## Case No. 14ZONE1031 Jacob School Senior Apartments

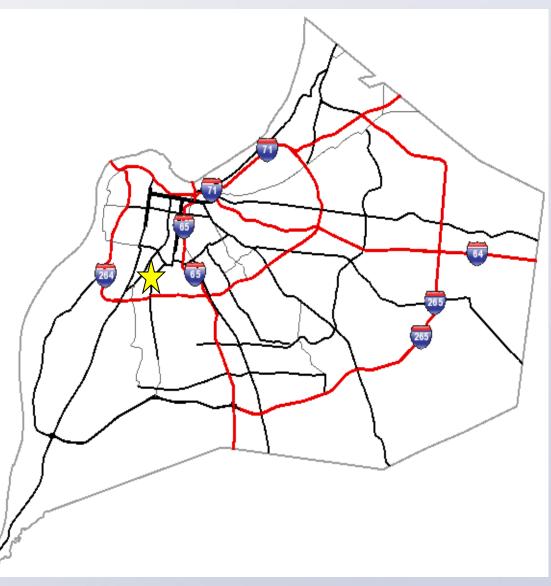
# Louisville



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

Louisville

• 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

Louisville

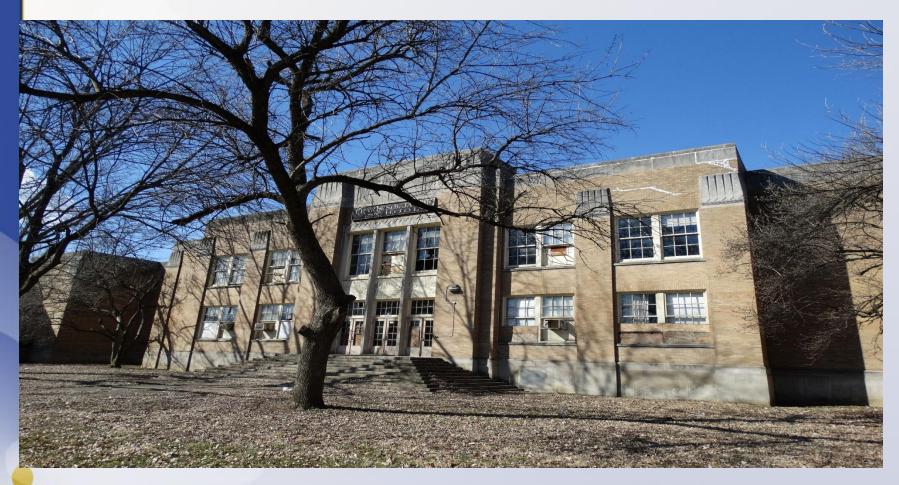


#### **Aerial Photo**

#### **Alley Closure**









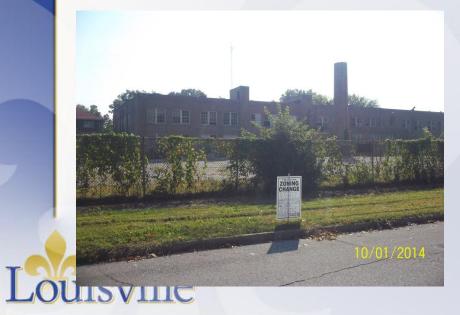














### Site Photos-Surrounding Areas









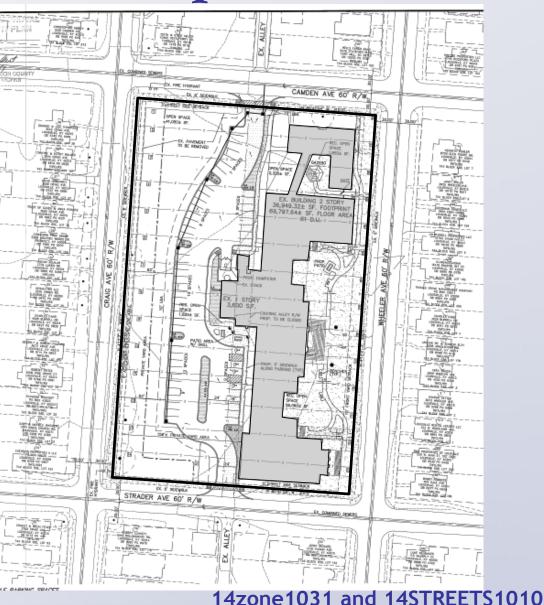
#### Alley Closure Plat

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|                                        | LOT 263                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 277 0                    | 1. THE PURPOSE OF THIS PLAT IS TO CLOSE THE EXISTING 20' (UNIMPROVED<br>ALLEY AND TO CONSOLIDATE THE ALLEY AND THE 28 LOTS (250-277) INTO<br>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.<br>PER FEMA'S FIRM WAPPING (21111C0566).<br>3. THIS PLAT IS SUBACT TO EASEMENTS AND RESTRICTIONS WHETHER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | VIRITURE AVE                                                                                                       |
|                                        | 3 LOT 262 3 2 LOT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             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|                                        | M 854758 W M S 854                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                        | R/W RIGHT-OF-WAY<br>LOT ACREACE<br>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<br>AFTER CONSOLIDATION AREA = 151,900 S.F. OR 3.487 ACRES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                    |
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|                                        | Q 145.00' Q'O' Q 145.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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|                                        | LOT 258                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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|                                        | H N 85'47'58" W H H H S 85'47                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4/4 mil                  | LOT 37<br>LOT 36<br>LOT 26<br>LOT 26<br>LOT 26<br>LOT 259<br>LOT 273<br>LOT 259<br>LOT 273<br>LOT |                                                                                                                    |
|                                        | LOT 257                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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|                                        | M N 85 47'58" W μ Ω M > M S 85'47                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             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|                                        | M N 85'47'58" W X Z C D Z M S 85'47                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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|                                        | B LOT 255 μ Ω Ω B LOT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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|                                        | 145.00<br>LOT 254<br>パ N 85'47'58" W パ 日前<br>145.00<br>に LOT 254<br>の LOT<br>145.00<br>に N 15<br>に<br>145.00<br>に N 15<br>に N 15<br>に<br>N 15<br>い<br>N 15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>15<br>い<br>N<br>N<br>15<br>い<br>N<br>15<br>N<br>15<br>N<br>15<br>N<br>15<br>N<br>15<br>N<br>15<br>N<br>15<br>N<br>N<br>15<br>N<br>N<br>N<br>N<br>N<br>N<br>N<br>N | 268                      | LOT 31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LOT 205                                                                                                            |
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|                                        | C LOT 252 C LOT<br>S N 85'47'58" W S N S 85'47                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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|                                        | LOT 251                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 265 Ö                    | Land Surveyor's Certificate Approved                                                                                                                                                                                                                                                                                                                                                     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|                                        | 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 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                                                                                                                      | 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<br>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                                                                                                                                                                                                                                      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BENTLEY PLS# 3697 DATE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ED PROPERTIES, LLC.<br>425 EASTPOINT CENTRE DRIVE, SUITE 125<br>UISVILLE, KENTUCKY 40223<br>ED BOOK 9947, PAGE 145 |
|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          | MINDEL, SCOTT & ASSOCIATES, INC. TA<br>PLANNING • ENGINEERING • SURVEYING LOCATION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | X BLOCK 065E, LOTS 250-277<br>3670 & 3670R WHEELER AVE.<br>LOUISVILLE, KENTUCKY 40215                              |
| Louisvil                               | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          | 5151      Jefferson      Boulevard        Louisville, Kentucky      40219      FORM DIST        (502)      485-1508      DATE: 8/                                                                                                                                                                                                                                                        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## **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**



Louisville

#### **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)

