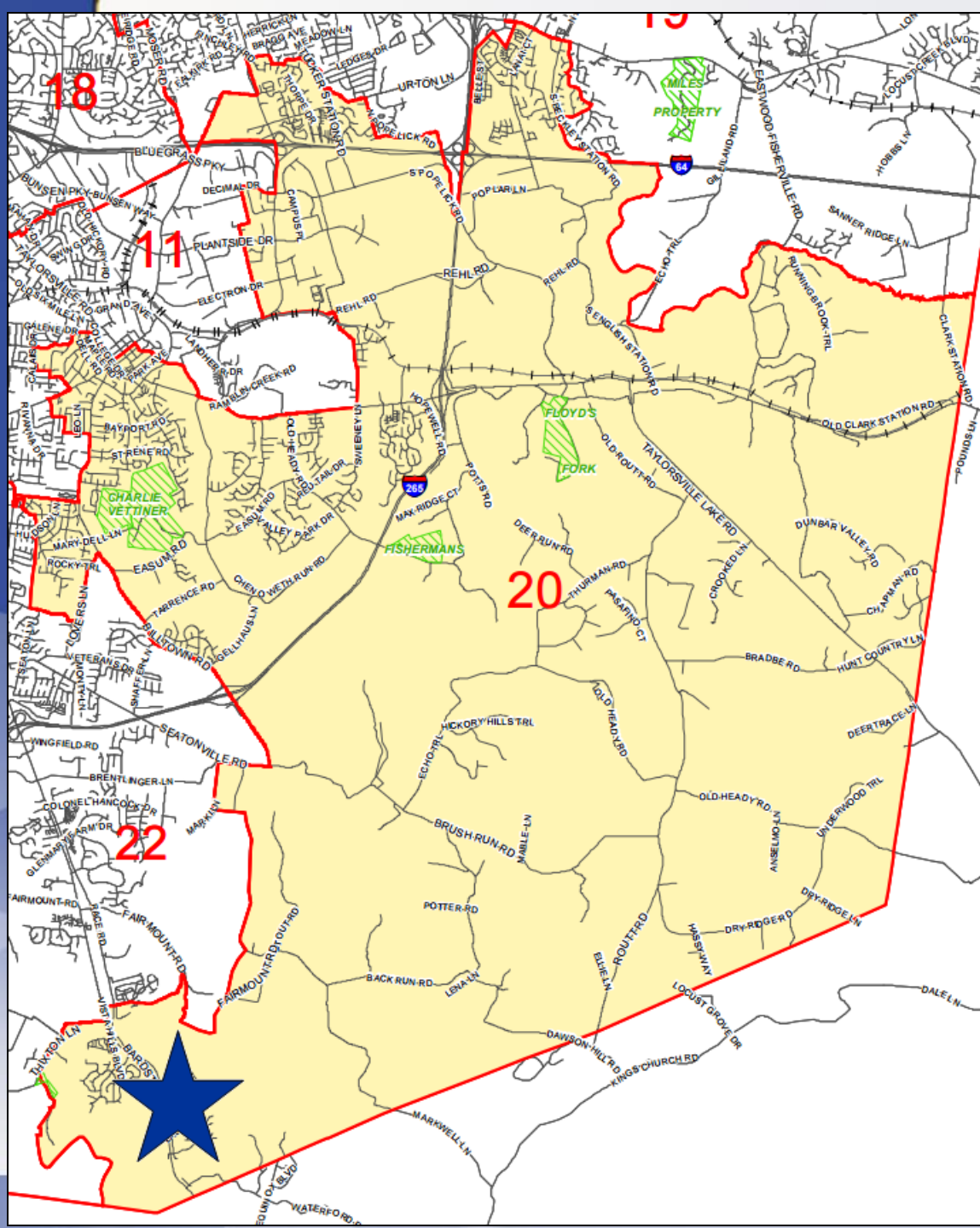


# 15ZONE1015

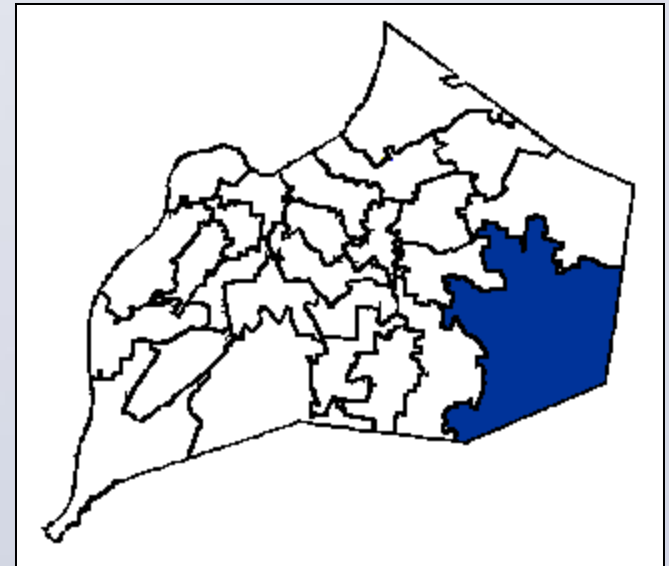
## Brentwood Commons



Planning/Zoning, Land Design & Development  
September 15, 2015



## 10509 Bardstown Bluff Road District 20 - Stuart Benson



15ZONE1015

# Request(s)

- Rezoning from R-R Rural Residential to R-5A for Multi-Family Residential
- Detailed District Development Plan
- Binding Elements
- Floyds Fork Overlay Review
- Waiver #1 from LDC 5.9.2.A.1.a.v to not provide a pedestrian path connection to the adjacent 21<sup>st</sup> Century Parks lot to the south

# Case Summary / Background

- 33.97 acre parcel fronting on Bardstown Rd. but accessed by Bardstown Bluff Rd.
- 135 multi-family dwelling units with attached garages
- Waiver to not provide pedestrian connection to 21<sup>st</sup> Century Parks lot to the south
- Floyds Fork along east side

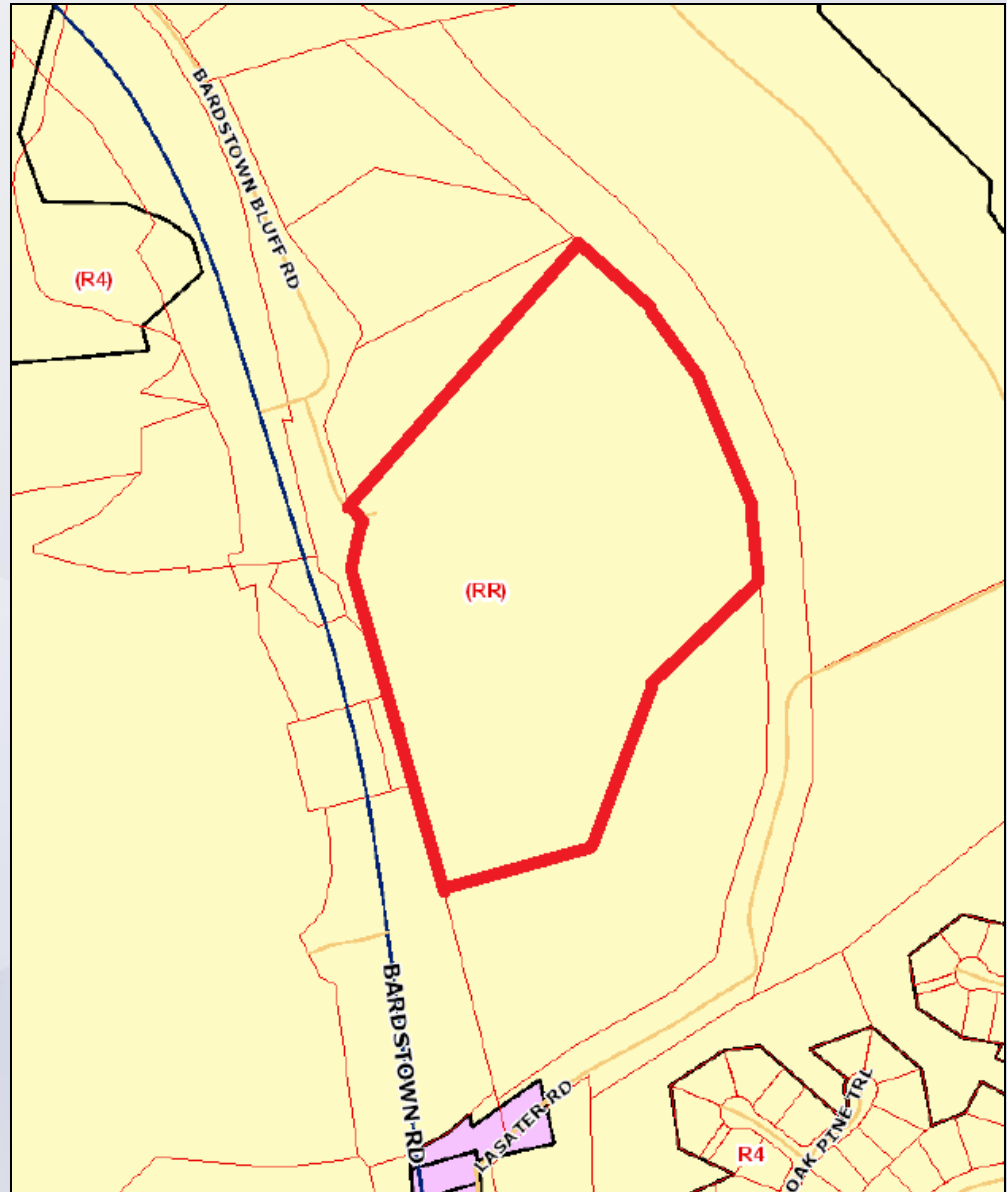
# Zoning/Form Districts

## Subject Property:

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

## Adjacent Properties:

- North: R-R/N
- South: R-R/N
- East: R-R/N
- West: R-R/N





# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family/Ag
- Proposed: Multi-Family

## Adjacent Properties:

- North: Single Family
- South: Single Family
- East: Park
- West: Vacant







**15ZONE1015**







# PC Recommendation

- Public Hearing was held on 8/20/2015
  - Six people spoke in opposition to the request. The topics of opposition were protection of Floyds Fork and the Floyds Fork corridor, environmental concerns regarding the disturbance/fill within the floodplain, the design and density of the project, traffic concerns and change in character to the area.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning change from R-R to R-5A by a vote of 7-1 (8 members voted)