Case No. 14ZONE1031 Jacob School Senior Apartments

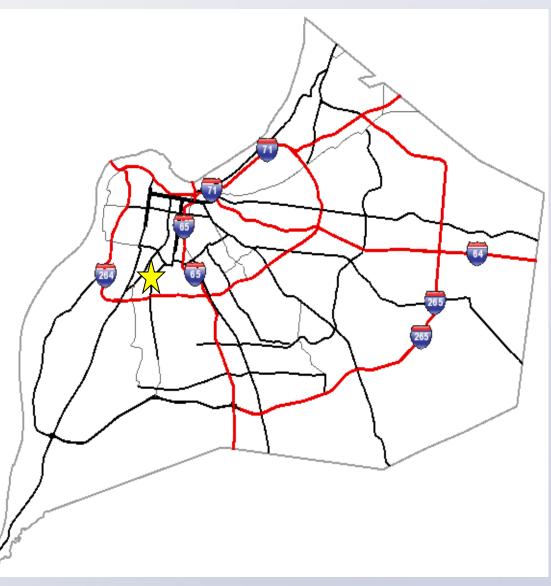
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Planning/Zoning, Land Design & Development November 11, 2014

Location

- 3670 and 3670 R Wheeler Avenue
- Council District
 15 Marianne Butler





Case Summary / Background

- Change in zoning from R-5 to R-7
- Alley Closure
 - Renovation of Jacob School Building



Zoning/Form Districts

- Subject Property:
- Existing:R-5/TN
- Proposed: R-7/TN
- Adjacent Properties:
- North: R-5/TN
- South: R-5/TN
- East: R-5/TN

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• West: R-5 and OR-2/TN



Aerial Photo/Land Use

- Subject Property:
- Existing: Vacant School
- Proposed: Apartments
- Adjacent Properties:
- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential

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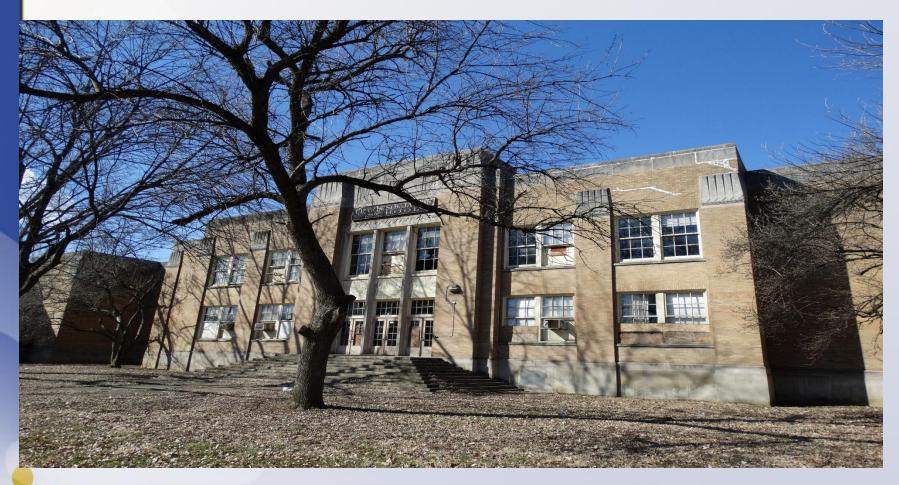


Aerial Photo

Alley Closure









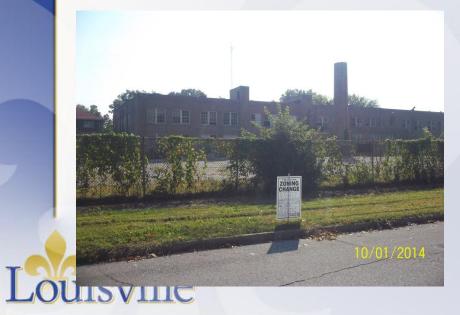














Site Photos-Surrounding Areas









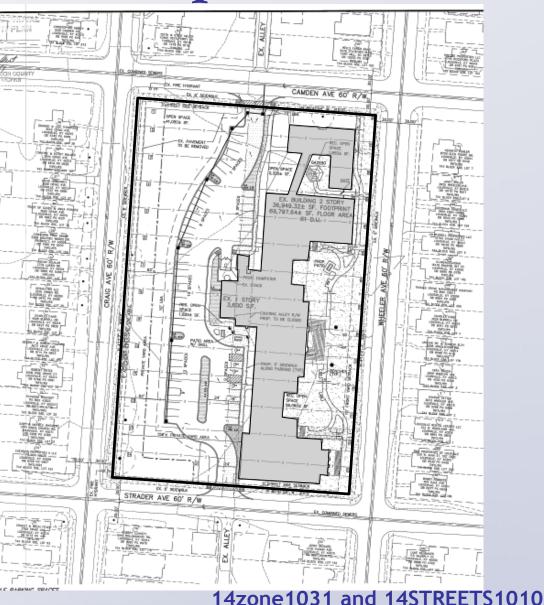
Alley Closure Plat

			NOTES.	
	LOT 263	277 0	1. THE PURPOSE OF THIS PLAT IS TO CLOSE THE EXISTING 20' (UNIMPROVED ALLEY AND TO CONSOLIDATE THE ALLEY AND THE 28 LOTS (250-277) INTO ONE TRACT OF LAND.	
	<u>m N 85'47'58" W _ m _ N m _ S 85'4</u>	7'58" E M	21. THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ELEVATION. PER FEMA'S FIRM WAPPING (21111C0566). 3. THIS PLAT IS SUBACT TO EASEMENTS AND RESTRICTIONS WHETHER	VIRITURE AVE
	3 LOT 262 3 2 LOT	276	RECORDED OR NOT. SET 1/2" REBAR WITH CAP #3697	¥ STRADER AVE 2 00
	M 854758 W M S 854	2	R/W RIGHT-OF-WAY LOT ACREACE EX. LOTS 250-277 5075.0 S.F OR 0.117 ACRES (PER LOT)	SEELBACH AVE
	C LOT 261 C 26 C LOT 2	275	ALLEY (BEING CLOSED) = SEDD S.F. OR 0.225 ACRES AFTER CONSOLIDATION AREA = 151,900 S.F. OR 3.487 ACRES	
	Z Z		LOT 243	LOCATION MAP
	0 145.00 145.00 145.00 145.00 145.00 145. 0 145. 0 145. 0 145. 0 145. 0 145. 0 145. 0 145. 0 145. 0 145. 0 145. 0 145. 145	274 9	POINT OF BEGINNING CAMDEN AVE. 60'	R/W
	Q 145.00' Q'O' Q 145.	00' 0	5 85-4758 E 1 310.00 8 65 47 58 E 1 16.00 8 LOT 263 8 47 5 LOT 277 8 LOT 263 8 47 5 LOT 277 8 Start 25 8 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
	ロボロ ロ ロ ロ ロ ロ ロ ロ ロ ロ ロ ロ ロ ロ	210	LOT 38	
	LOT 258		LOT 137	
	H N 85'47'58" W H H H S 85'47	4/4 mil	LOT 37 LOT 36 LOT 26 LOT 26 LOT 26 LOT 259 LOT 273 LOT 259 LOT 273 LOT	
	LOT 257	271 0	B N	
	M N 85 47'58" W μ Ω M > M S 85'47	7'58" E	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
		270 Ö		
	M N 85'47'58" W X Z C D Z M S 85'47	Z		LOT 178
	B LOT 255 μ Ω Ω B LOT	269	LOT 135	LOT 2
	2 2	Contraction Z management	LOT 32	
	145.00 LOT 254 パ N 85'47'58" W パ 日前 145.00 に LOT 254 の LOT 145.00 に N 15 に 145.00 に N 15 に N 15 に N 15 い N N 15 い N 15 N 15 N 15 N 15 N 15 N 15 N 15 N N 15 N N N N N N N N	268	LOT 31	LOT 205
	0 145.00' 0 145.	00' 0	LOT 124	
	C LOT 253 C LOT	207	STRADER AVE. 60' R/W	SEP 132014
	145.00' 2 145.00' 145.	266	LOT 93	
	C LOT 252 C LOT S N 85'47'58" W S N S 85'47	200	GRAPHIC SCALE 100'	of Approval
	LOT 251	265 Ö	Land Surveyor's Certificate Approved	this day of, 2014.
	H N 85'47'58" W H Z H S 85'47	7'58" E	TATLE of Kentucky that the survey depicted by Invalid it not STATLE of Kentucky that is presented by persons under the survey depicted by Invalid it not STATLE of Kentucky that is presented by persons under the survey depicted by Invalid it not presented by the rest of the traverse was 1:73,413 presented by the survey depicted by Invalid it not presented by the survey depicted by Invalid it not presented by Invalid it not presented by Invalid it not presented by Invalid Invalid presented by Invalid presented by Invalid Invalid presented by	recorded before this date:
	LOT 250		JERVILEY is precision ratio of the traverse was 1: 79,413 By Louis 1: 79,413 Louis Louis 1: 2007 Louis Louis License shown Approval sut hereon were adjusted for clasure. This survey Approval sut	ille Metro Planning Commission ject to attached Certificates.
	m 145.00' m 145.	00' "	PROFESSIONAL meets or exceeds the minimum standards Special required by Survey as established by the state of Kentucky, per 201 KAR 18:150 DOCKET N	
			ROAD C	OSURE PLAT
			TRAVIS K. BENTLEY PLS# 3697 DATE:	ED PROPERTIES, LLC. 425 EASTPOINT CENTRE DRIVE, SUITE 125 UISVILLE, KENTUCKY 40223 ED BOOK 9947, PAGE 145
			MINDEL, SCOTT & ASSOCIATES, INC. TA PLANNING • ENGINEERING • SURVEYING LOCATION:	X BLOCK 065E, LOTS 250-277 3670 & 3670R WHEELER AVE. LOUISVILLE, KENTUCKY 40215
Louisvil	A		5151 Jefferson Boulevard Louisville, Kentucky 40219 FORM DIST (502) 485-1508 DATE: 8/	TN ZONED: R5
LOUISVIIC 1470pe1031 and 14STREETS1010				

Applicant's Development Plan

Highlights:

- Apartments
- 69,798 SF existing building
- 61 Housing Units
- 57 Parking spaces
- 28 parcels
- 3.48 acres





Applicant's Development Plan



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PC Recommendation

- Public Hearing was held on 10/17/2014
- No one spoke in opposition at the Planning Commission public hearing.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the alley closure and rezoning to Louisville Metro Council (7 members voted)

