

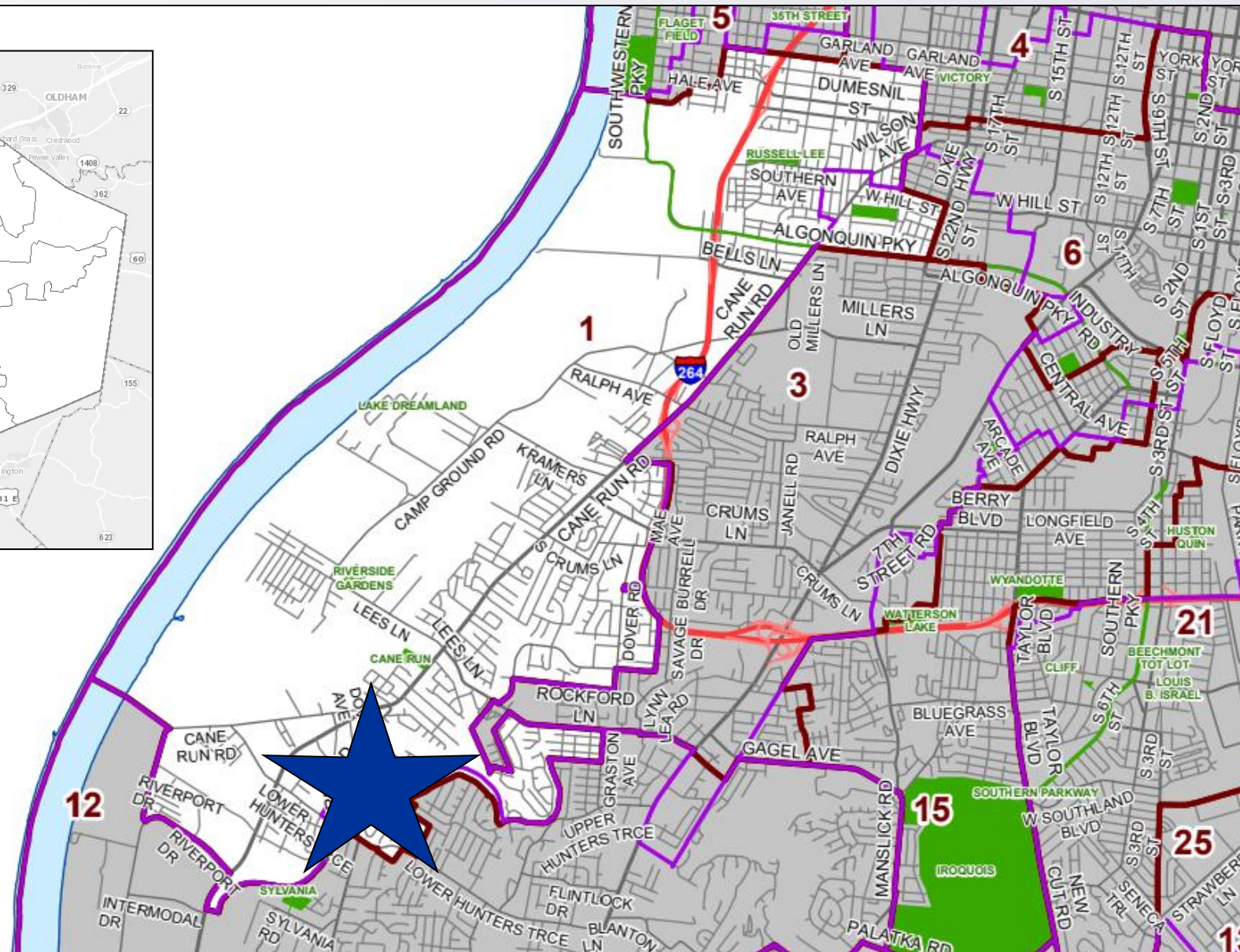
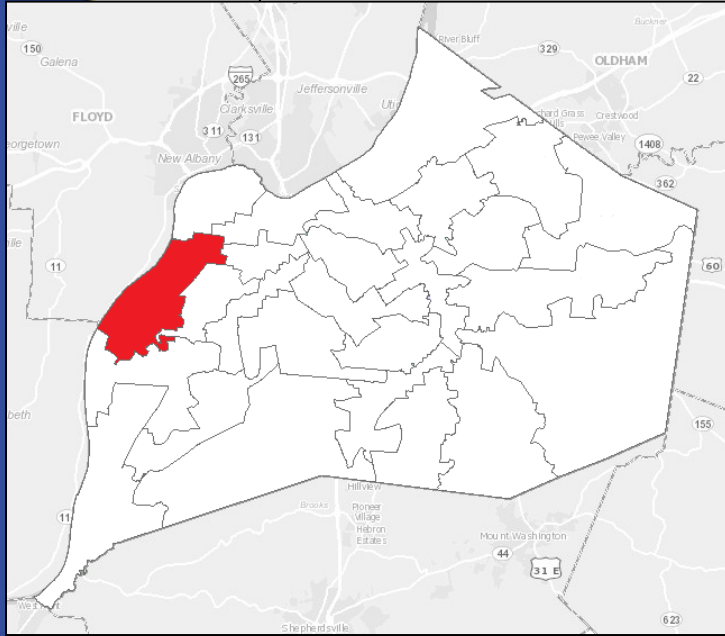
# 22-ZONE-0050

## TERRY ROAD APARTMENTS



Planning & Zoning Committee  
April 18, 2023

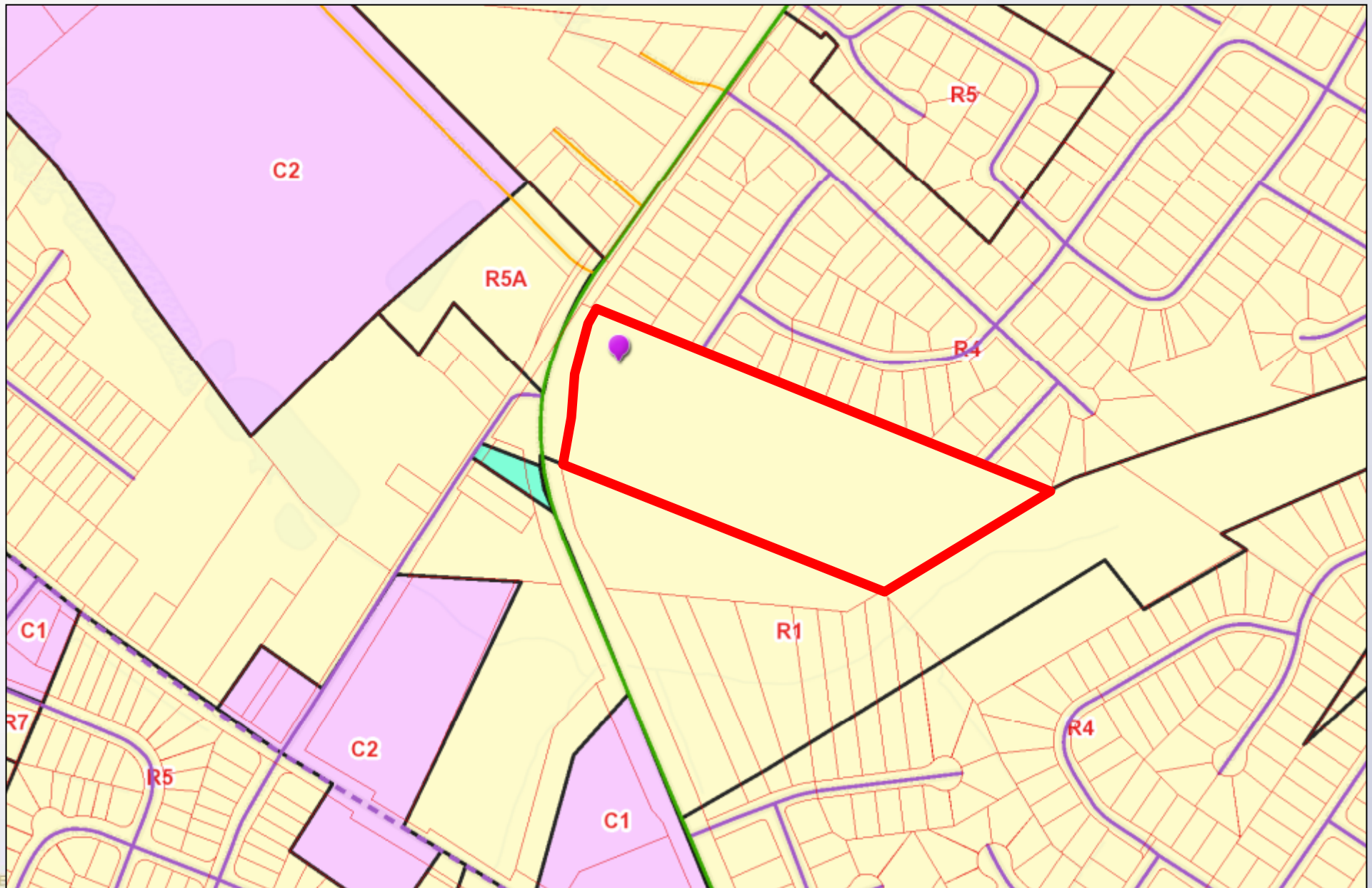












Existing: R-4/N  
Proposed: R-5/N

# Requests

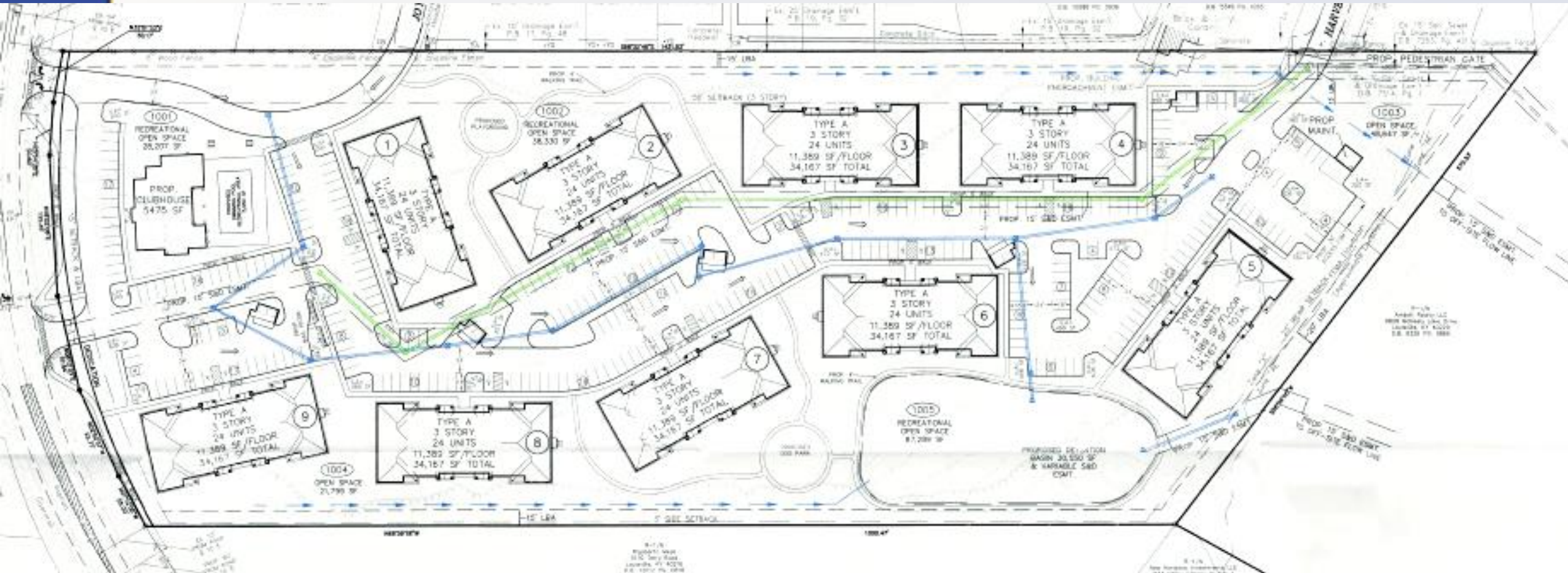
- **Change in Zoning** from R-4 Single Family Residential to R-6 Multi-Family Residential
- **Variance** from Table 5.3.1 to permit structures to exceed the maximum allowed height (required: 35', requested: 39', variance of 4') (22-VARIANCE-0164)
- **Waiver** from 5.9.2.A.1.a.ii to not provide required connectivity to the properties to the south and east (22-WAIVER-0233)
- **Detailed District Development Plan** with Binding Elements

# Case Summary

- Site currently undeveloped
- Proposed 216-unit multi-family development on approximately 13 acres
- Net density of 16.64 du/ac (17.54 du/ac allowed in R-6)
- Connections to Joy Drive & Harvest Drive

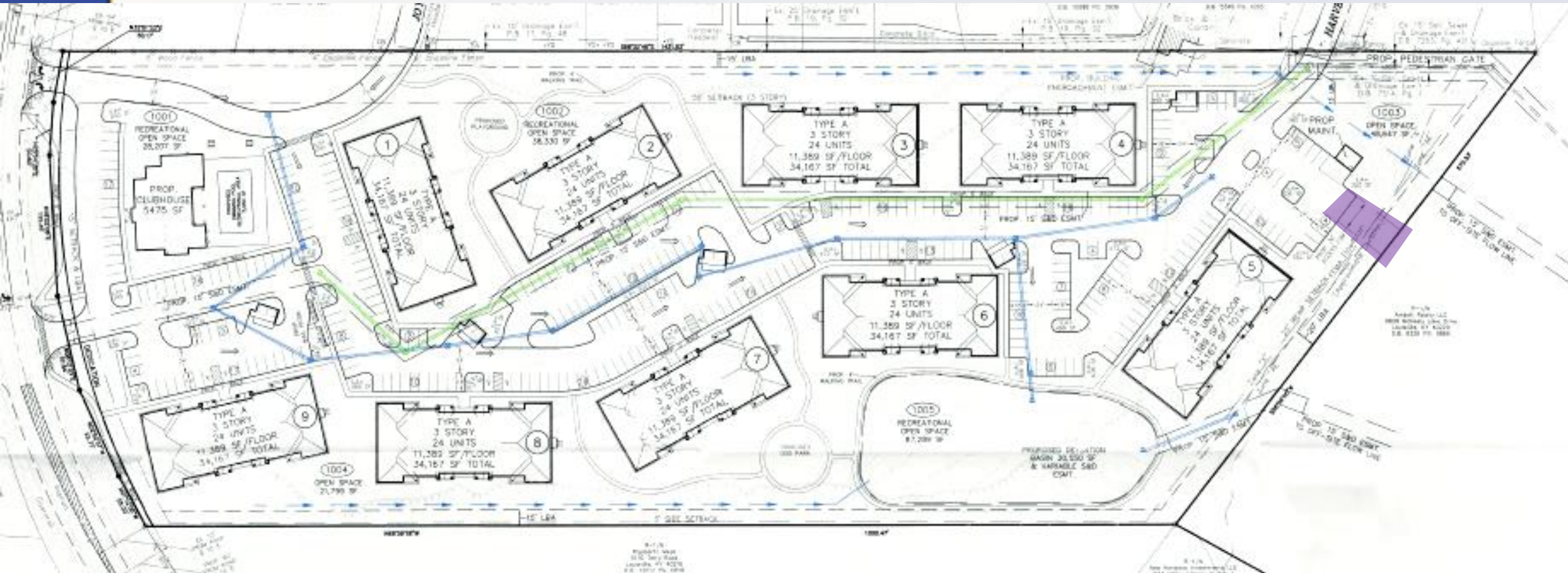


# Applicant's Development Plan



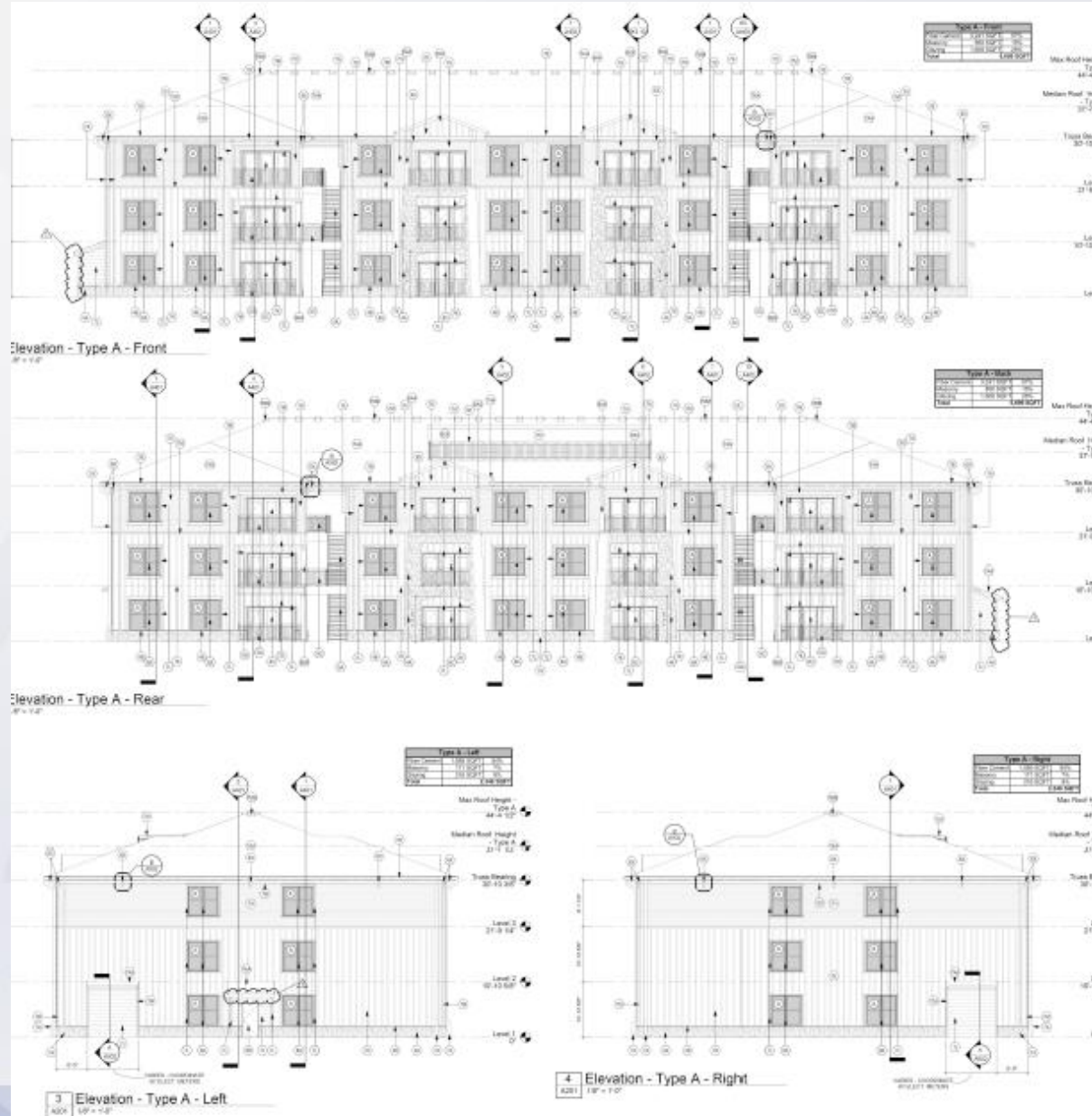


# Easement to East





# Applicant's Rendering





# Site Photos-Subject Property



Louisville

View into site from Terry Road

22-ZONE-0050



# Site Photos-Subject Property



Louisville

Terminus of Joy Drive

22-ZONE-0050



# Site Photos-Subject Property



Louisville

Terminus of Harvest Drive

22-ZONE-0050



# Public Meetings

- Neighborhood Meeting on 3/15/2022
- LD&T meetings on 1/26/2023 and 2/9/2023
- Planning Commission public hearing on 3/2/2023
  - Five people spoke in opposition.
  - Motion to approve the change in zoning from R-4 to R-5 passed by a vote of 8-0.