

Development Review Committee

Staff Report

January 4, 2023



Case No:	22-CAT3-0004
Project Name:	Proposed Multi-Family Development
Location:	720 W Muhammad Ali Boulevard
Owner(s):	LDG Land Holdings, LLC
Applicant:	Sabak Wilson & Lingo, INC Dinsmore & Shohl, LLP
Jurisdiction:	Louisville Metro
Council District:	4 – Jecorey Arthur
Case Manager:	Molly Clark, Planner II

REQUEST(S)

- **Waivers:**
 1. **Waiver** from section 5.6.2.B to permit the structure to have less than 50% clear windows and doors at the street level for Downtown Form District lower façade requirements on 7th and 8th street facing facades. (22-WAIVER-0247)
- **Category 3 Development Plan**

CASE SUMMARY/BACKGROUND

This site is zoned C-3 Commercial in the Downtown form district. The applicant is proposing to construct a 128,494 sf (gross building area) 5 story structure with commercial space and parking on the first floor and 268-unit multi-family use on the remaining 4 stories. The applicant is also proposing 2 outdoor courtyard areas on the second floor and open space area on the first floor. This area is surrounded by other multi-family uses. This site is currently the downtown Greyhound Bus Station.

STAFF FINDING

Staff finds the Category 3 plan in order and that the waiver request is adequately justified and meet the standards of review.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER 5.6.2.B to permit the structure to have less than 50% clear windows and doors at the street level for Downtown Form District lower façade requirements

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The requested waiver will not adversely affect adjacent property owners as the building provides enough articulation along the facades to compensate for not having all clear windows and doors. The facades on 7th and 8th street are also creating screening of the proposed ground floor level parking area.

- (b) The waiver will not violate specific guidelines of Plan 2040;

STAFF: Community Form Goal 1, Policy 4 calls for the proposal to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Community Form Goal 1, Policy 12 calls for the proposal to Design parking, loading and delivery areas located adjacent to residential areas to minimize adverse impacts from noise, lights, and other potential impacts. Ensure that parking, loading and delivery is adequate and convenient for motorists and does not negatively impact nearby residents or pedestrians. Parking and circulation areas adjacent to the street shall be screened or buffered. Use landscaping, trees, walls, colonnades or other design features to fill gaps along the street and sidewalk created by surface parking lots. Encourage the placement of parking lots and garage doors behind or beside the building rather than facing the street. The use of alleys for access to parking lots is encouraged, especially in Downtown Louisville, Urban Center Neighborhoods, Traditional Neighborhoods and Traditional Marketplace Corridors. Encourage elimination or reduction of parking minimums in areas readily accessible to transit routes. Community Form Goal 2, Policy 11 calls for ensuring appropriate placement, design and scale of centers in Traditional Neighborhood, Neighborhood and Village Form Districts to ensure compatibility with nearby residences. Community Form Goal 2, Policy 15 calls for parking in activity centers should reflect the area's associated Form District standards to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations. There are some variations in materials and some clear glass at the street level but not enough to meet the 50% requirement. The street trees, as required, can be used to mitigate the request.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the parking area for the multi-family use is being placed within the building and below the building. The street trees, as required, can be used to mitigate the request.

- (d) Either:
(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant since

the proposed parking is affecting the building façade on the first floor along 7th and 8th street. The street trees, as required, can be used to mitigate the request.

REQUIRED ACTIONS:

1. **APPROVE** or **DENY** the **WAIVER** from 5.6.2.B to permit the structure to have less than 50% clear windows and doors at the street level for Downtown Form District lower façade requirements (22-WAIVER-0247)
2. **APPROVE** or **DENY** the **Category 3 Development Plan**

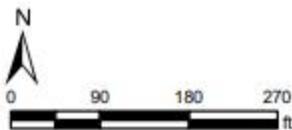
NOTIFICATION

Date	Purpose of Notice	Recipients
12/22/22	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



Friday, December 30, 2022 | 3:02:03 PM



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This map is not a legal document and should only be used for general reference and identification

