

**23-ZONE-0053**

# **Fern Valley Apartments**

**4111 and 4113 Fern Valley Rd**

**Planning Commission**

Jay Lockett, AICP, Planner II

August 3, 2023



# REQUESTS

- Change-in-Zoning from R-4 and R-5, Single-family Residential to R-5A Multi-family residential
- Waiver of Land Development Code section 10.2.4.B.3 to allow greater than 50% overlap between a utility easement and a required landscape buffer area.
- Variance of Land Development Code section 5.1.12.B.2.a to allow Buildings 2 and 3 to exceed the infill setbacks along Dellafay Dr by up to 80 feet as shown on the Development Plan.
- District Development Plan/Major Preliminary Subdivision Plan with Binding Elements



# CASE SUMMARY

- 44 multifamily dwelling units on approximately 4.7 acres.
- One proposed building would be accessed from Fern Valley Rd
- 2 other buildings would be accessed via the proposed extension of Dellafay Dr.



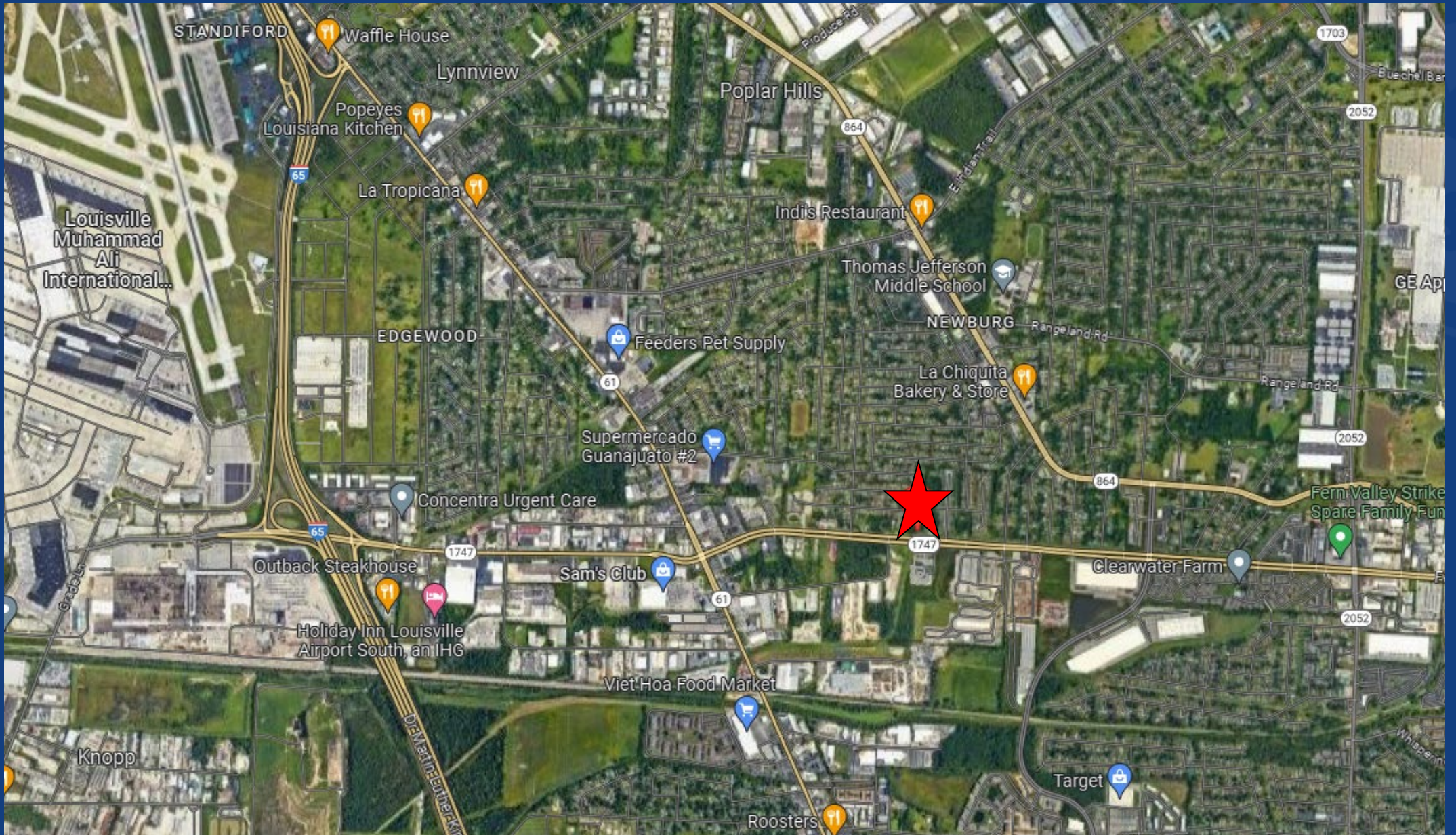
# TECHNICAL REVIEW

- Transportation Planning and MSD have approved

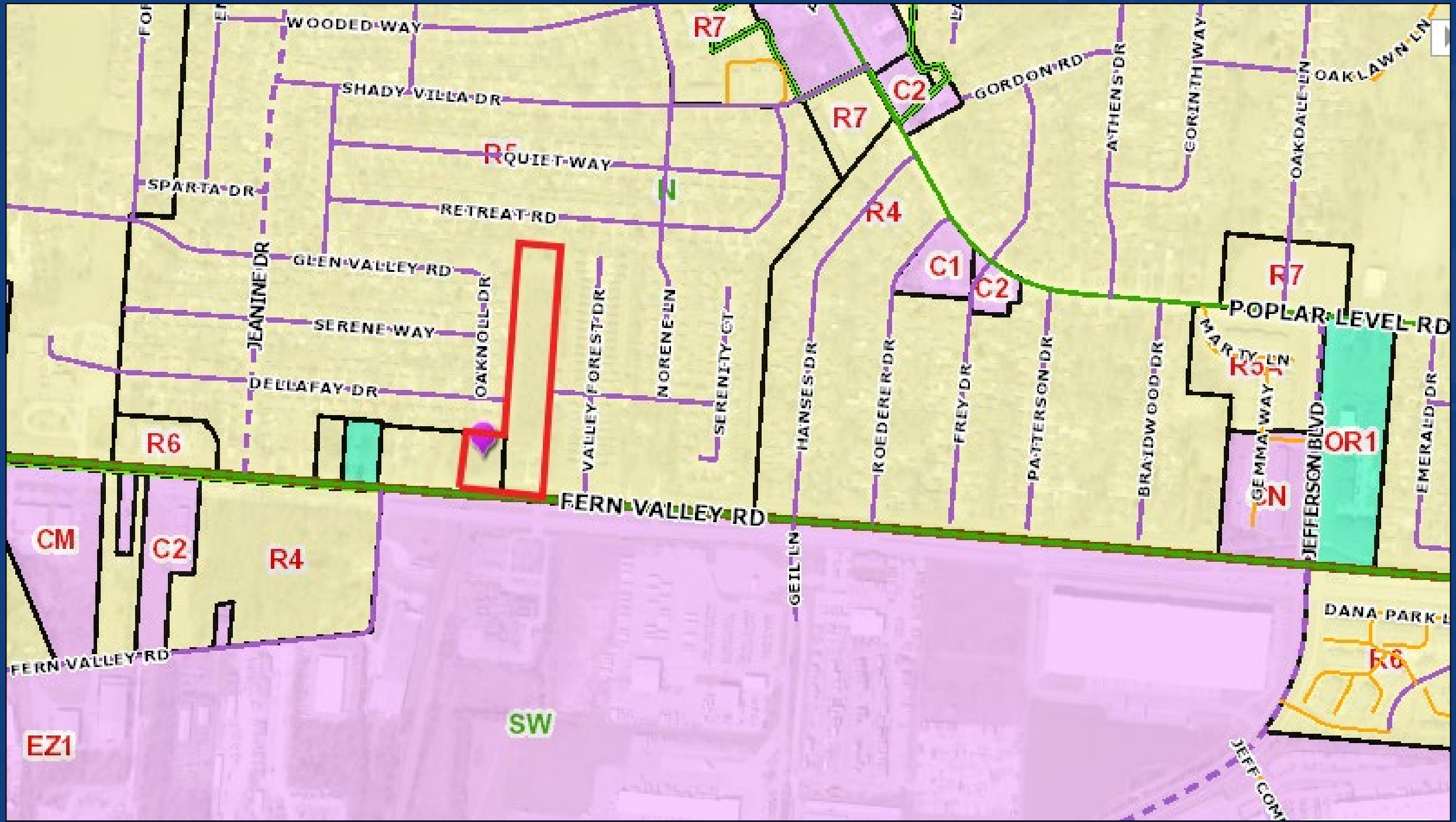




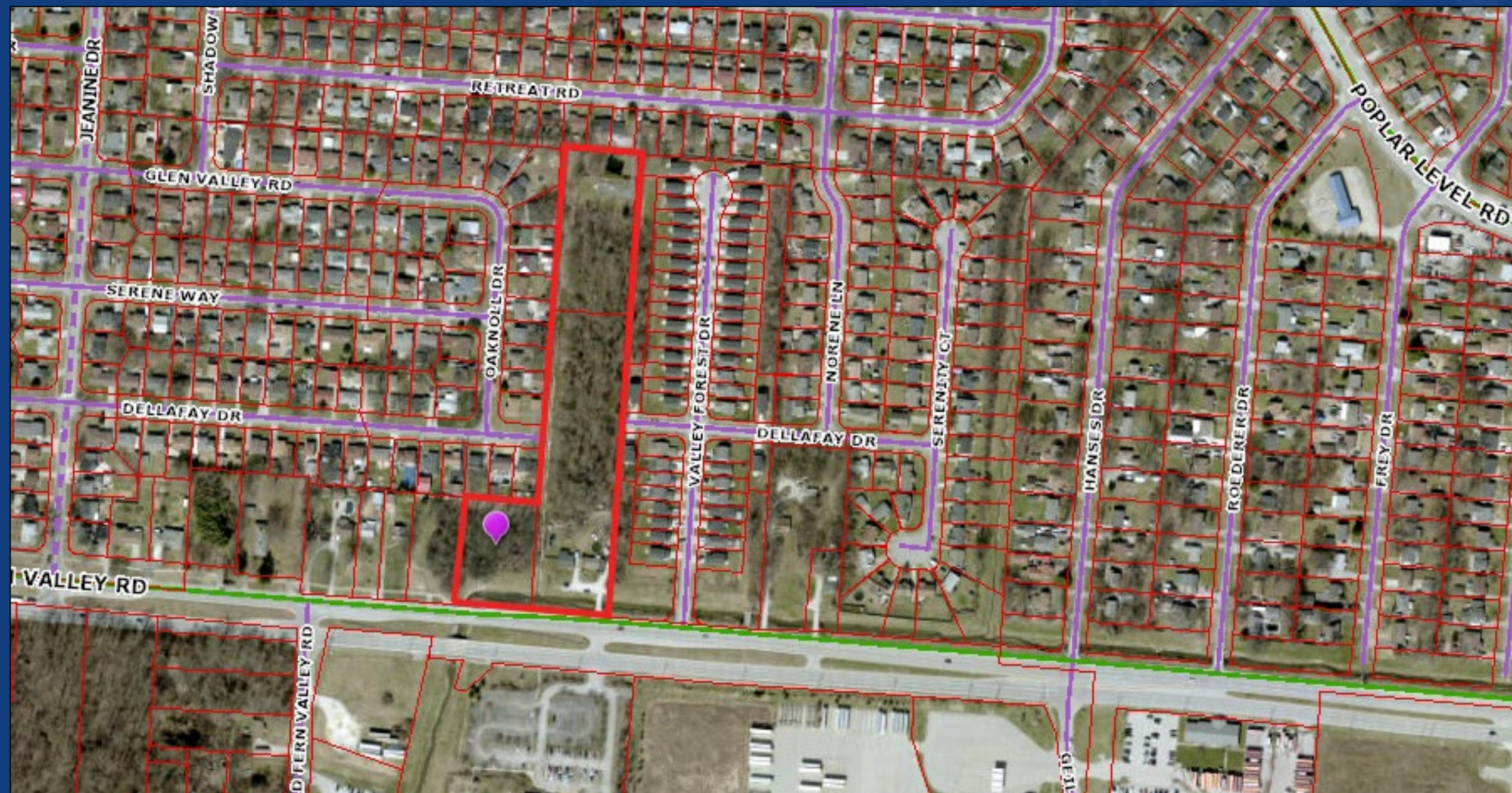
# Site Context



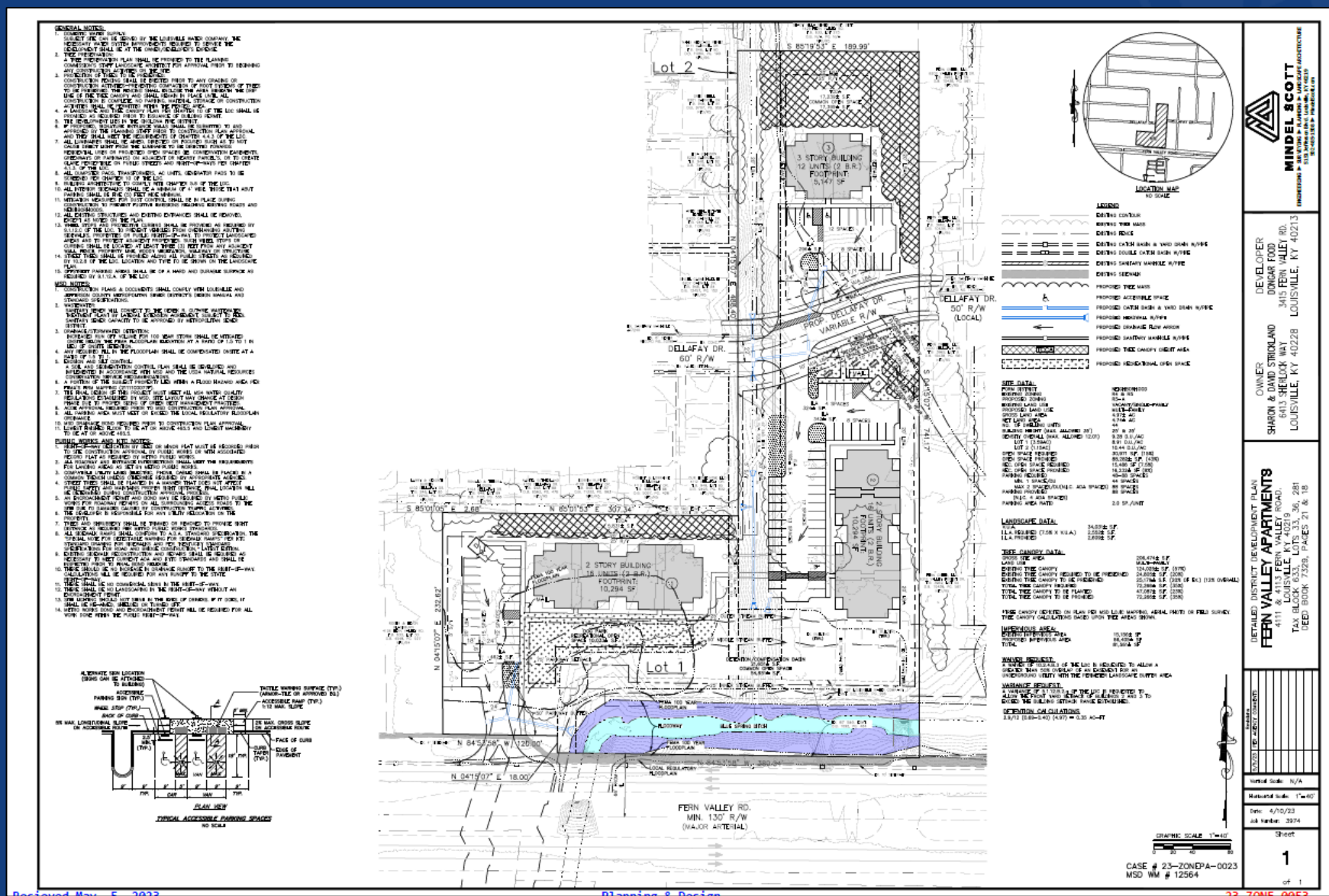














# Proposed elevations



# SITE PHOTOS – SUBJECT PROPERTY





# SITE PHOTOS – SUBJECT PROPERTY





# SITE PHOTOS – SUBJECT PROPERTY





# ADJACENT SITE





# ADJACENT SITE





# ADJACENT SITE





# ADJACENT SITE





# STAFF FINDING

- The proposed zoning district is consistent with the provisions of the Comprehensive Plan and will provide opportunities for additional housing options in the area.
- The waiver, variance and District Development Plan are adequately justified and meet the standards of review.



# REQUIRED ACTIONS

- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the proposed Change-in-Zoning from R-4 and R-5 to R-5A.
- **APPROVE** or **DENY** the Variance
- **APPROVE** or **DENY** the Waiver
- **APPROVE** or **DENY** the Detailed District Development Plan with binding elements





