

Case No. 13ZONE1019

Jefferson Post Apartments



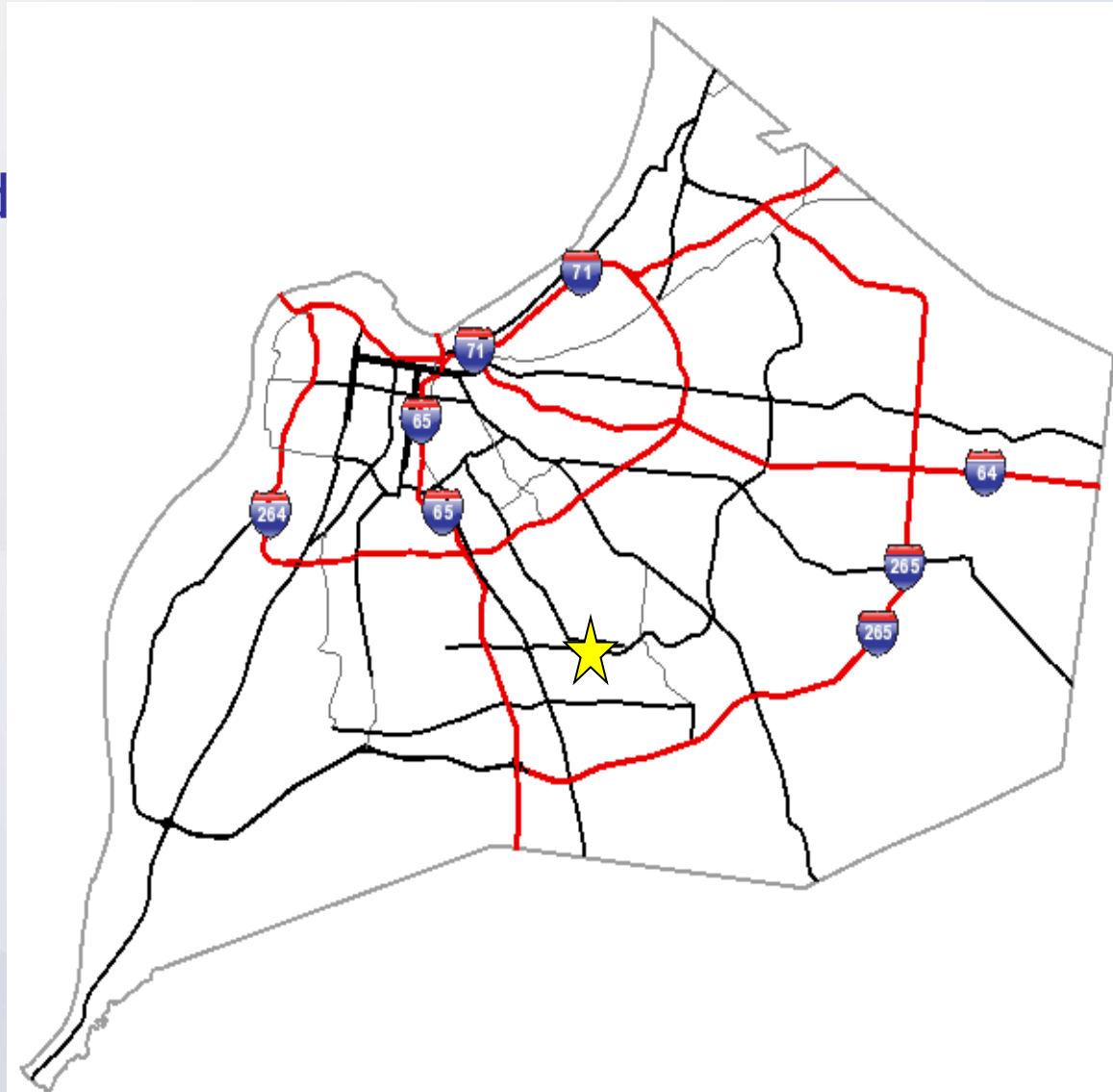
Planning/Zoning, Land Design & Development
March 4, 2014

Case Summary / Background

- Change in Zoning from EZ-1 to R-6
 - Subject site part of 9-25-05 and proposed for Commercial.
 - Subject site is vacant
 - Proposal is to expand existing multi-family development onto the subject site

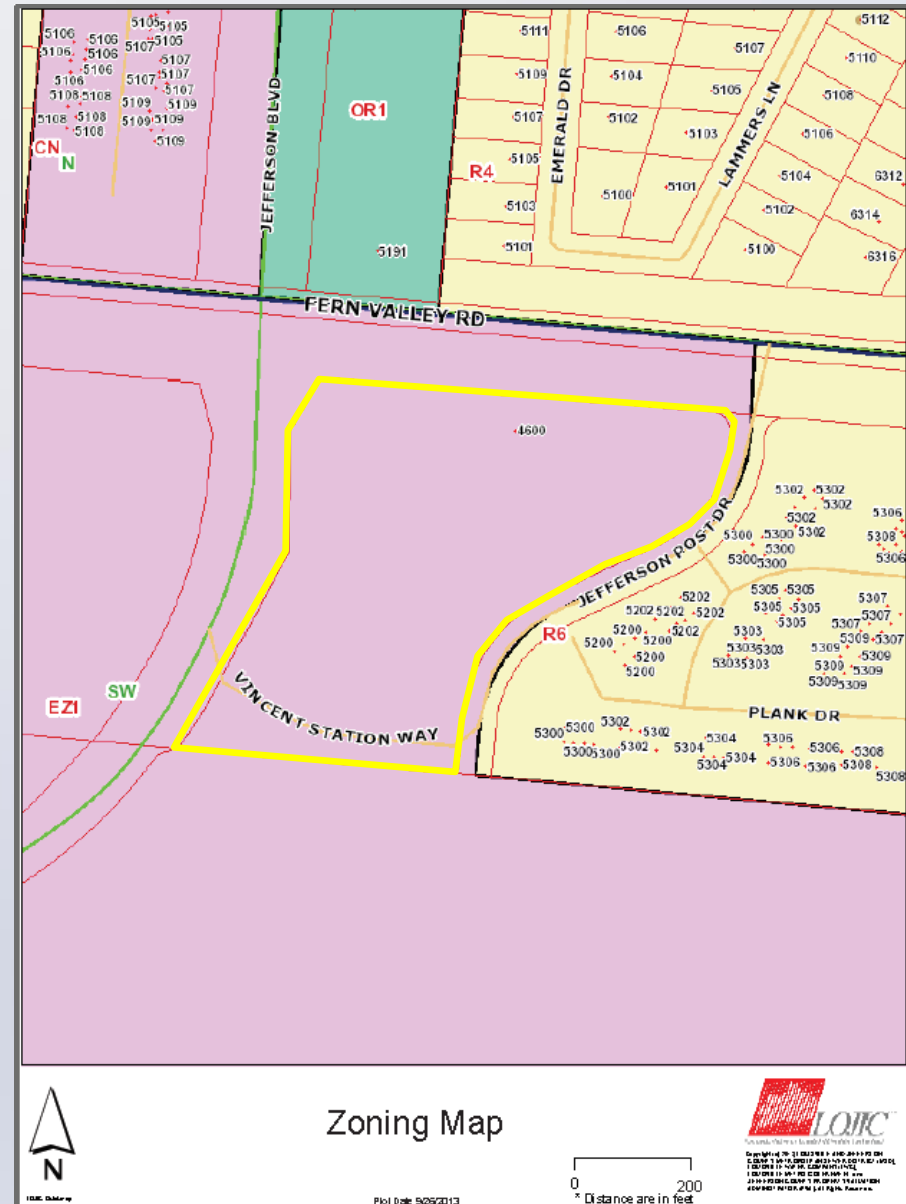
Location

- Fern Valley Rd and Jefferson Blvd
- Council District 2 - Barbara Shanklin



Zoning/Form Districts

- Subject Property:
 - Existing: EZ-1 / SW
 - Proposed: R-6 / SW
- Adjacent Properties:
 - North: OR-1 and R-4 / N
 - South: EZ-1 / SW
 - East: R-6 / SW
 - West: EZ-1 / SW



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant
 - Proposed: Multi-Family
- Adjacent Properties:
 - North: Office / Single Family
 - South: Vacant
 - West: Vacant
 - East: Multi-Family



Aerial Photo

Plot Date: 5/26/2013

0 200
* Distance are in feet



Looking east from Jefferson Blvd



Subject Site from Intersection



Jefferson Blvd looking north



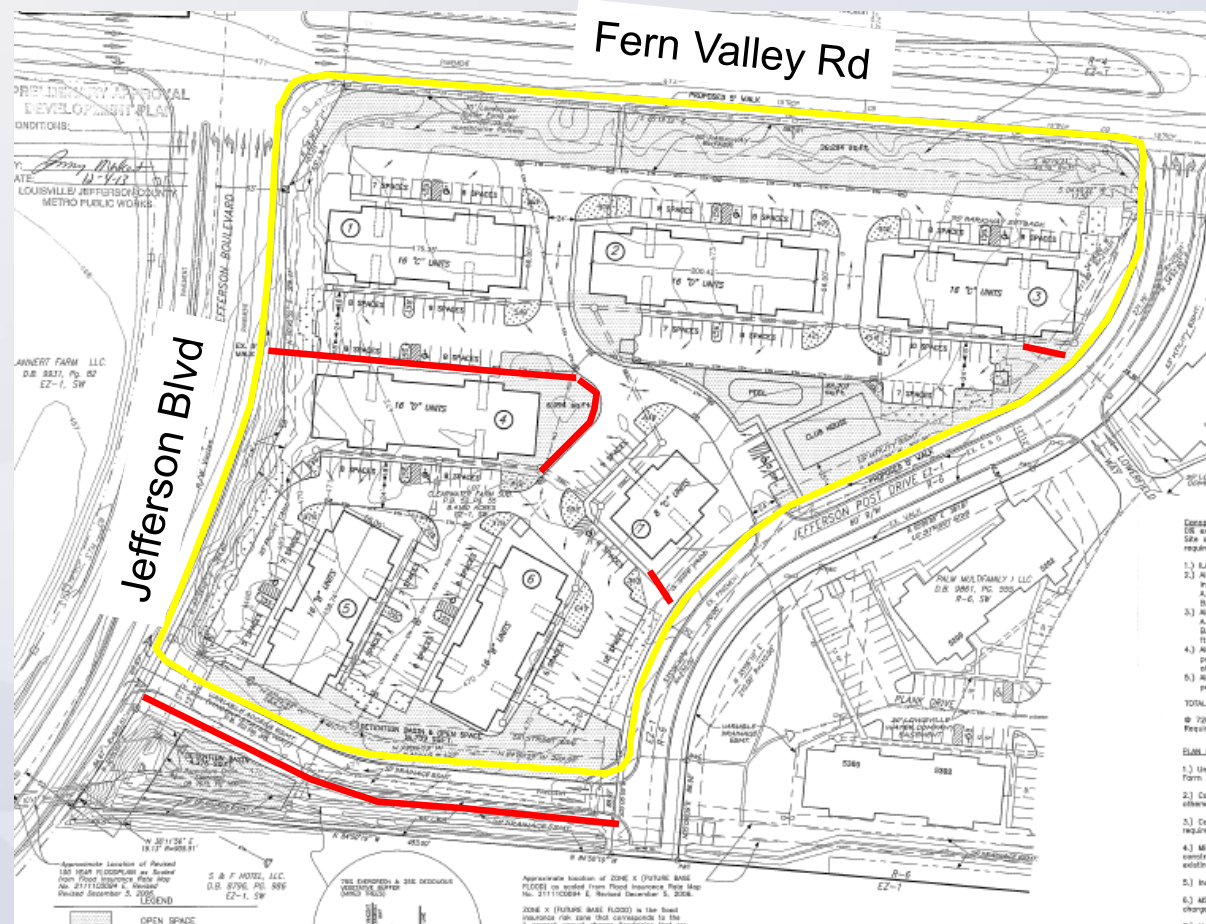
Adjacent Site to west



Applicant's Development Plan

Highlights:

- Lot Size: 8.418 Acres
- 104 Units
- 12.35 units/acre



Applicant's Proposed Building Rendering



PC Recommendation

- Public Hearing was held on January 16, 2014
- No one spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (8 members voted)