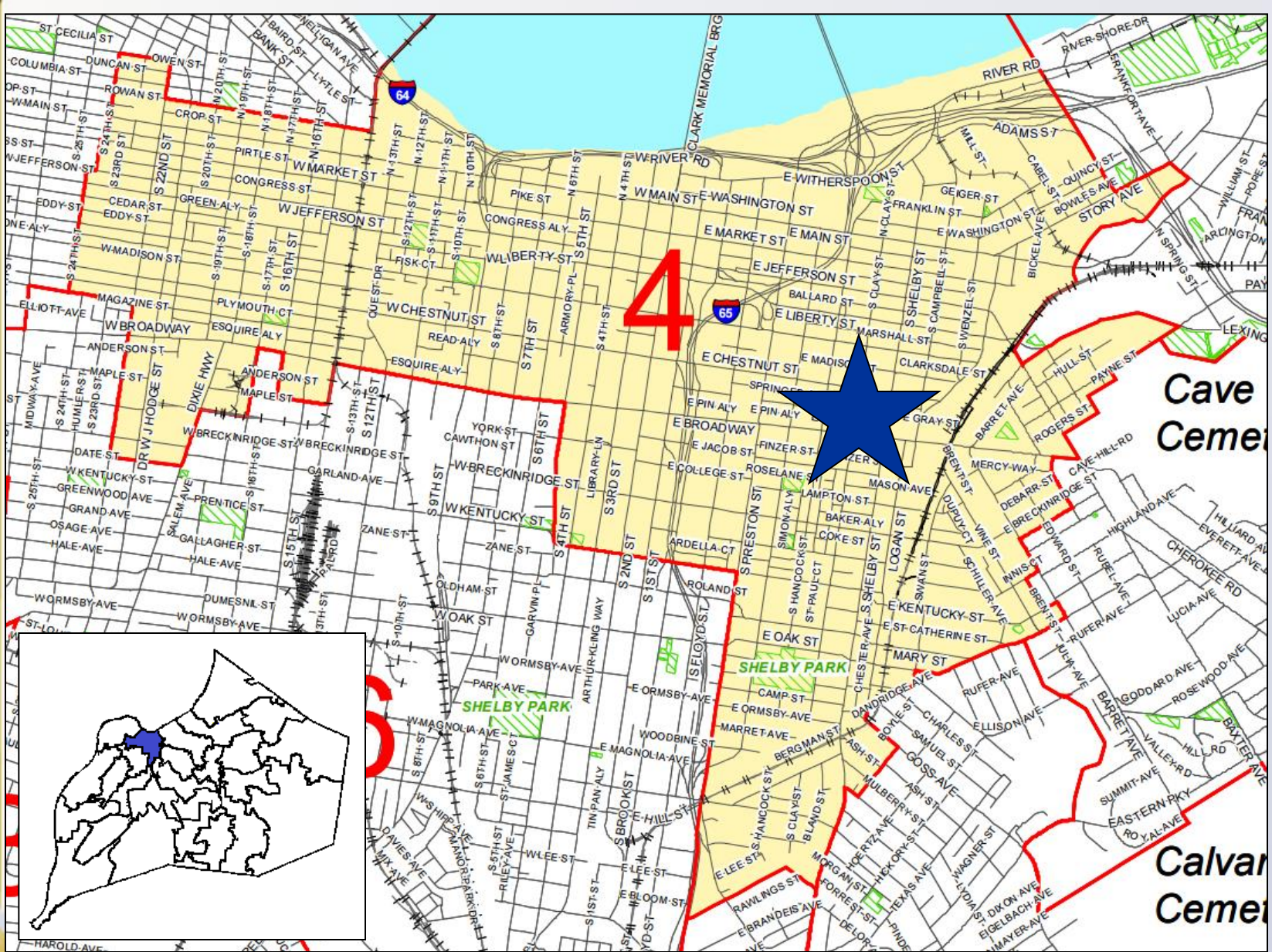


# 18ZONE1052 GRAY AND CLAY



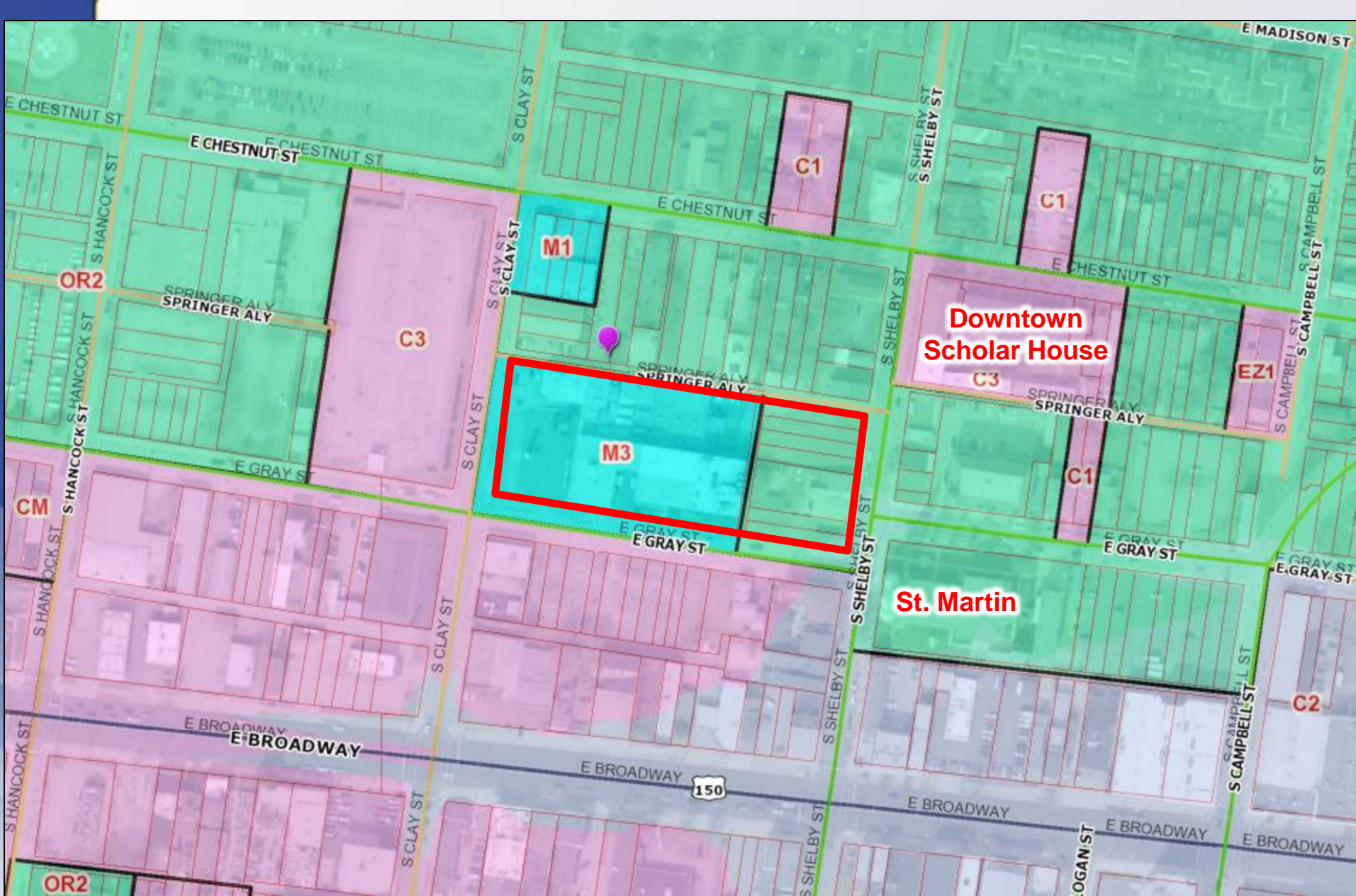
Planning & Zoning Committee  
March 12, 2019



709-715 E. Gray Street, 712 & 716 E. Chestnut Street  
 616-634 S. Shelby Street  
 District 4 - Barbara Sexton Smith

18ZONE1052







# Request(s)

- Zoning change from OR-2 and M-3 to C-2
- Abandonment of CUP for a hydrogen storage facility (B-267-98)
- Abandonment of CUP for off street parking in OR-2 (B-39-88)
- Variances:
  1. Variance from 5.2.2.C.2 to permit a building height of 61' instead of the required 45' (16' variance)
  2. Variance from 5.2.2.C.2 to permit a 0' setback along all property lines as shown on the development plan.
- District Development Plan with Binding Elements and removal of existing binding elements from 9-79-94

# Case Summary

- Demolition of an existing industrial structure
- Proposed 5 story multi-family structure
- 250 units
- Parking garage (319 spaces)
- Interior courtyard proposed
- Alley closure for an unnamed 12-foot alley that extends between Gray Street and Springer Alley

# Neighborhood/Small Area Plan

- Phoenix Hill Neighborhood Plan (2008)
- The Phoenix Hill Neighborhood Plan recommends:
  - LU2 Evaluate and consider revising the Downtown and Traditional Neighborhood Form District boundaries to reflect the Liberty Green development and the expansion of the Medical Complex. Future development along Clay Street should reflect the scale and character of existing buildings in Phoenix Hill to buffer the neighborhood from encroaching Medical Complex buildings.
  - LU12 Explore and initiate strategies to reduce and/or eliminate the demolition of historic resources throughout the neighborhood.
  - LU14 Redevelop/rehabilitate industrial buildings for office, retail, mixed-use, or multi-family residential if existing uses are no longer viable.

# Site Photos-Subject Property









RENDERING COURTESY OF STUDIO A ARCHITECTURE

GRAPHIC SCALE



DENOTES SET 5/8" I.PIN & CAP  
STAMPED DL KRAUS, PLS 2613

NOTES:

CLOSURE STATEMENT: THIS SURVEY IS A URBAN CLASS SURVEY, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18.150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY WAS 0.011 FT. THE PRECISION RATIO WAS 1:122,108. THIS SURVEY WAS ADJUSTED FOR CLOSURE USING THE COMPASS METHOD.

THESE PROPERTIES ARE SUBJECT TO EASEMENTS OF RECORD.

THE ORIGINAL RIGHT OF WAY DEDICATION OF THE ALLEY IS UNKNOWN.

UPON OFFICAL CLOSING OF ALLEY, THE CLOSED RIGHT OF WAY AND ADJOINING PROPERTIES ARE TO BE CONSOLIDATED TO CREATE ONE CONTIGUOUS PARCEL.

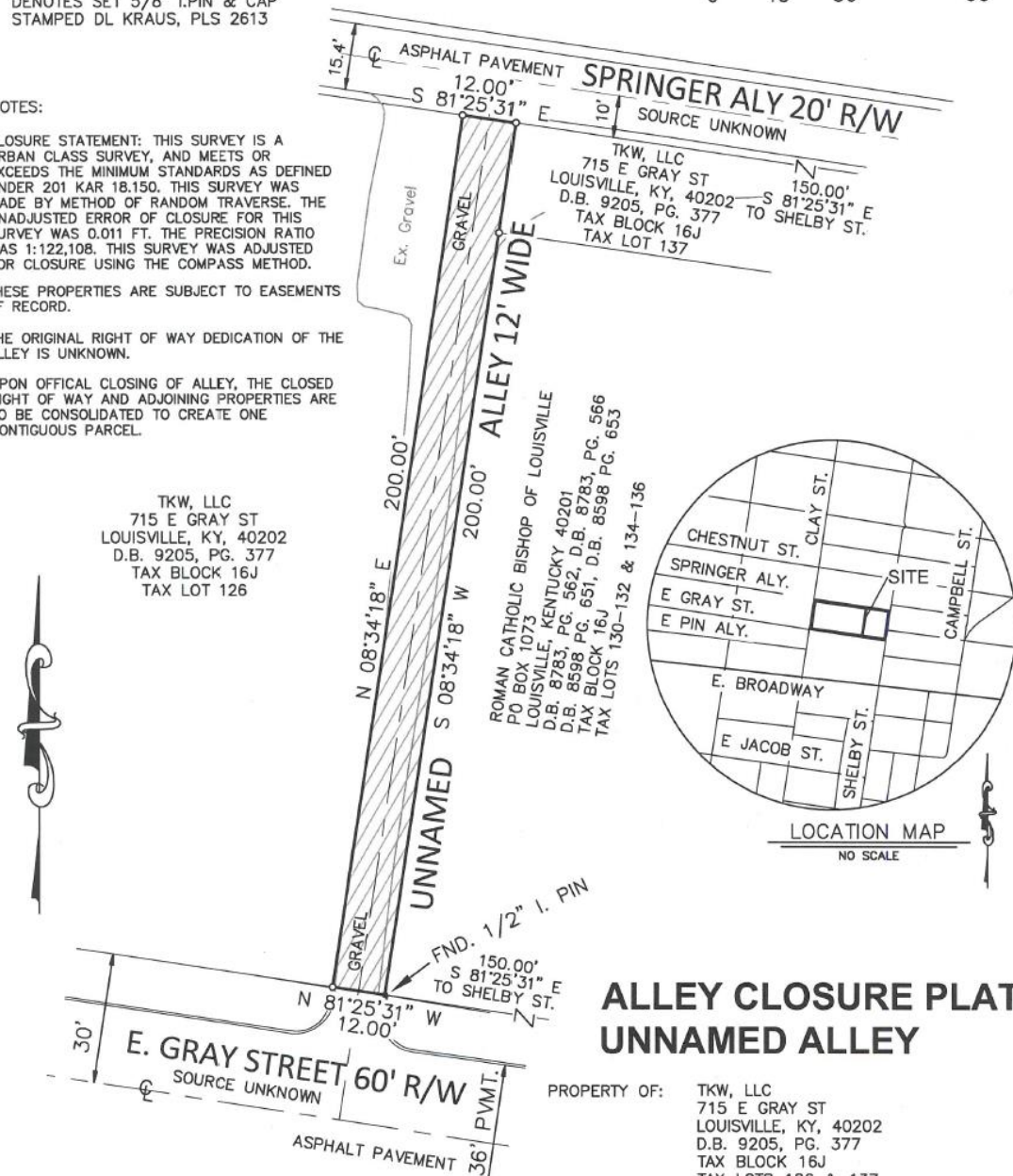
TKW, LLC  
715 E GRAY ST  
LOUISVILLE, KY, 40202  
D.B. 9205, PG. 377  
TAX BLOCK 16J  
TAX LOT 126

ROMAN CATHOLIC BISHOP OF LOUISVILLE  
PO BOX 1073  
LOUISVILLE, KENTUCKY 40201  
D.B. 8783, PG. 562, D.B. 8783, PG. 566  
D.B. 8598, PG. 651, D.B. 8598, PG. 655  
TAX LOTS 130-132 & 134-136



LOCATION MAP

NO SCALE



### ALLEY CLOSURE PLAT UNNAMED ALLEY

PROPERTY OF: TKW, LLC  
715 E GRAY ST  
LOUISVILLE, KY, 40202  
D.B. 9205, PG. 377  
TAX BLOCK 16J  
TAX LOTS 126 & 137

PROPERTY ADDRESS: 715 E. GRAY ST &  
616 S. SHELBY ST.

12' WIDE ALLEY CLOSURE  
TOTAL 2,400 SQ. FT.



18ZONE1052

# Public Meetings

- Neighborhood Meeting on 8/3/2018
  - Conducted by the applicant, 2 people attended the meeting
- LD&T meeting on 12/13/2018
- Planning Commission public hearing on 2/7/2019
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from OR-2 & M-3 to C-2 by a vote of 6-0 (four members were not present).
  - The Commission recommended approval of the alley closure by a vote of 6-0 (four members were not present).