

16DEVPLAN1079

Oxmoor Park Condominiums



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

August 1, 2016

Request(s)

- Variance #1: from LDC Section 5.3.3.C.2.b allowing the side yard setback (38.9 ft.) to be less than the required 50 ft.

Location	Requirement	Request	Variance
Side Yard Setback	50' ft.	38.9' ft.	11.1' ft.

- Variance #2: from LDC Section 5.3.3.C.2.b allowing the vehicular maneuvering in the side yard setback.

Request(s)

- Waiver #1: from LDC Section 10.2.10 to provide the required Vehicular Use Area landscape buffer between lot 1 and lot 2.
- Waiver #2: from LDC Section 5.8.1.B to provide sidewalks in the abutting right of way to serve the development site along road frontages.

Case Summary / Background

- Proposing to construct a 2 story Multi-family building (6 condominium units) with a 3,086 sf footprint
- Located on a vacant corner lot
- Ingress/egress has been moved from Norwood Drive to South Park Place as requested

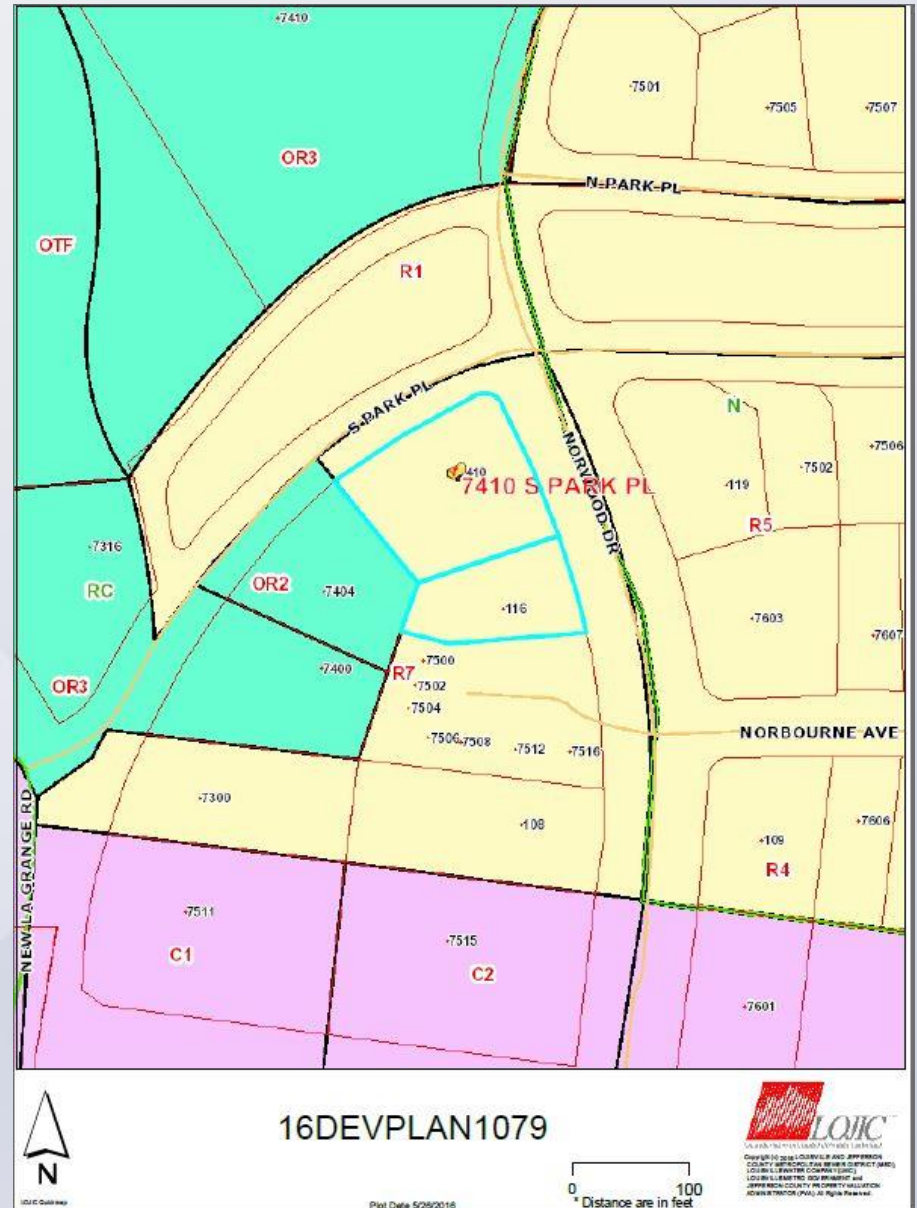
Zoning/Form Districts

Subject Property (Lot 1) :

- Existing: R-7/Regional Center
- Proposed: R-7/Regional Center

Adjacent Properties:

- North: R-1/Regional Center
- South: R-7/Regional Center
- East: R-5/Neighborhood
- West: OR-2/Regional Center



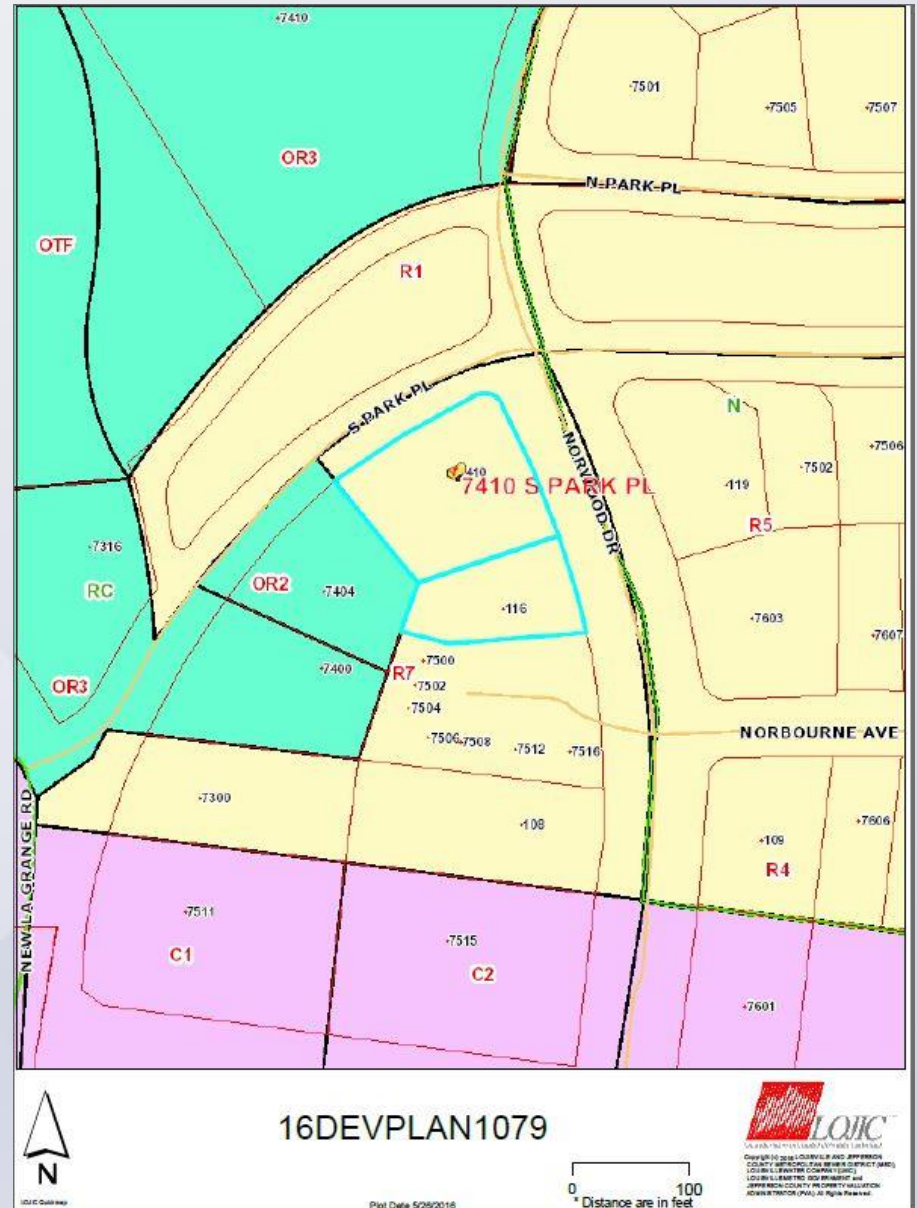
Zoning/Form Districts

Subject Property (Lot 2) :

- Existing: R-7/Regional Center
- Proposed: R-7/Regional Center

Adjacent Properties:

- North: R-7/Regional Center
- South: R-7/Regional Center
- East: R-5/Neighborhood
- West: OR-2/Regional Center



Aerial Photo/Land Use

Subject Property Lot 1:

- Existing: Vacant
- Proposed: 2-story Multi-family Building (6 Condo units)

Adjacent Properties:

- North: Parks and Open Space
- South: Single Family Residential
- East: Single Family Residential
- West: Commercial



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0 100
Distance are in feet

Plot Data 5/28/2016

Aerial Photo/Land Use

Subject Property Lot 2:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

- North: Vacant
- South: Multi-Family
- East: Single Family Residential
- West: Commercial



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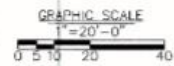
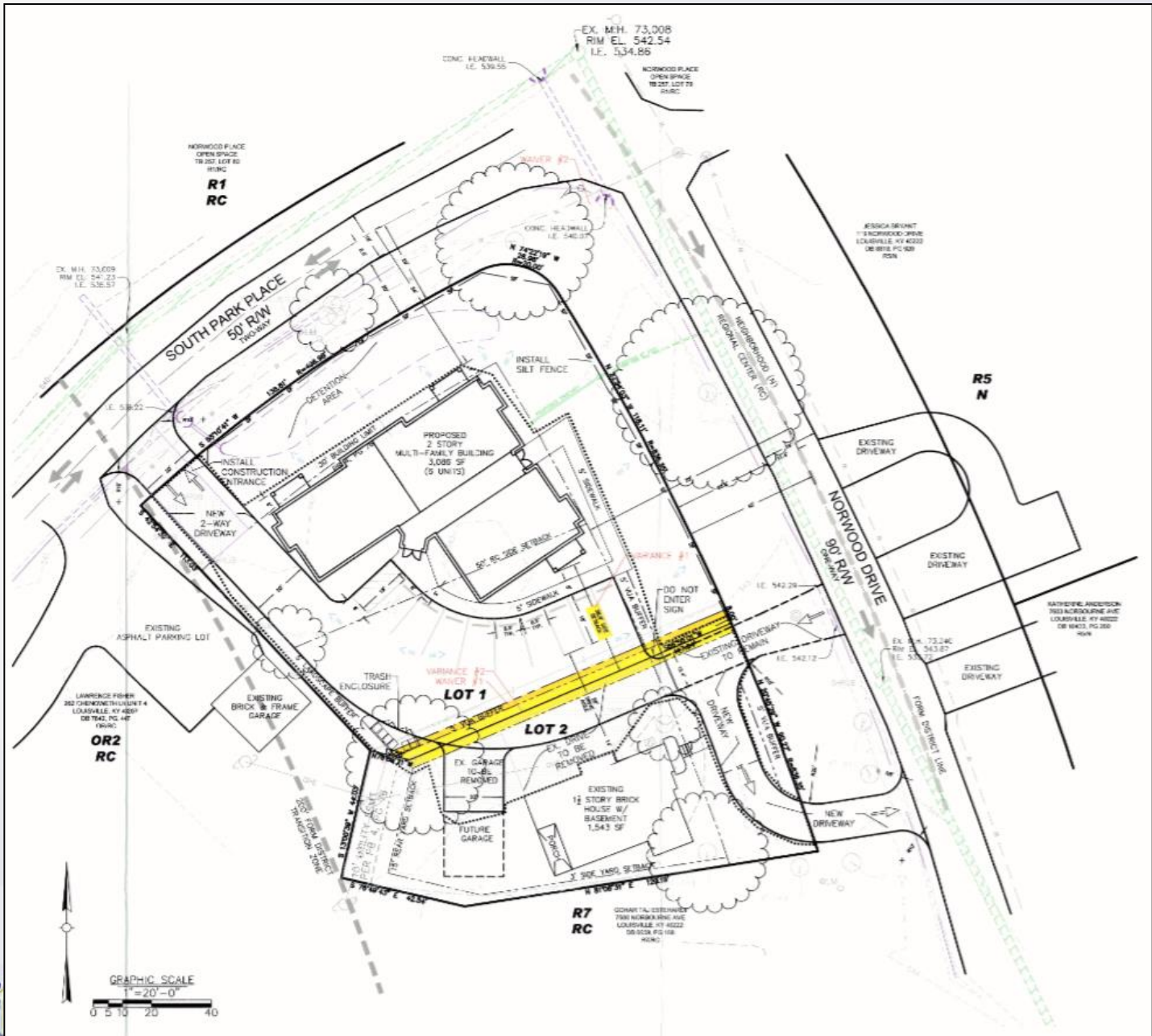
Plot Data 5/28/2016

Site Photo-Subject Property



Site Photos-Surrounding Areas





Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

Comments per Transportation Planning are as follows:

- No existing sidewalks are located along South Park Place.
- There are sidewalks on Norwood Drive, approximately 280' from this proposed development. These sidewalks are along the Thornton's development at the corner of Shelbyville Road and Norwood Drive.
- Sidewalks are constructible on both right-of-way frontages.
- There is a transit stop approximately 435' feet from the proposed development at the corner of Shelbyville Road and Norwood Drive (Routes 19, 29 and 31x).
- There are several commercial developments along Shelbyville Road.
- A signal is present at the intersection of Shelbyville Road and Norwood Drive.

Staff Analysis and Conclusions

- Staff finds no major changes of an economic, physical, or social nature within the development site nor the City of Norwood per Cornerstone 2020.

Required Actions

- Variance #1 - from LDC Section 5.3.3.C.2.b allowing the side yard setback (38.9' ft.) to be less than the required 50 feet: Approve/Deny
- Variance #2 - from LDC Section 5.3.3.C.2.b allowing the vehicular maneuvering in the side yard setback: Approve/Deny
- Waiver #1 - from LDC Section 10.2.10 to provide the required Vehicular Use Area landscape buffer between lot 1 and lot 2: Approve/Deny
- Waiver #2 - from LDC Section 5.8.1.B to provide sidewalks in the abutting right of way to serve the development site along road frontages: Approve/Deny