

Case # 13644

Shelbyhurst



Joseph Reverman, Planner II
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Request

- Change in zoning from R-4 to OR-3 for a research and office park
 - Initiated by the Planning Commission

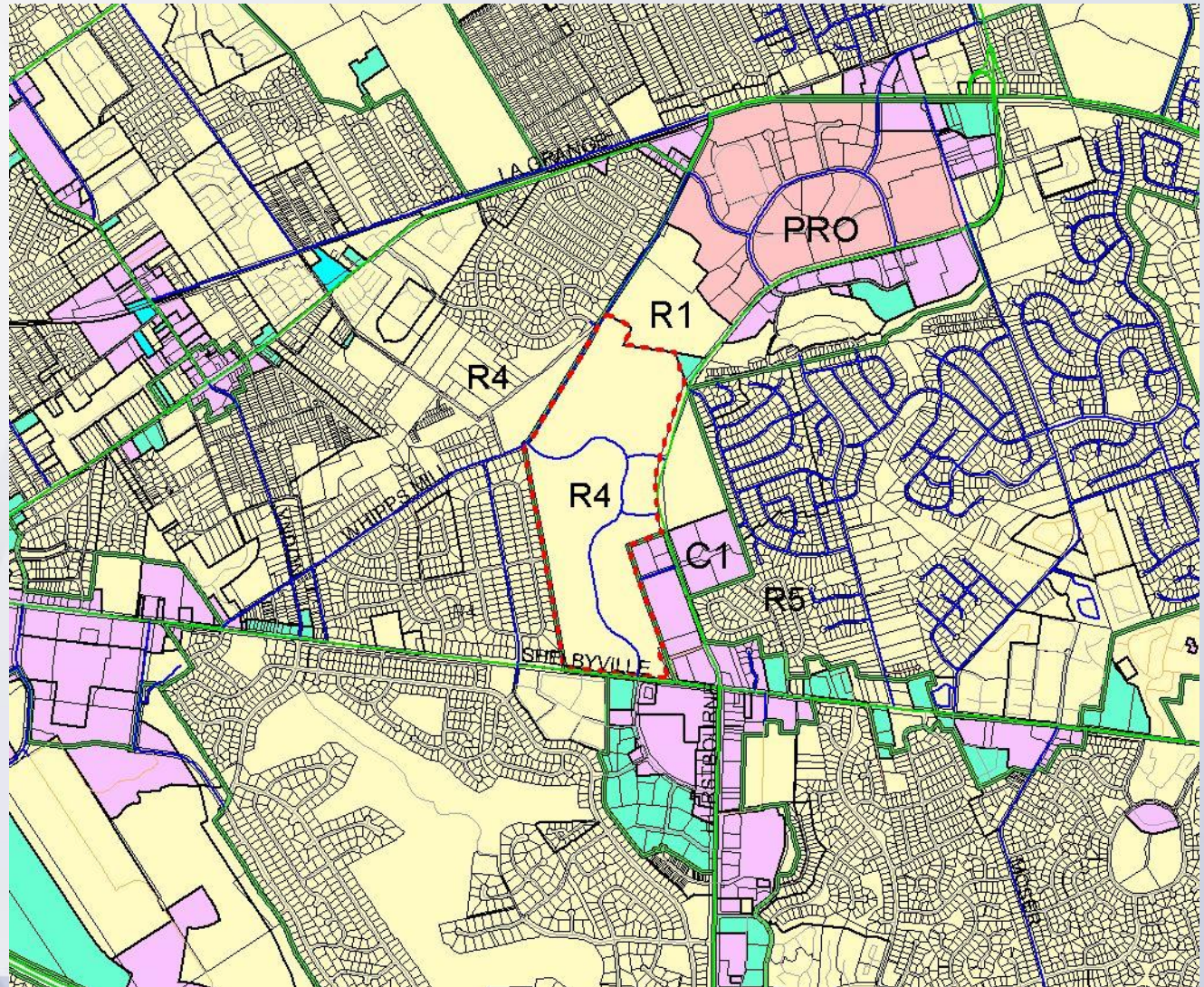
Case Summary / Background

- U of L Shelby Campus
- Legal description
- Development planned since 2001
- Properties to be leased to private developers

Site Context

- Existing U of L Shelby Campus
- Roadways
- Adjoining Properties

Zoning Map



Aerial Map



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code
- Hurstbourne Transportation Study and Small Area Plan (2006)

Staff Conclusions

- Comprehensive Plan
 - Campus form district
- Consideration to residential properties to west
- Traffic concerns
- Binding elements

Required Actions

- Recommendation to Metro Council
 - Change in zoning from R-4 to OR-3
- Approve
 - General Development Plan
 - Binding Elements