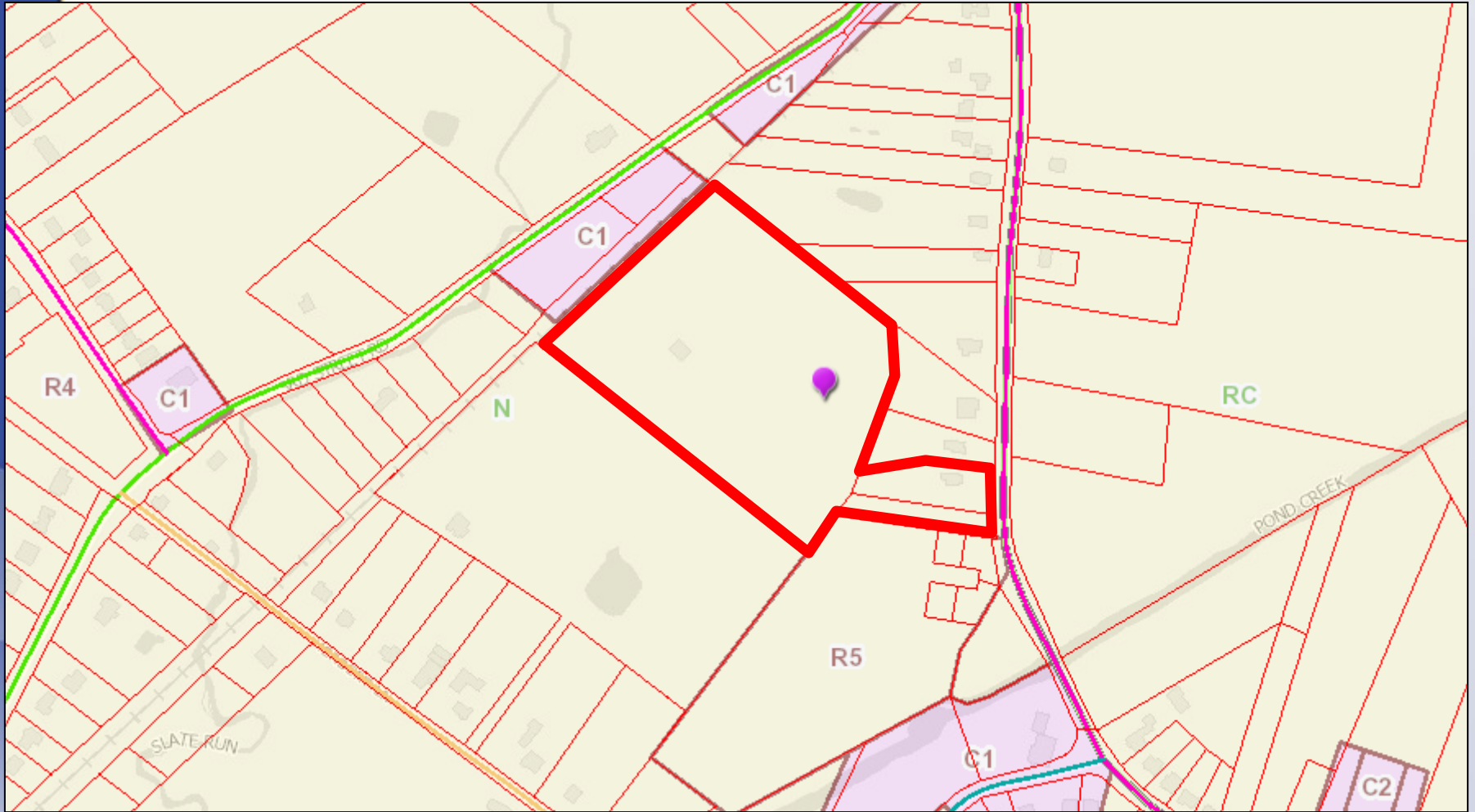


19-ZONE-0091 REGENCY PARK



Planning & Zoning Committee
April 13, 2021



Existing: R-4/N
Proposed: R-5A/N



Existing: Vacant Residential
Proposed: Residential

Requests

- Zoning change from R-4 Single Family Residential to R-5A Multi-Family Residential (11.28 acres)
- Detailed District Development Plan with Binding Elements

Case Summary

- Currently undeveloped
- Previously used as a mobile home park
- 95 condo-style small homes
- Required open space being provided

Site Photos-Site Context



Site Photos-Surrounding Areas



Adjacent
properties on W
Manslick Rd

Property
across W
Manslick

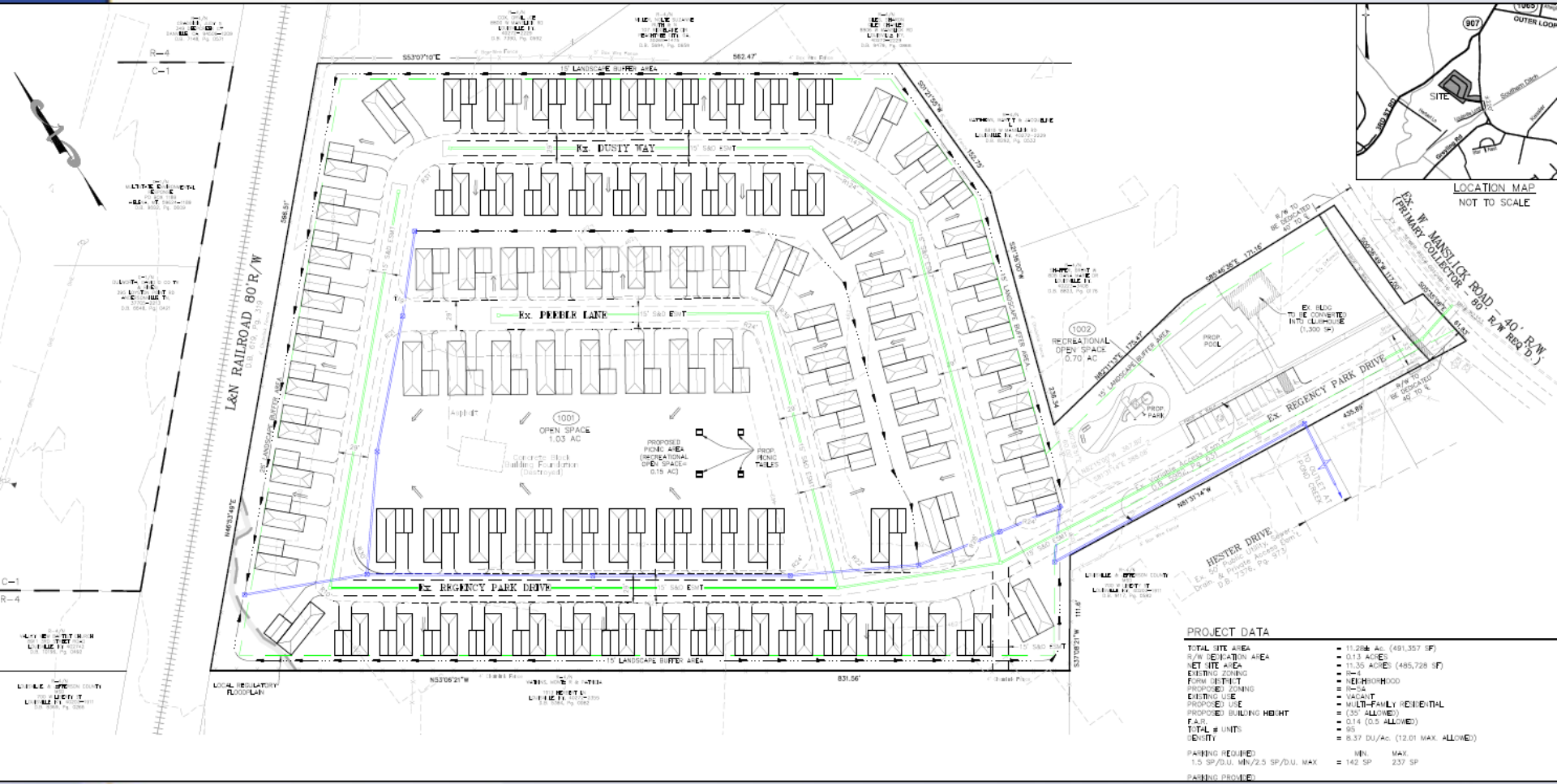


Site Photos-Surrounding Areas



An MSD property and
Louisville Loop trailhead are
located to the south

Applicant's Development Plan



Elevations



Elevations



Louisville

Public Meetings

- Neighborhood Meeting held on 6/17/2020
- LD&T meeting on 11/12/2020 and 12/10/2020
- Planning Commission public hearing on 1/7/2021
 - Four people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5A passed by a vote of 6-1 (two were not present, one was present but abstained).