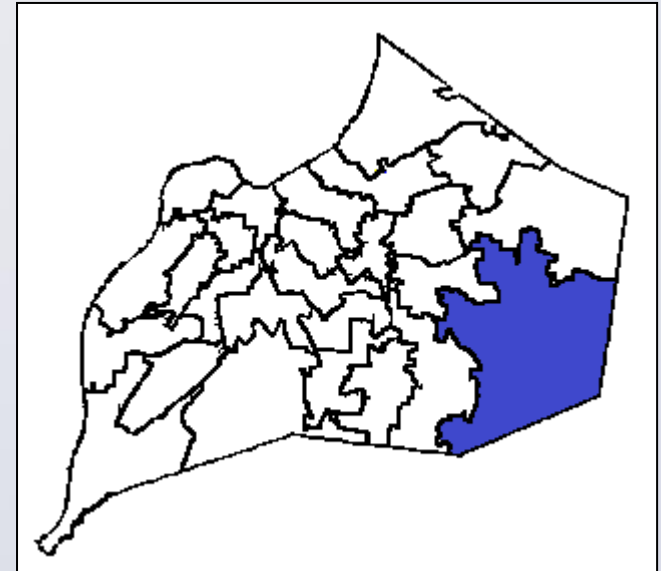
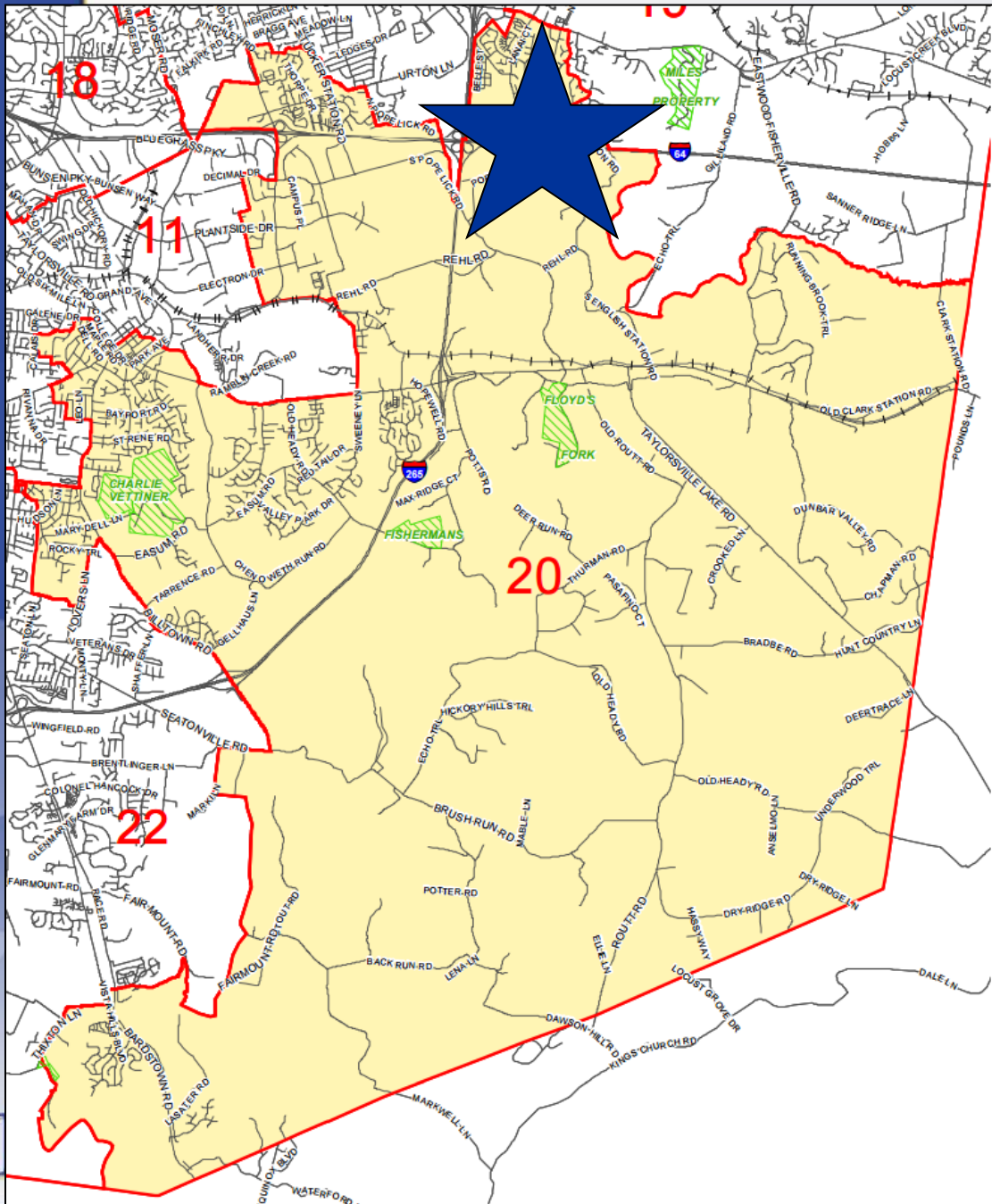


**20-ZONE-0056**  
**S ENGLISH STATION ROAD**  
**MULTI-FAMILY**

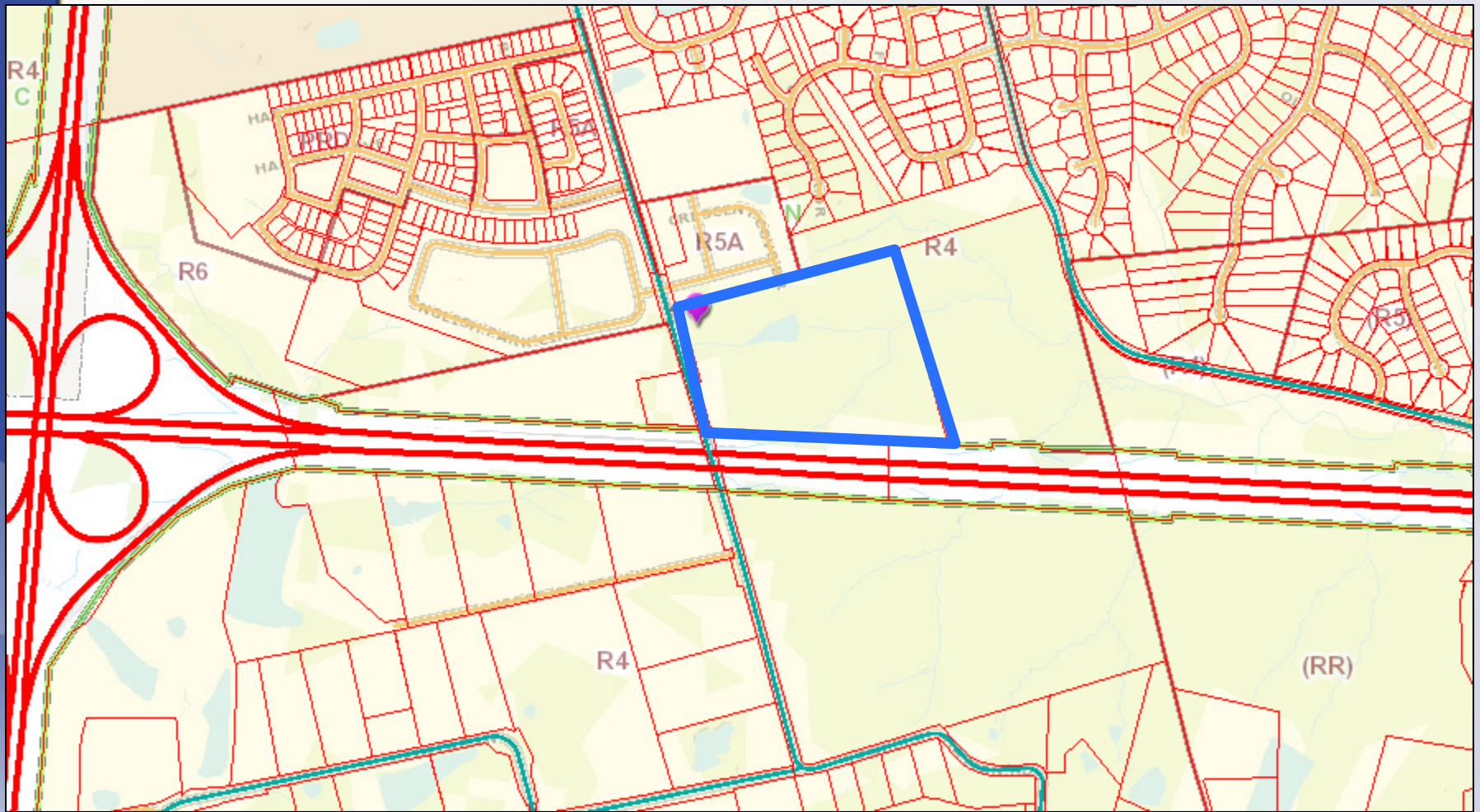


**Planning & Zoning Committee**  
**February 2, 2021**

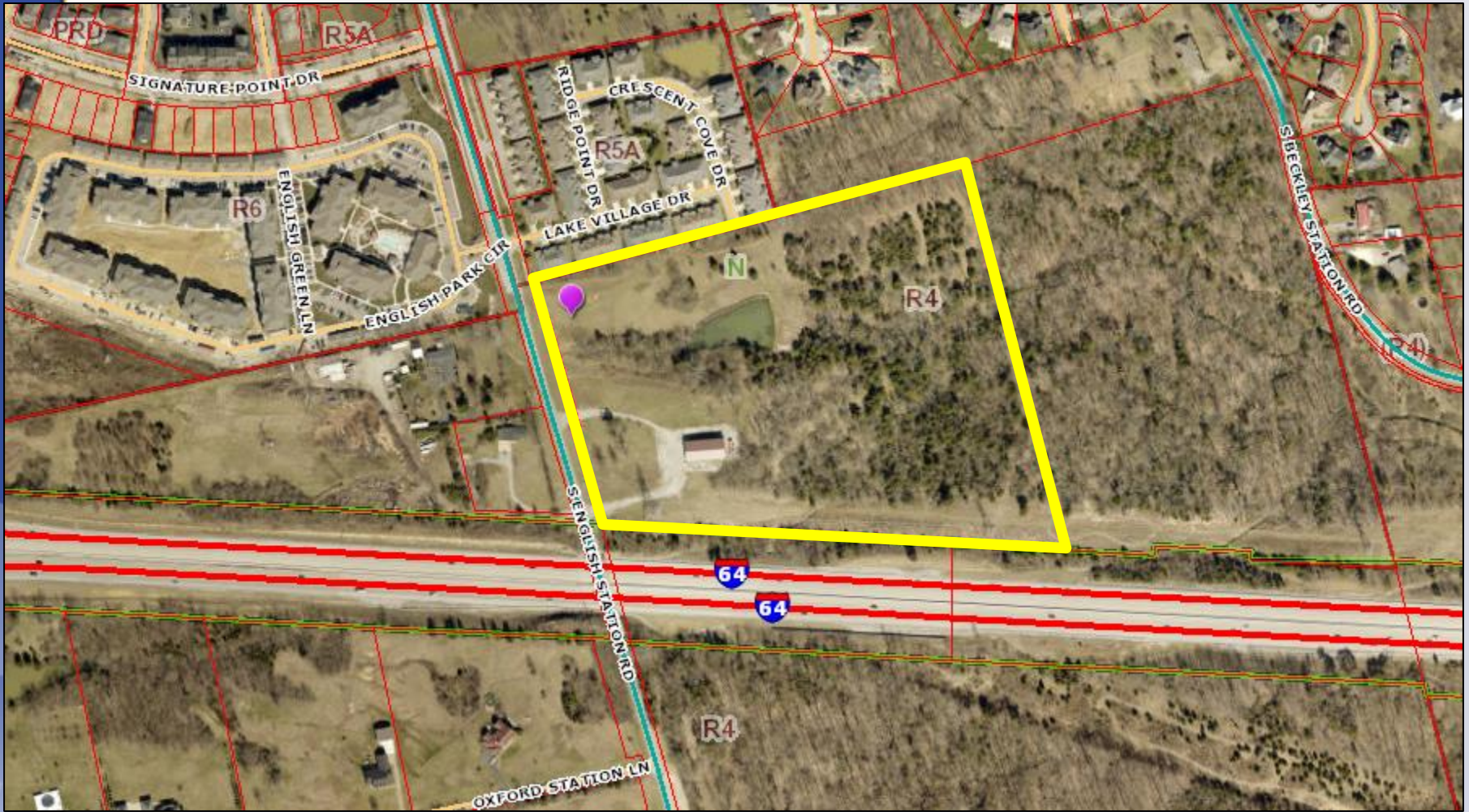


**999 & 1007 S English  
Station Road  
District 20 - Stuart Benson**

**20-ZONE-0056**



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



Existing: Vacant  
Proposed: Residential

# Requests

- Zoning change from R-4 Single Family Residential to R-5A Multi-Family Residential (21.8 acres)
- Variance from Table 5.3.1 to reduce side yard setback from 5' to 0' on both tracts (20-VARIANCE-0129)
- Waivers:
  - #1 from 10.2.10 to omit the required VUA LBA on both tracts as shown on the plan (20-WAIVER-0094)
  - #2 from 10.2.7 to omit required tree plantings along southern LBA on Tract 2 (20-WAIVER-0095)
- Detailed District Development Plan with Binding Elements

# Case Summary

- Currently undeveloped
- 54 patio homes on Tract 1
- 172 apartment units on Tract 2
- Open space to be shared between tracts

# Site Photos-Site Context

Site from S  
English Station  
Road



Site from S  
English  
Station Road



# Site Photos-Surrounding Areas

Development  
across S English  
Station Road

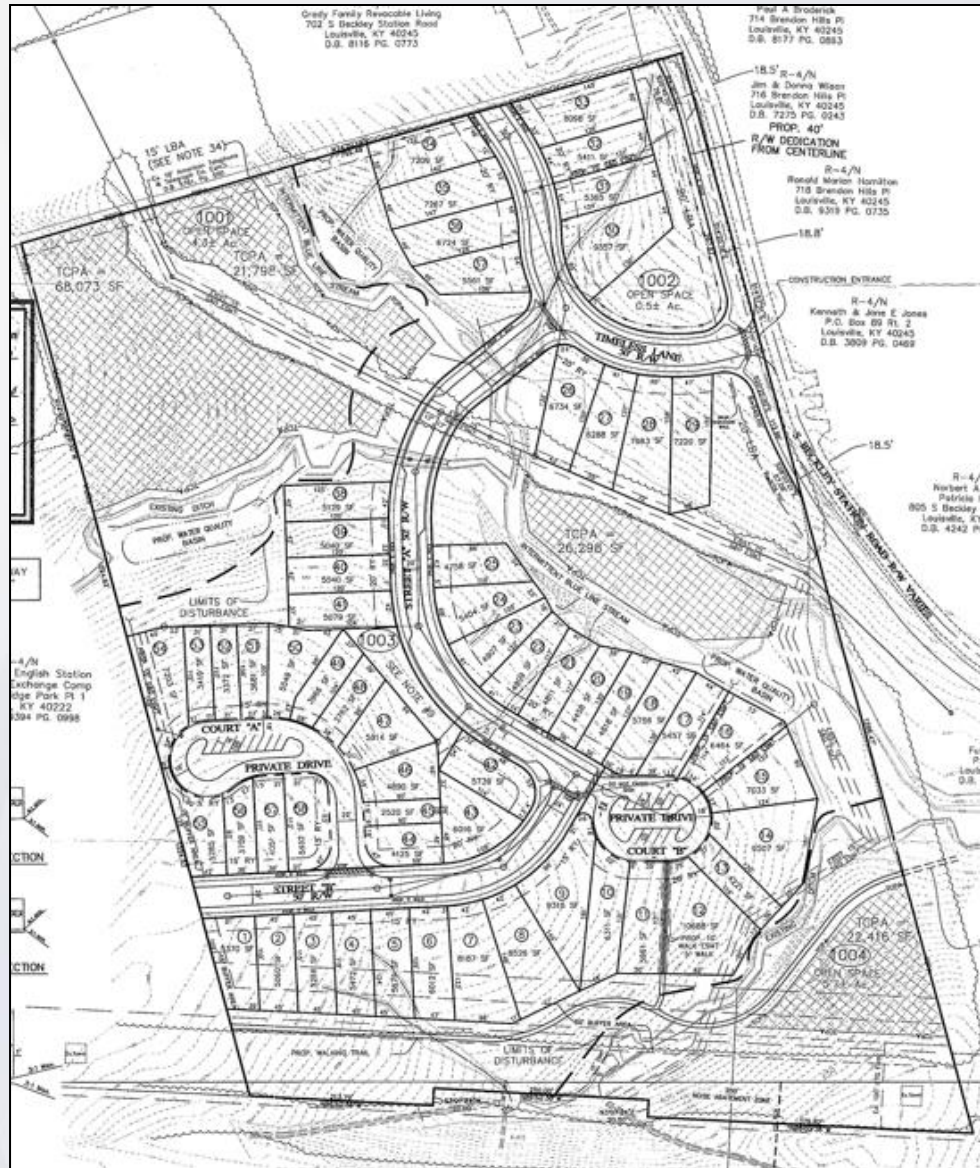


Adjacent  
development  
to the North

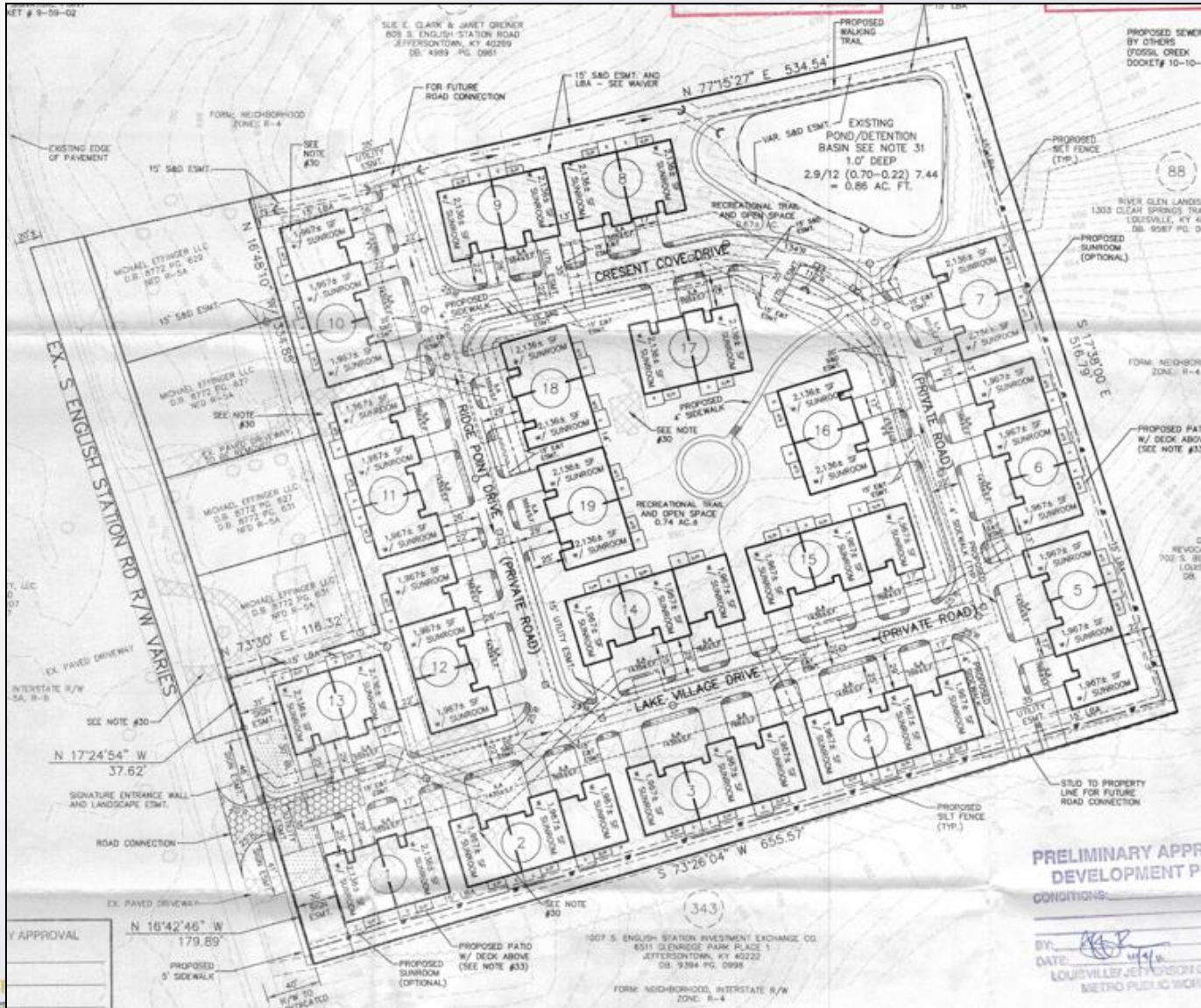




# 13990 Approved Plan



# 15444 Approved Plan



# Applicant's Development Plan

70' wide LG&E easement

54 proposed patio home condominium units

Pool and clubhouse

172 proposed apartment units



# Elevations



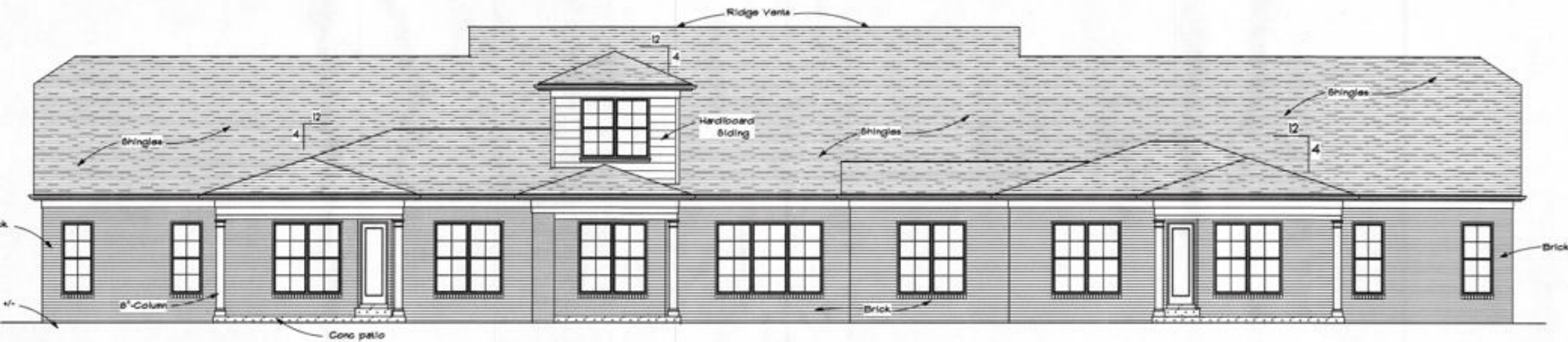
# Elevations



FRONT ELEVATION  
1/4"=1'-0"

Gray Ledge Development  
Units 17, 18, 19  
Building #4

*Meridian*  
www.meridianarchitects.com



REAR ELEVATION

RECEIVED

# Public Meetings

- Neighborhood Meeting held on 6/18/2020
- LD&T meeting on 11/12/2020
- Planning Commission public hearing on 12/17/2020
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 to R-5A passed by a vote of 9-0 (one was not present).