

# **14ZONE1057**

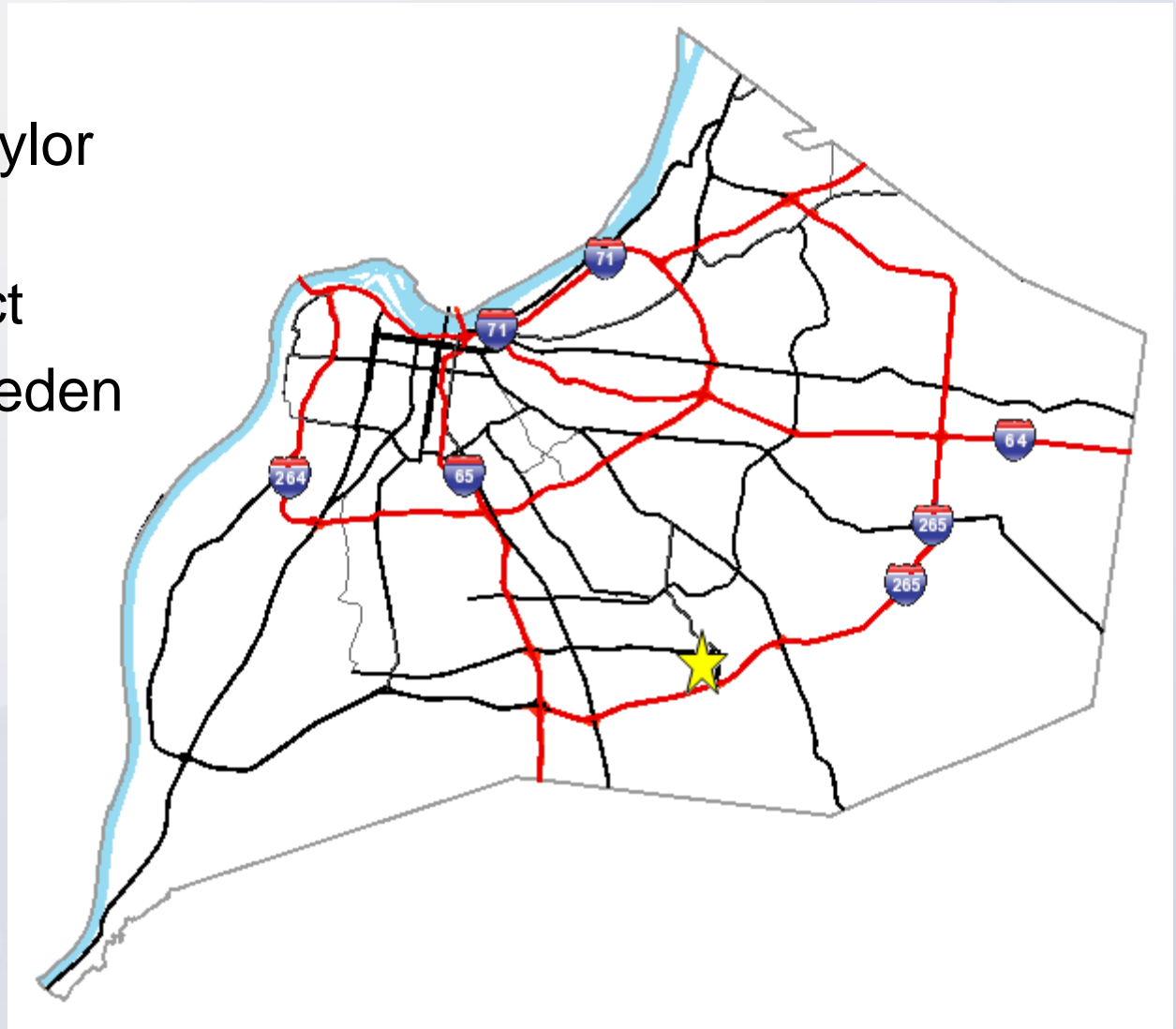
## **Ashton Park Phase II**



**Planning/Zoning, Land Design & Development**  
**May 19, 2015**

# Location

- 4152-4178 Taylor Boulevard
- Council District 23 – James Peden



# Requests

- Change in zoning from R-4 to R-5A
- Detailed District Development Plan/Preliminary Major Subdivision Plan
- Binding Elements
- Waiver #1 for Tract 1 from LDC 10.2 to waive 25' LBA, plantings, and screening along Fountains Condo Council lot line
- Waiver #2 for Tract 2 from LDC 10.2 to reduce 25' LBA along Fountains Condo Council lot line to 10' LBA and allow encroachments into the 10' LBA
- Waiver #3 for Tract 2 from LDC 10.2 to reduce 8' screen along Fountains Condo Council lot line to 6'

# Case Summary / Background

- East portion along Beulah Church Rd. re-zoned from R-4 to R-5A for 99 multi-family units
- West portion remains R-4 for 28 SF lots
- 50' Parkway Buffer and 75' setback along Beulah Church Rd.
- Connects to stub streets at Applevue Ln. and Appletree Way

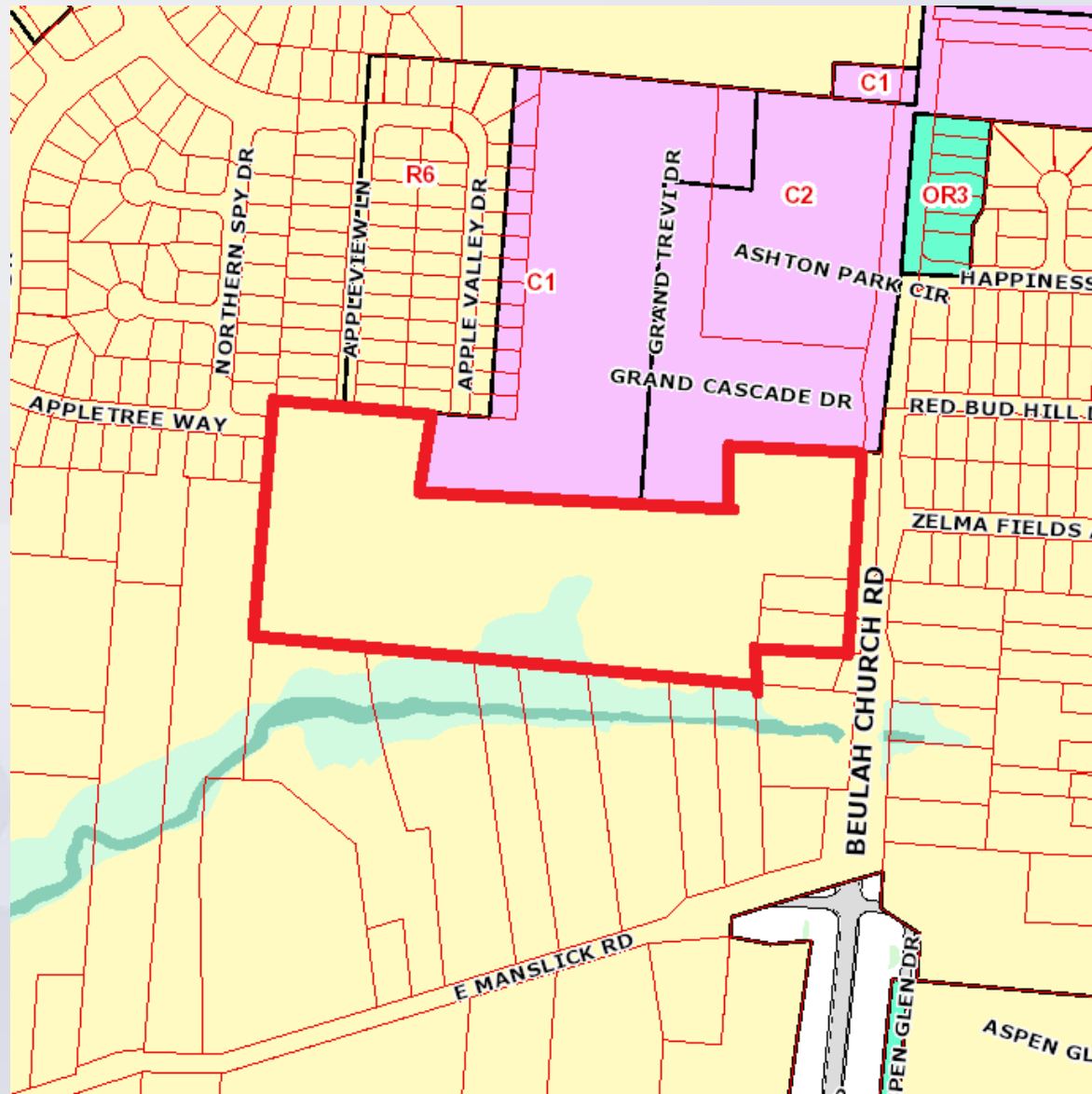
# Zoning/Form Districts

## Subject Property:

- Existing: R-4, N
- Proposed: R-4/R-5A, N

## Adjacent Properties:

- North: R-4/R-6/C-1/  
C-2, N
- South: R-4, N
- East: R-4, N
- West: R-4, N





# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Multi & Single Family Residential

## Adjacent Properties:

- North: Multi & Single Family Residential
- South: SF Residential
- East: SF Residential
- West: SF Residential





# South along Beulah Church Rd.





# Site from NE corner, looking SW



03/31/2015



# North along Appleview Ln.





# South from Applevue Ln.





# West along Appletree Way





# East from Appletree Way

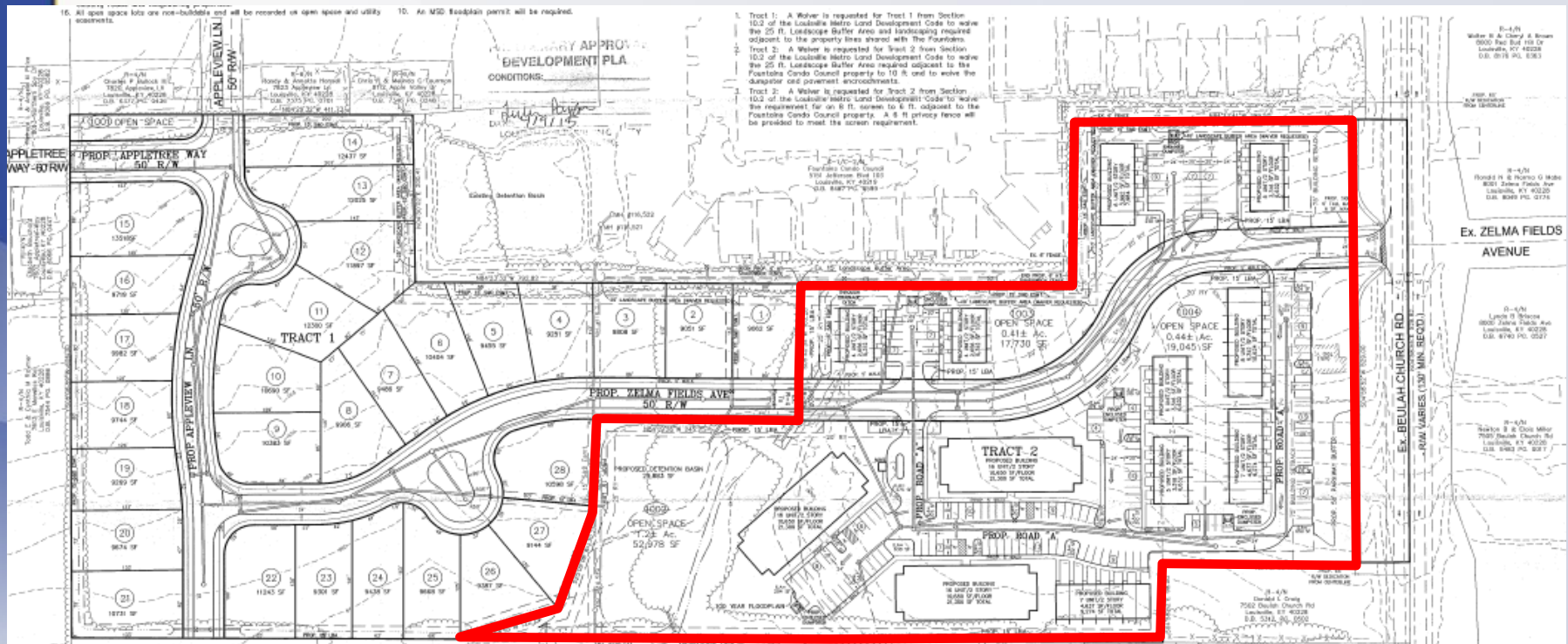




# Applicant's Development Plan

## Highlights:

- Lot Size: 18.82 Acres
- Density: 4.17 (Tract 1)
- Density: 11.84 (Tract 2)



# PC Recommendation

- Public Hearing was held on 4/16/2015
  - One person spoke in opposition at the public hearing. Their primary concerns were the proposed connections to the existing stub streets and how stormwater will be handled on the site.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from R-4 to R-5A to Louisville Metro Council (7 members voted)