

# Board of Zoning Adjustment

## Staff Report

October 19, 2022



<b>Case No:</b>	21-CAT3-0021
<b>Project Name:</b>	Saint Anthony Gardens
<b>Location:</b>	2900 Fordhaven Rd
<b>Owner(s):</b>	St Anthony P2, LLC.
<b>Applicant:</b>	Land Development and Design
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	25 - Amy Holton Steward
<b>Case Manager:</b>	Molly Clark, Planner II

### REQUEST(S)

- **Category 3 Development Plan**

### CASE SUMMARY/BACKGROUND

The applicant is proposing to construct 8 multifamily structures and one accessory structure for a gym and outdoor pool on approximately 13 acres. The site is zoned R-6 in the Neighborhood form district. The multifamily structures 2-story structures with 16 units each. This site has karst terrain and steep slopes. The applicant has conducted a Geotech survey and is also planning to preserve 206,596 SF of the site as woodland protection area.

### STAFF FINDING

The Category 3 Plan is in order and has been approved by MSD and Transportation Planning staff.

### TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

### INTERESTED PARTY COMMENTS

Staff has received several comments from the adjacent multi-family developments regarding issues of flooding and speeding traffic.

**REQUIRED ACTIONS:**

- **APPROVED** or **DENY** the **Category 3 Development Plan**

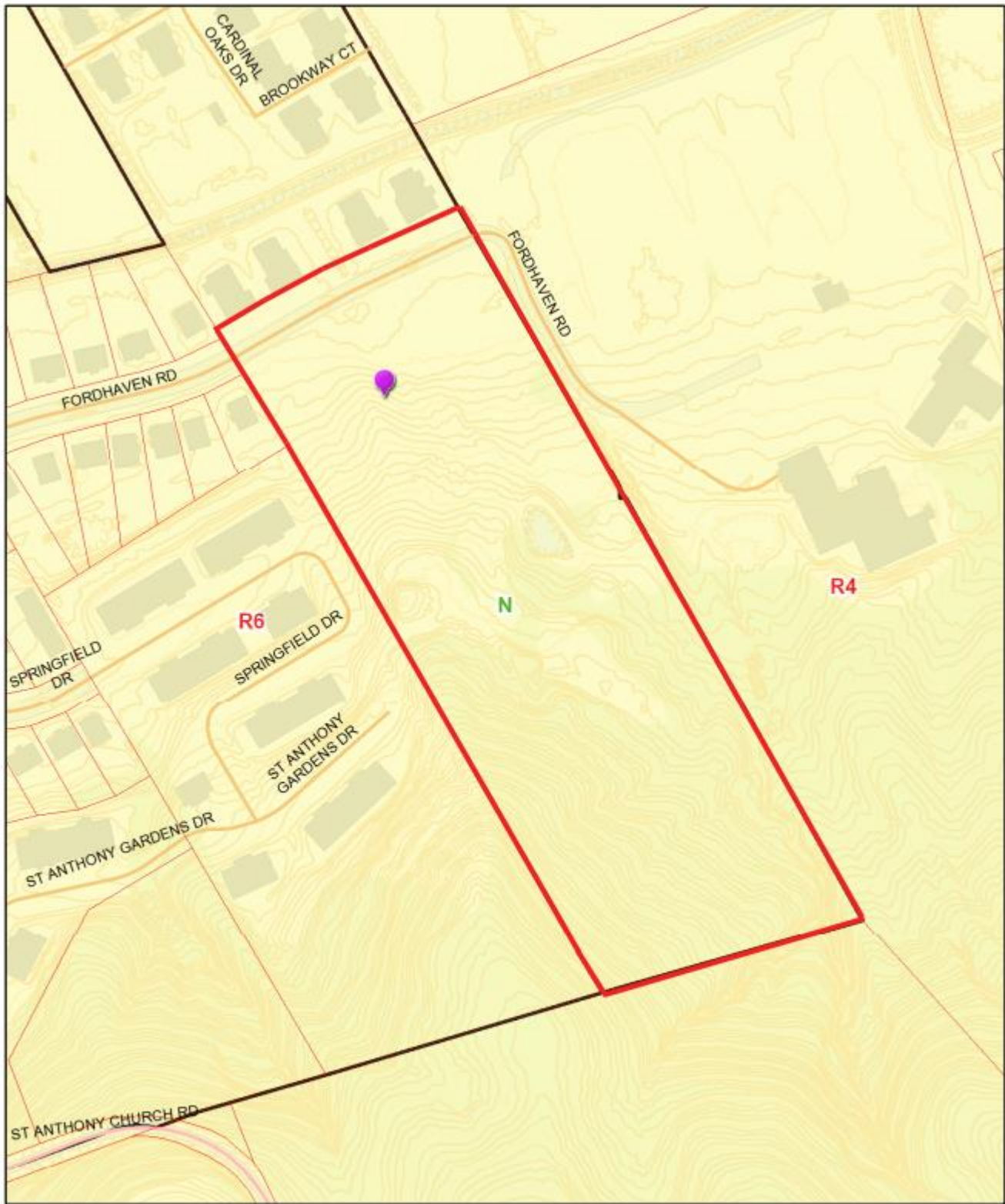
**NOTIFICATION**

Date	Purpose of Notice	Recipients
10/06/22	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 25

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**

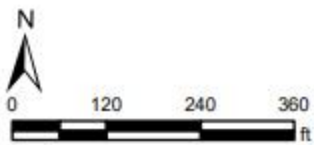


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Thursday, October 13, 2022 | 6:20:35 PM

2. Aerial Photograph



Thursday, October 13, 2022 | 6:24:11 PM



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