

Development Review Committee

Staff Report

February 6, 2019



Case No:	17DEVPLAN1216
Project Name:	Allen Apartments
Location:	1701 Stallings Avenue
Owner:	The 5101 Gemma Way Land Trust
Applicant:	Mark Madison
Jurisdiction:	City of Shively
Council District:	3 – Keisha Dorsey
Case Manager:	Zach Schwager, Planner I

REQUEST(S)

- Category 3 Development Plan

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a 28-unit apartment complex. The property is located in the Neighborhood form district and the R-6 Multi-Family zoning district. The allowable density per the zoning district is 17.42 dwelling units per acre. The property contains approximately 1.96 acres, thereby allowing up to 34 dwelling units to be on site.

STAFF FINDING

The proposed development is in compliance with the Land Development Code.

TECHNICAL REVIEW

The development plan has received preliminary approval from APCD, Health, Transportation Planning, Construction Review, MSD, and TARC.

INTERESTED PARTY COMMENTS

Staff was contacted by a neighboring property owner who is opposed to the development due to drainage issues and the width of the existing right-of-way.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the **Development Plan**

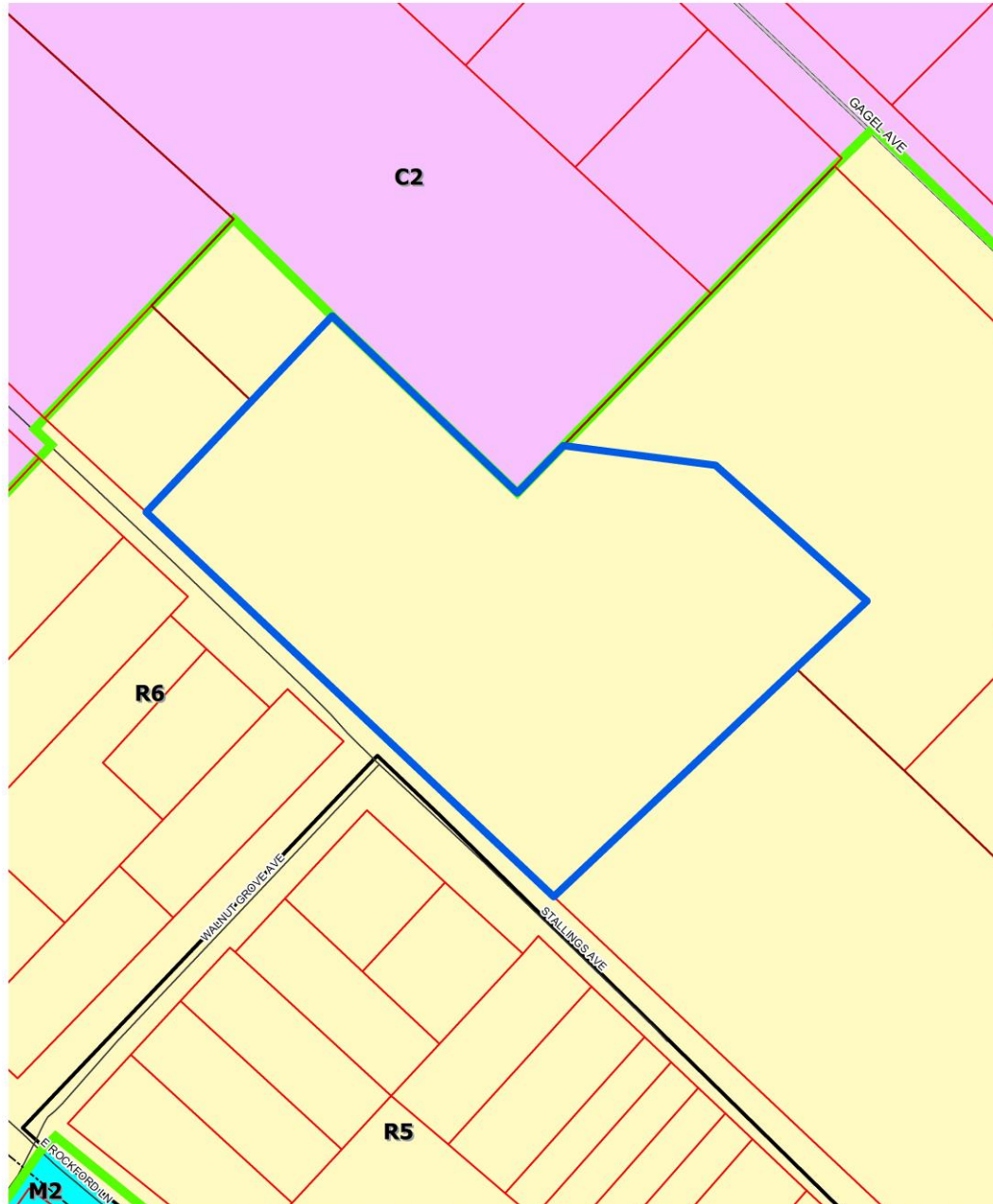
NOTIFICATION

Date	Purpose of Notice	Recipients
01/23/19	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 3

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



1701 Stallings Avenue

feet
80
Map Created: 1/28/2019



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2. Aerial Photograph



1701 Stallings Avenue

feet

80

Map Created: 1/28/2019



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