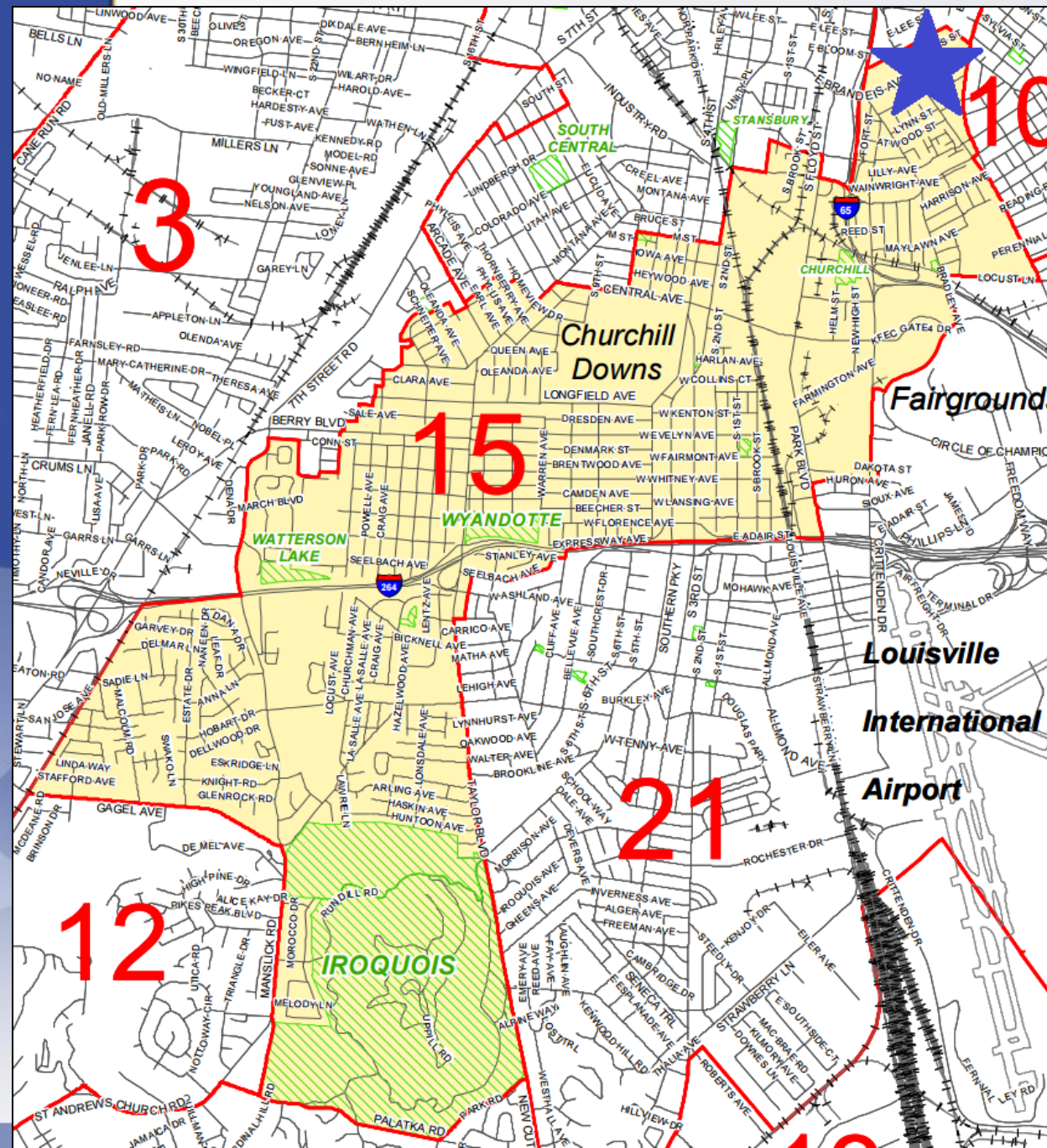


16ZONE1045

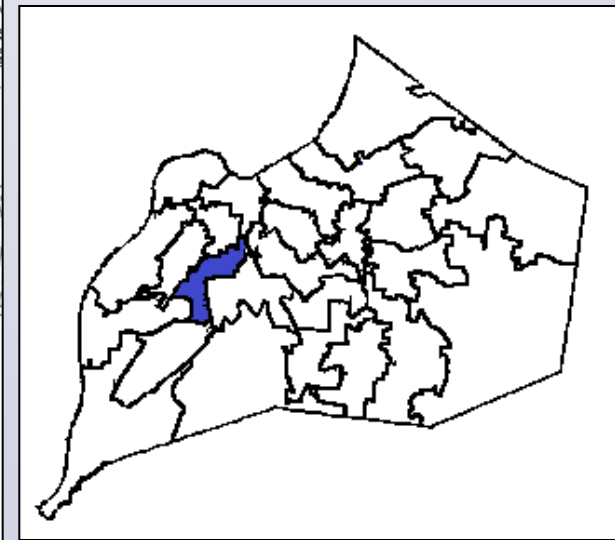
Quinlan Multi-Family



Planning/Zoning, Land Design & Development
February 14, 2017



1919 S. Preston
 Street
 District 15 - Marianne
 Butler



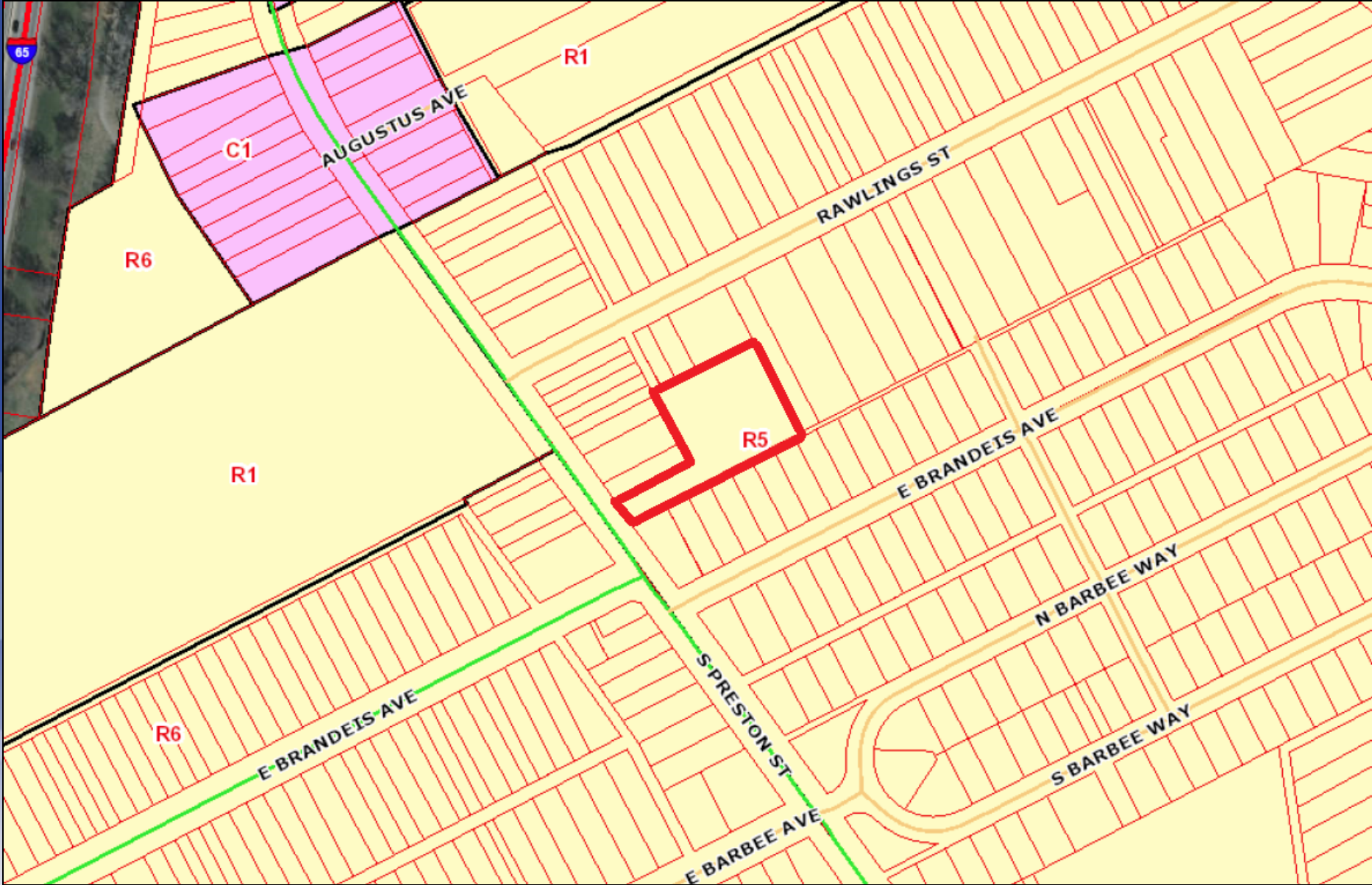
Request(s)

- Change in zoning from R-5 to R-6
- Variance from Chapter 5.2.2.C.2 Table 5.2.2 to eliminate the 3' side yard setback along the south property line.
- Waivers:
 1. Waiver from 10.2.4 to eliminate the required 10' buffer along the north property line (shared with the Francis Property).
 2. Waiver from 10.2.10 to eliminate the required 5' VUA LBA along the south property line.

- District Development Plan

Case Summary / Background

- Renovation of an existing mixed use structure into 2 residential units
- 8 unit apartment complex
- Access to the site is from two existing alleys, one off of S. Preston Street and the other off of Rawlings Avenue





Site Photos-Subject Property



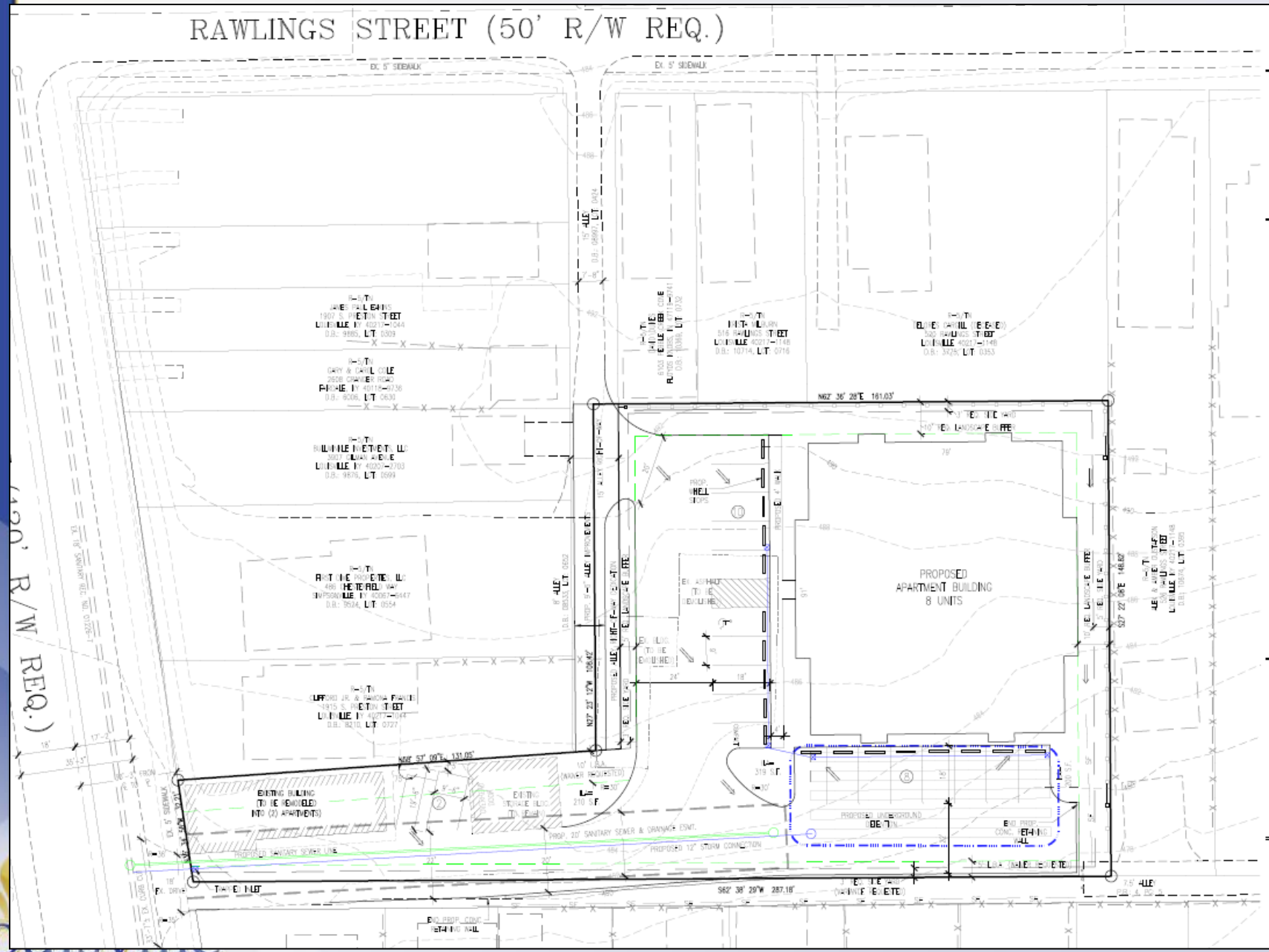
Site Photos-Surrounding Areas



LOUISVILLE

16zone1045

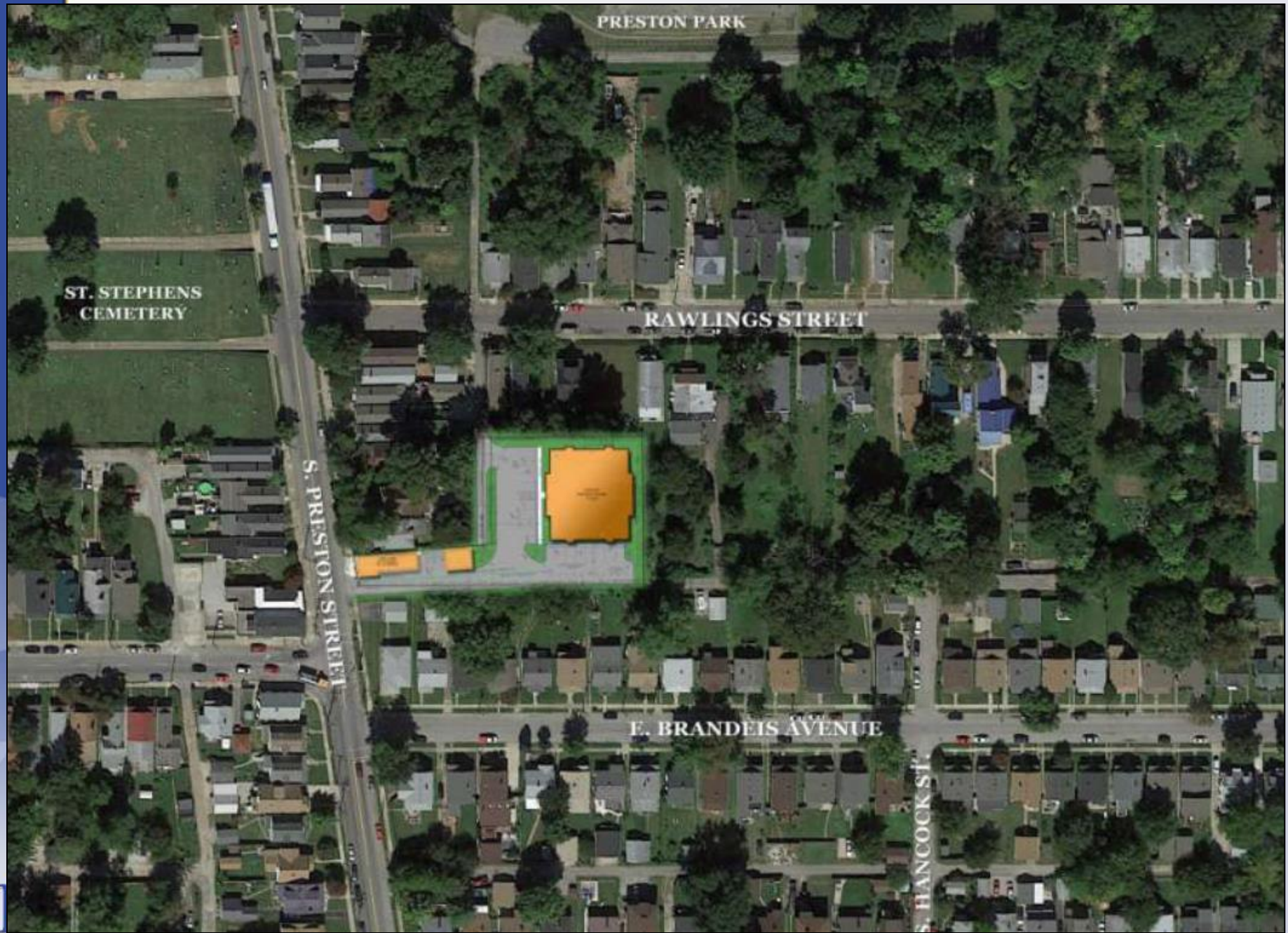
RAWLINGS STREET (50' R/W REQ.)



RAWLINGS STREET (50' R/W REQ.)

S. PRESTON STREET (120' R/W REQ.)







Louisville

16ZONE1045

PC Recommendation

- Public Hearing was held on 1/19/2017
- 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-6 by a vote of 7-0 (7 members voted)