

20-ZONE-0121

Smyrna Parkway Apartments



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

October 7, 2021

Requests

- **Detailed District Development Plan with Binding Elements as relates to tree canopy preservation**

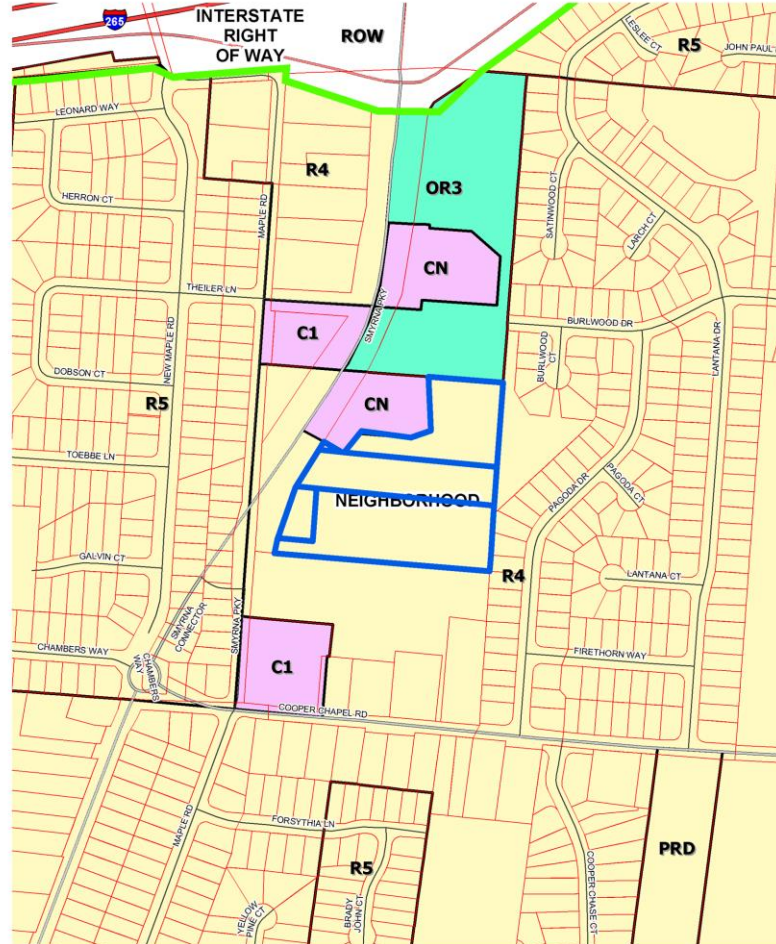
Site Context



Case Summary

- Five contiguous undeveloped parcels
- 144 multi-family units proposed
- Tree preservation around the perimeter of the site only

Zoning/Form Districts



Smyrna Parkway Apartments
feet

375
Map Created: 2/16/2021



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Aerial Photo



Smyrna Parkway Apartments

feet



375

Map Created: 2/16/2021



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Aerial Photo



Smyrna Parkway Apartments



Site Photos-Site Context



View into site from Smyrna
Parkway



Site Photos-Surrounding Areas

Dollar General
to the north



AmVets to
the south



Site Photos-Surrounding Areas

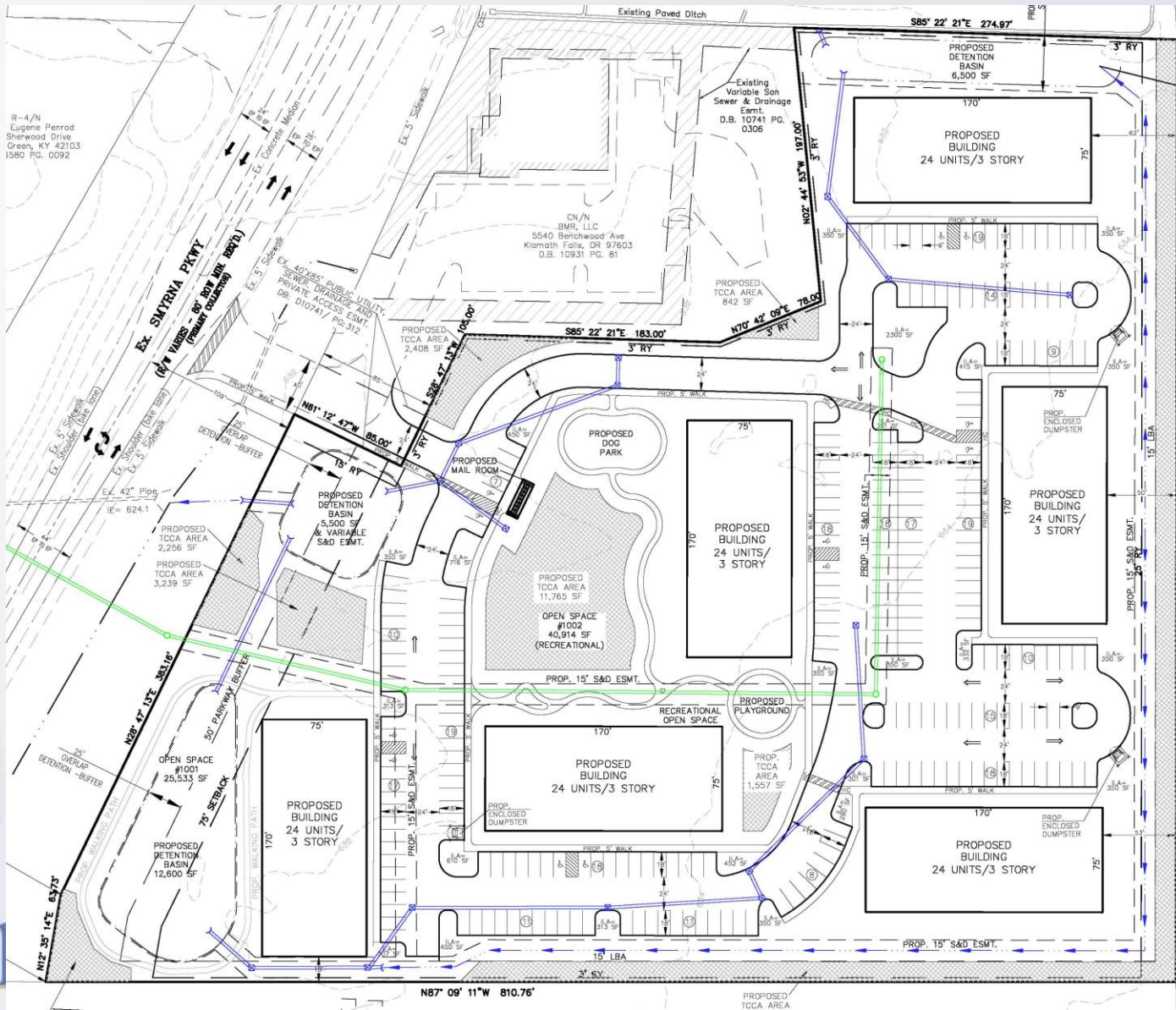
Activity center
south of AmVets



Single
family
across
Smyrna
Parkway
Louisville

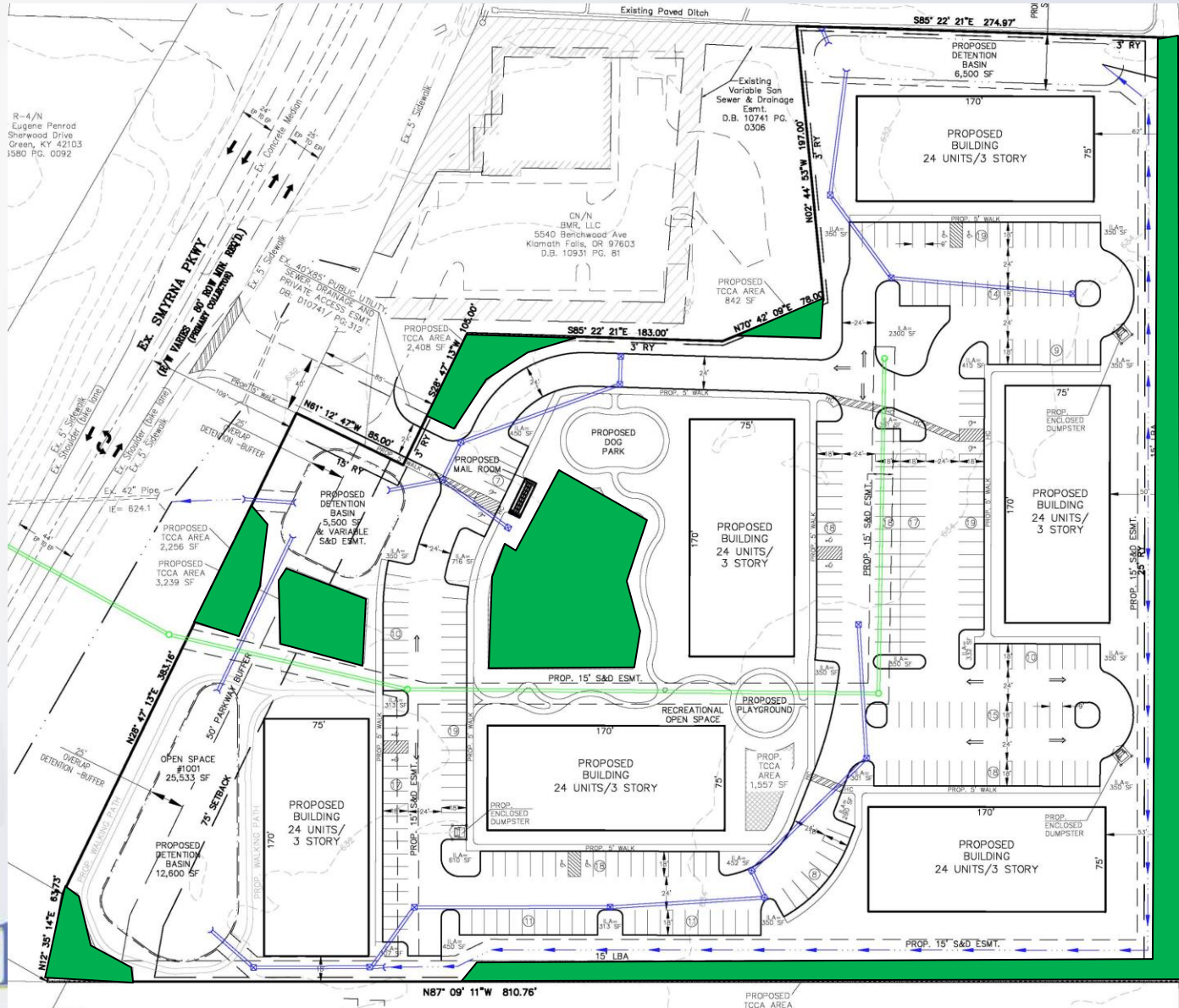


Previous Development Plan

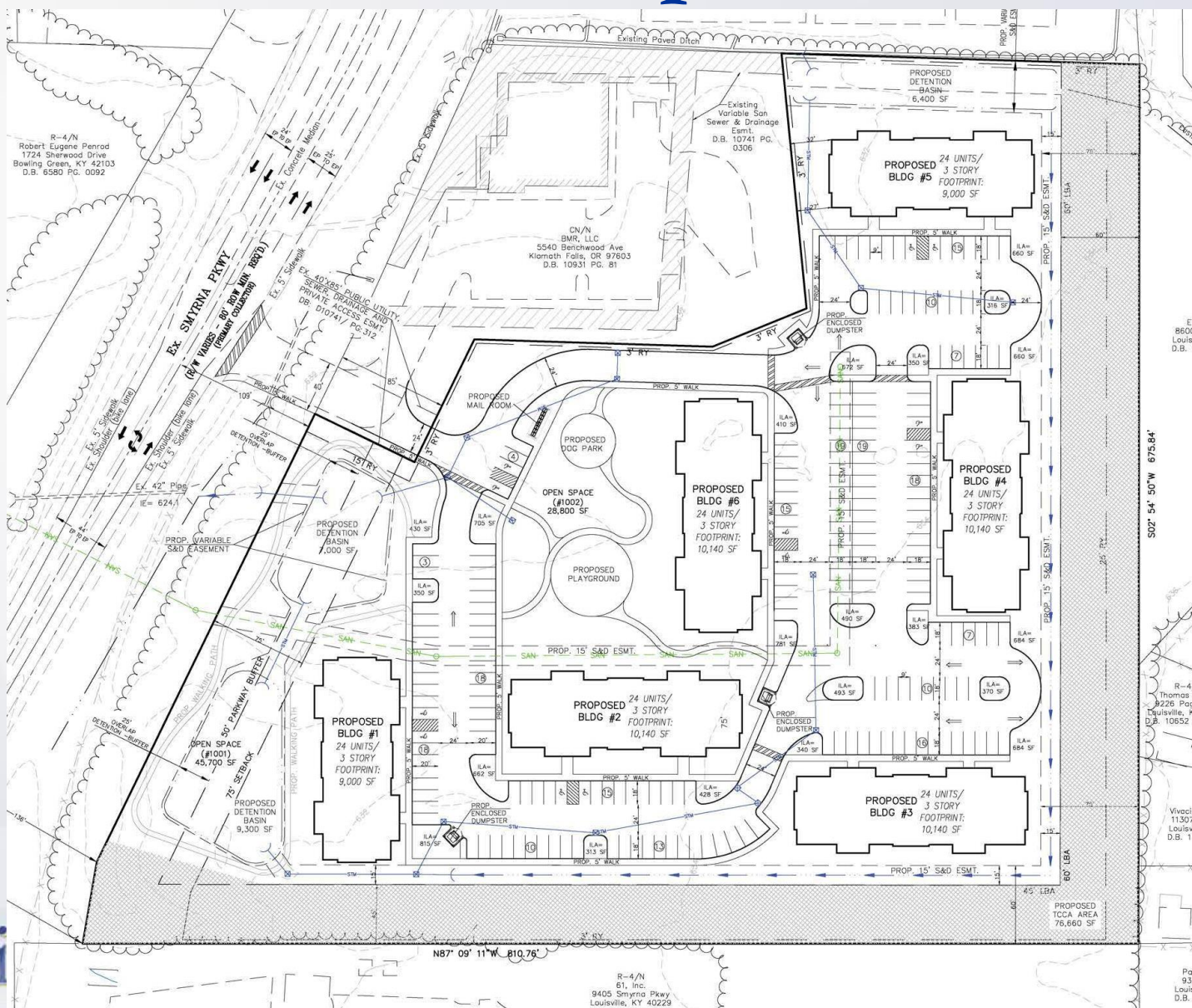


R-4/N
Eugene Perrod
Sherwood Drive
Green, KY 42103
1980 PG. 0092

Previous Development Plan



Current Development Plan



Staff Finding

- Perimeter-only tree preservation is compliant with LDC but staff would prefer more preservation along Smyrna Parkway
- Tree exhibit mostly inventoried trees not on the site at all, which cannot be counted toward tree preservation for this site
- Complete tree inventory of the preserved area was recommended by staff but not performed

Required Actions

- **APPROVE or DENY the Detailed District Development Plan with Binding Elements**