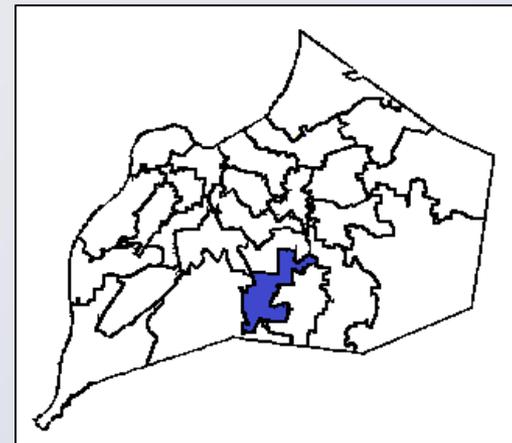
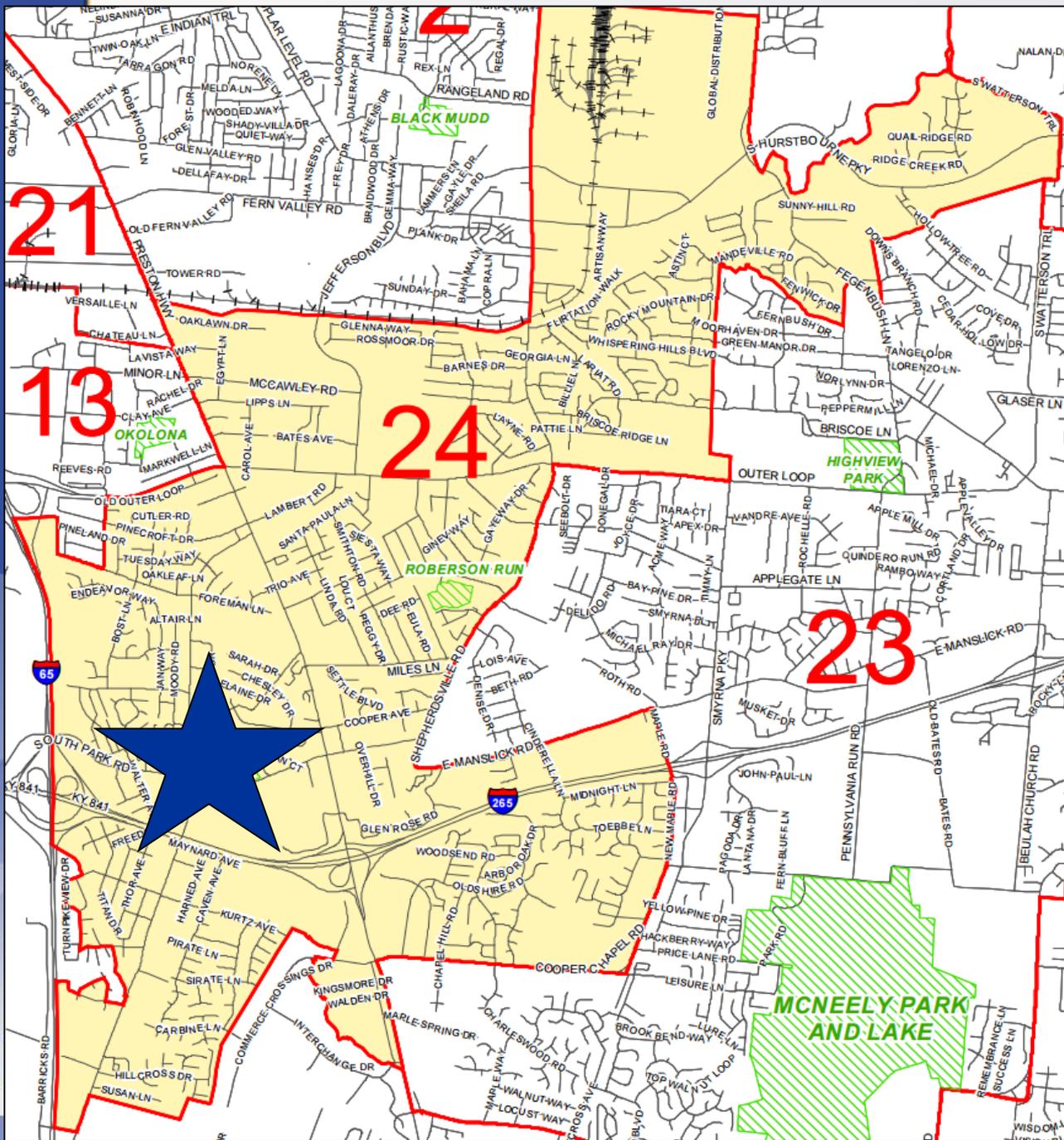


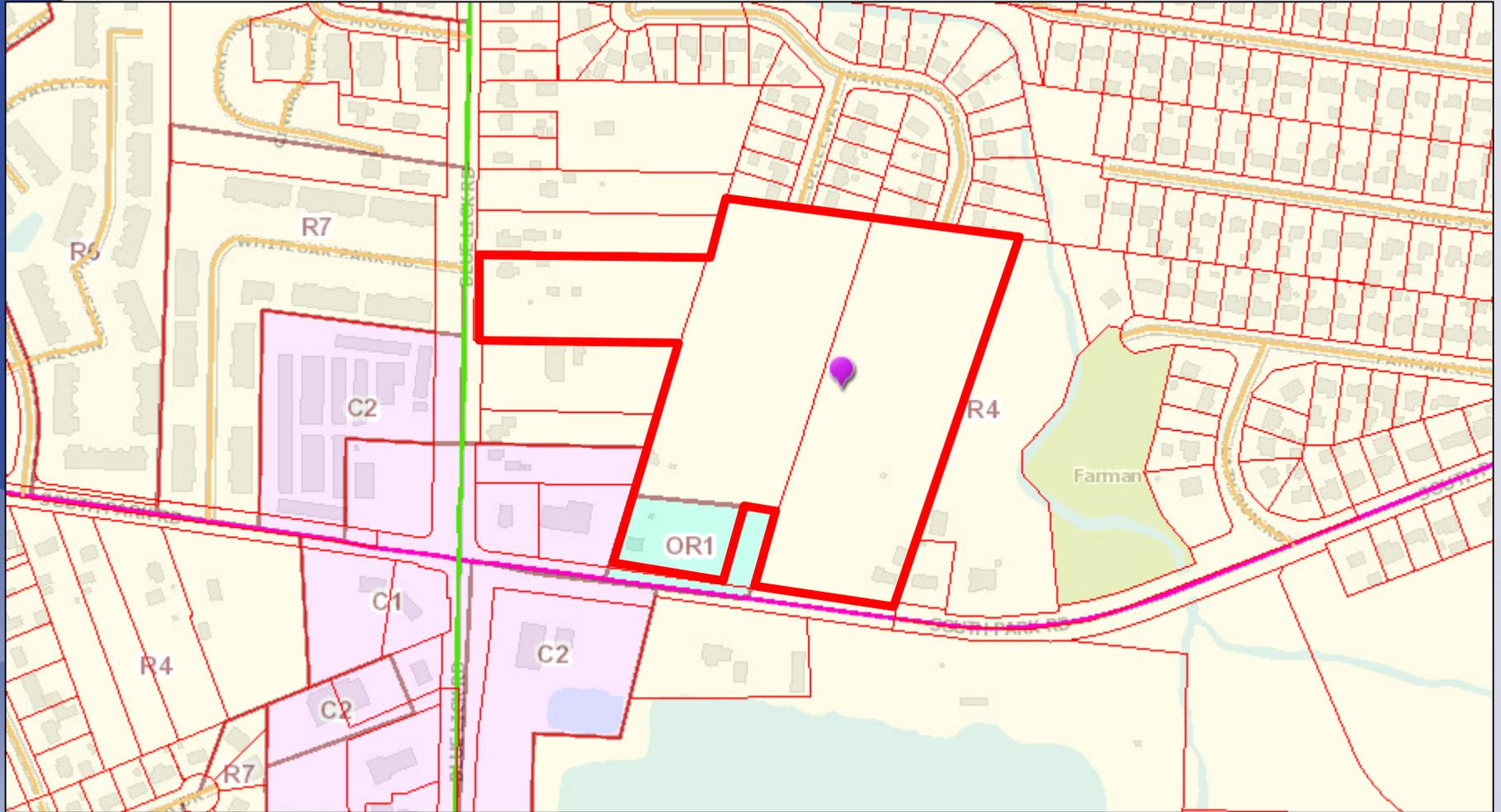
19-ZONE-0086
SOUTH PARK ROAD
APARTMENTS



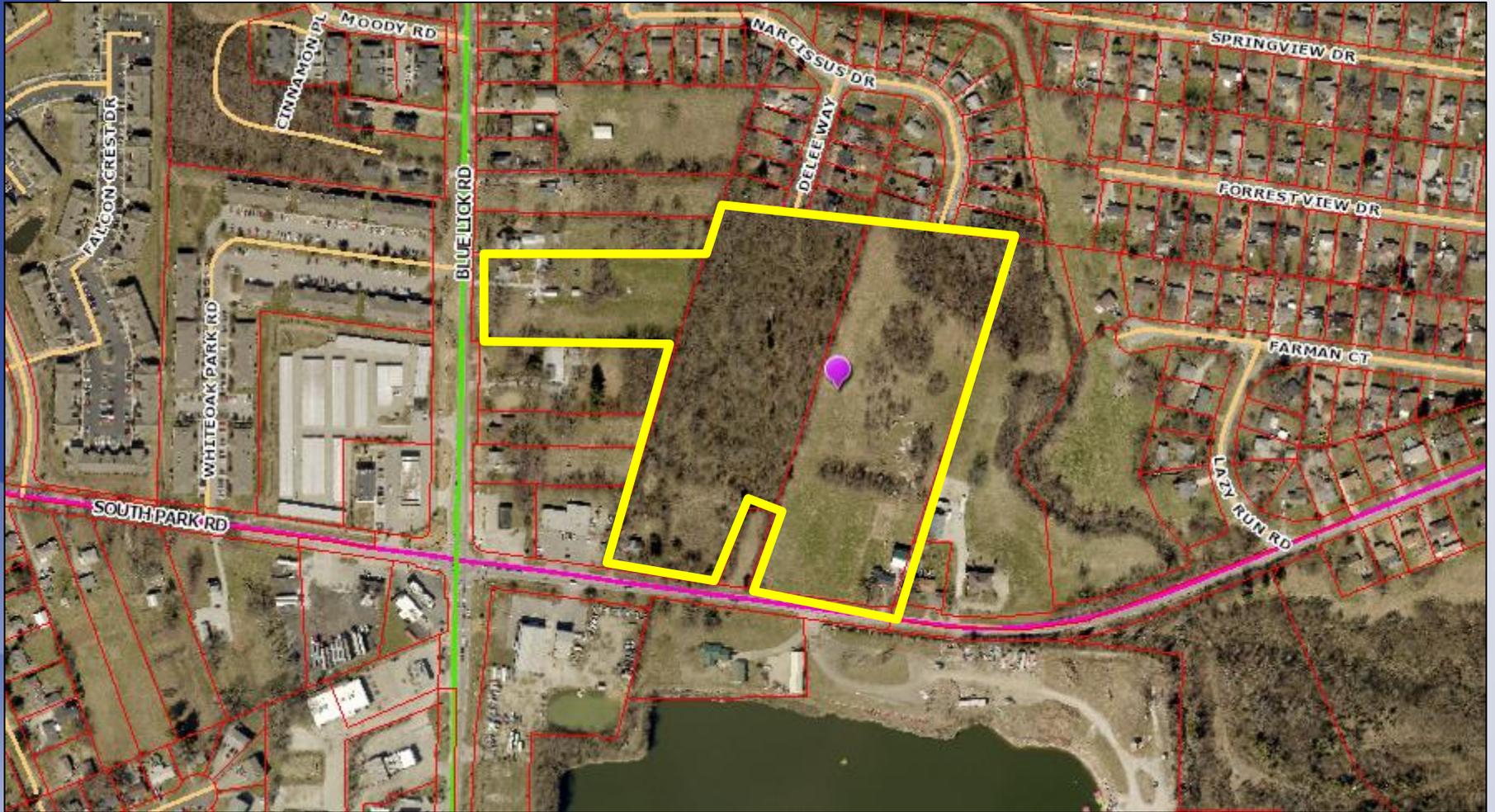
Planning & Zoning Committee
October 13, 2020



4011 & 4201 South
 Park Road; 9007 Blue
 Lick Road
 District 24 -
 Madonna Flood



Existing: R-4 & OR-1/N
Proposed: R-6 & OR-1/N



Existing: Single Family/Vacant
Proposed: Multi-Family

Requests

- Change-in-Zoning from R-4 Single Family to R-6 Multi-Family
- Variance from Table 5.3.1 to allow a building height of 38 feet (variance of 3 feet)
- Alternative Plan for Connectivity
- Detailed District Development Plan with Binding Elements

Case Summary

- 312 multi-family units on approximately 19 acres
- Three story buildings with 24 units each
- Gated access to Blue Lick Road and South Park Road
- Proposed hammerhead turnaround for Narcissus Drive
- Sidewalk and gated drive connecting to Delee Way

Site Photos



View of Site from
South Park Road

View of Site from
Blue Lick Road



Site Photos



Apartments
Across Blue Lick
Road

Adjacent
Properties Along
Blue Lick Road



Site Photos



Quarry Across
South Park Road

Adjacent
Properties Along
South Park Road



Renderings



1 Schematic Elevation- Type A - Front
R010 10/1/10



2 Building A - 3D View 02
R010 10/1/10

Public Meetings

- Neighborhood Meeting held on 10/28/2019
 - 25 people attended the meeting.
- LD&T meeting on 6/25/2020
- Planning Commission public hearings on 7/30/2020 and 9/3/2020
 - Three people spoke in opposition (one as other).
 - Motion to recommend approval of the change in zoning from R-4 to R-6 passed by a vote of 7-1.
 - Motion to recommend approval of the Alternative Plan for Connectivity passed by a vote of 5-3.