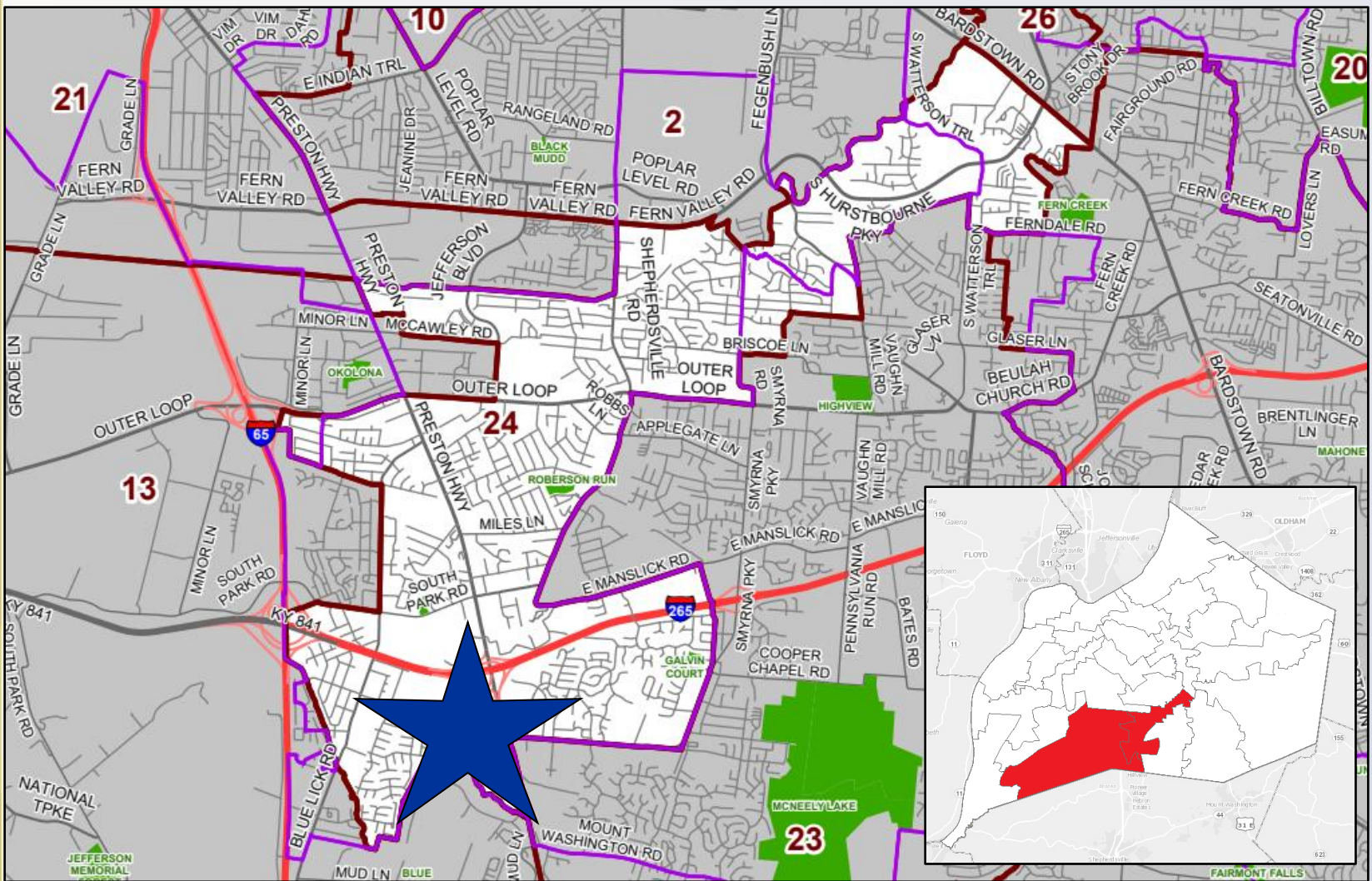


21-ZONE-0125

COMMERCE CROSSINGS II

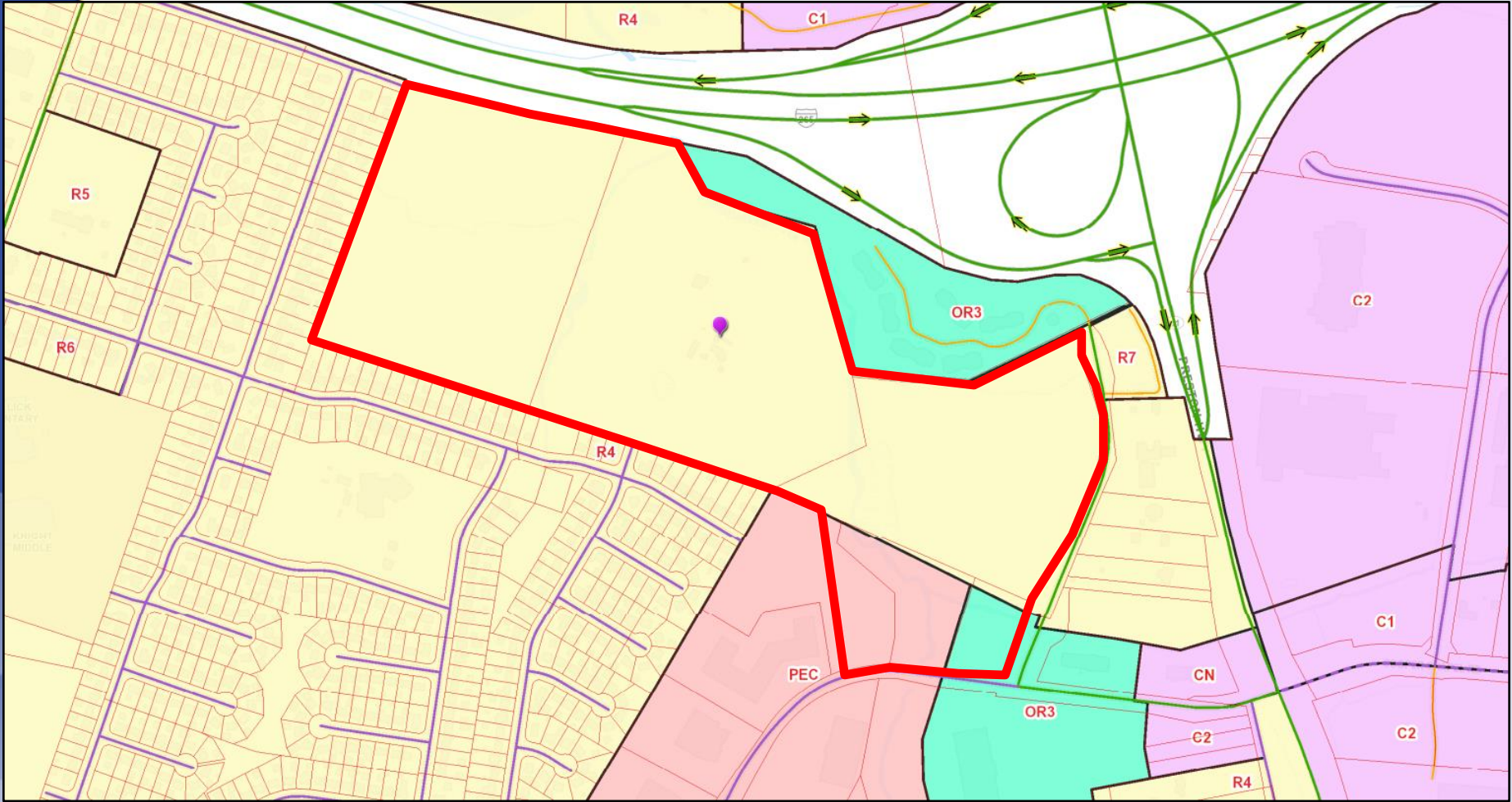


Planning & Zoning Committee
January 24, 2023



9710 Preston Highway; 9701 & 9900 Cooper
 Church Drive; 5115, 5121 & 5141 Commerce
 Crossings Drive
 District 13 - Dan Seum Jr.
 District 24 - Madonna Flood





Requests

- **Change-in-Zoning** from R-4, OR-3, & PEC to R-6, OR-3, & PEC
- **Variations:**
 - **Variations** from Land Development Code (LDC), Section 4.8 to allow encroachments into the protected waterway at 4 locations throughout the development and reduce the waterways to the following dimensions:
 1. 100' to 65' (labeled on development plan with 'V1' - lot 4)
 2. 100' to 65' ('V2' - road encroachment between lots 3 & 5)
 3. 100' to 54' ('V3' - lot 2)
 4. 100' to 68' ('V4' - lot 1)
 - **Variations** from LDC, Section 5.3.4.D.2 (Table 5.3.1) to allow for the height of buildings at the street side to exceed the maximum height of 35' by 6' to a maximum of 41' ('V5' & 'V6')
- **Revised/Detailed District Development/Major Preliminary Subdivision Plan** with Planning Commission review of stream crossings in accordance with LDC 4.8.6.J

Case Summary

- Total of 82 acres
- The proposal includes multi-family, office, and industrial development and associated zoning districts.
- The industrial component will be accessed from Commerce Crossings Drive via private roadway
 - Gated access will be provided per Okolona Fire at McCrea Lane
 - Pedestrian access is also proposed
- Multi-family and associated office are accessible via Cooper Church and Commerce Crossings Drive
- The area of the proposal is wholly contained within the Suburban Workplace form district
- The current business park (Commerce Crossings) spans the length of Commerce Crossings Drive and includes Interchange Drive

Commerce Crossing Drive/Cooper Church Drive



Commerce Crossing Drive (looking east towards Preston Hwy)



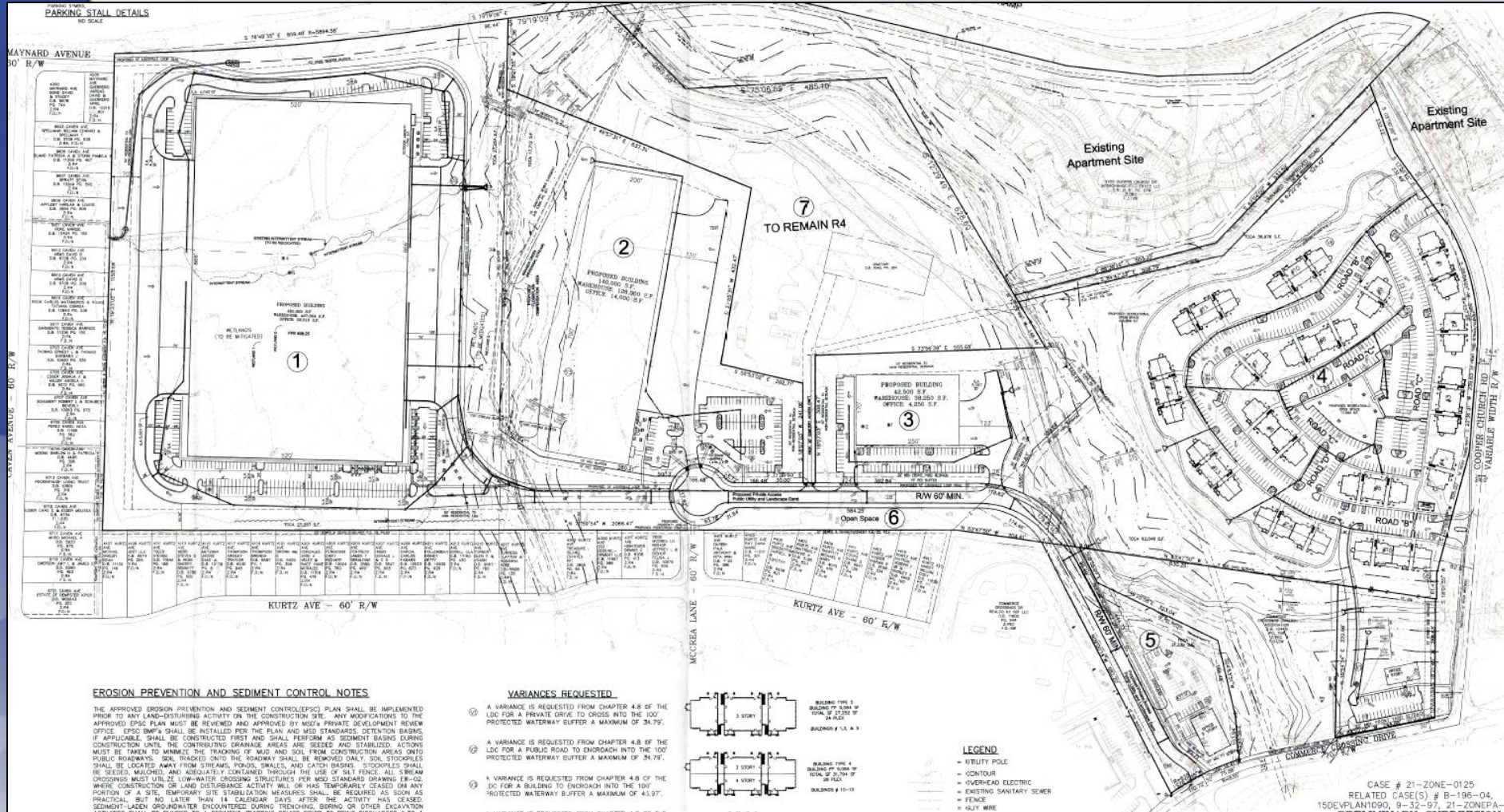
Cooper Church Drive (looking North)



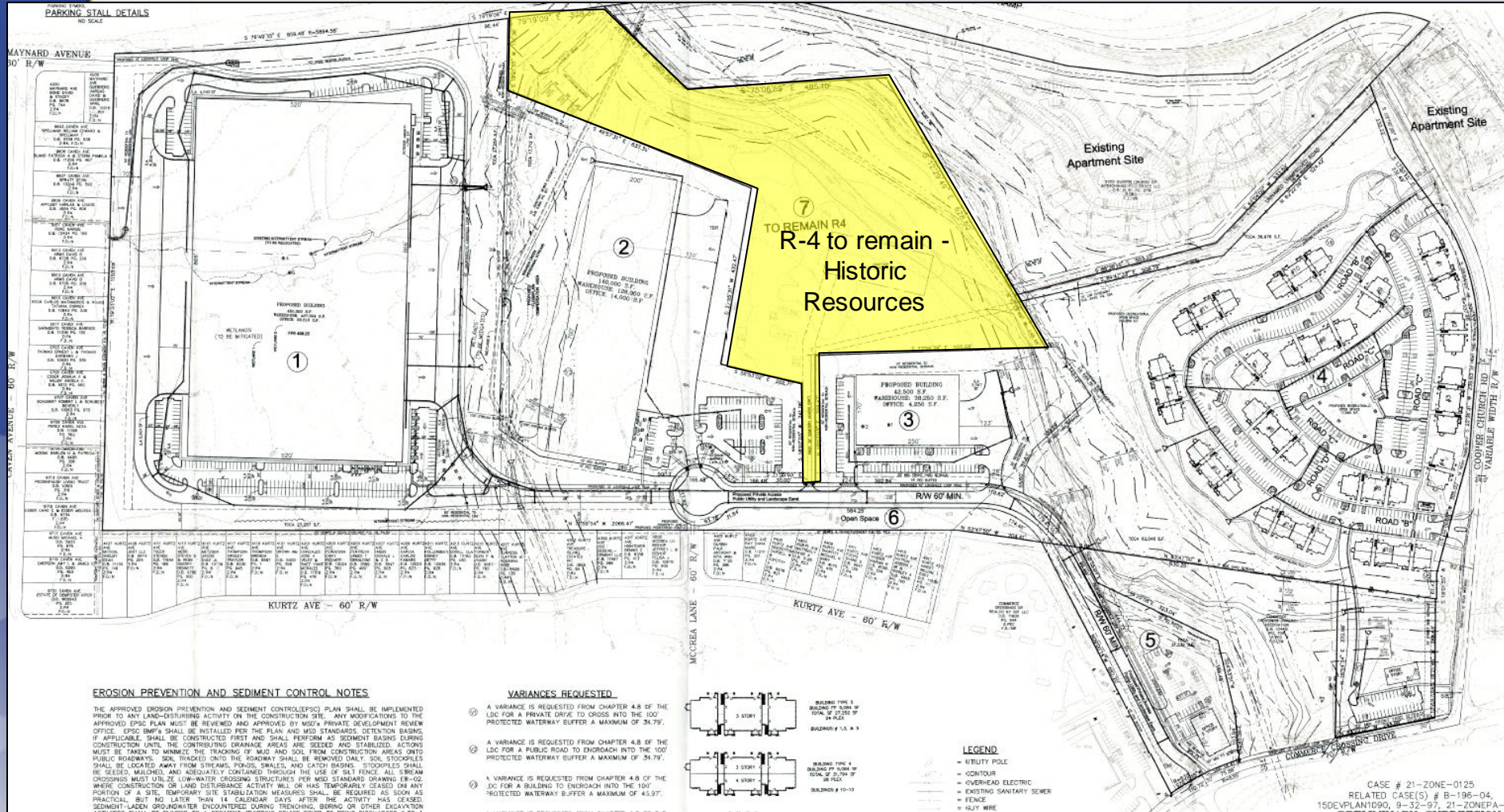
Cooper Church Drive (Looking North)



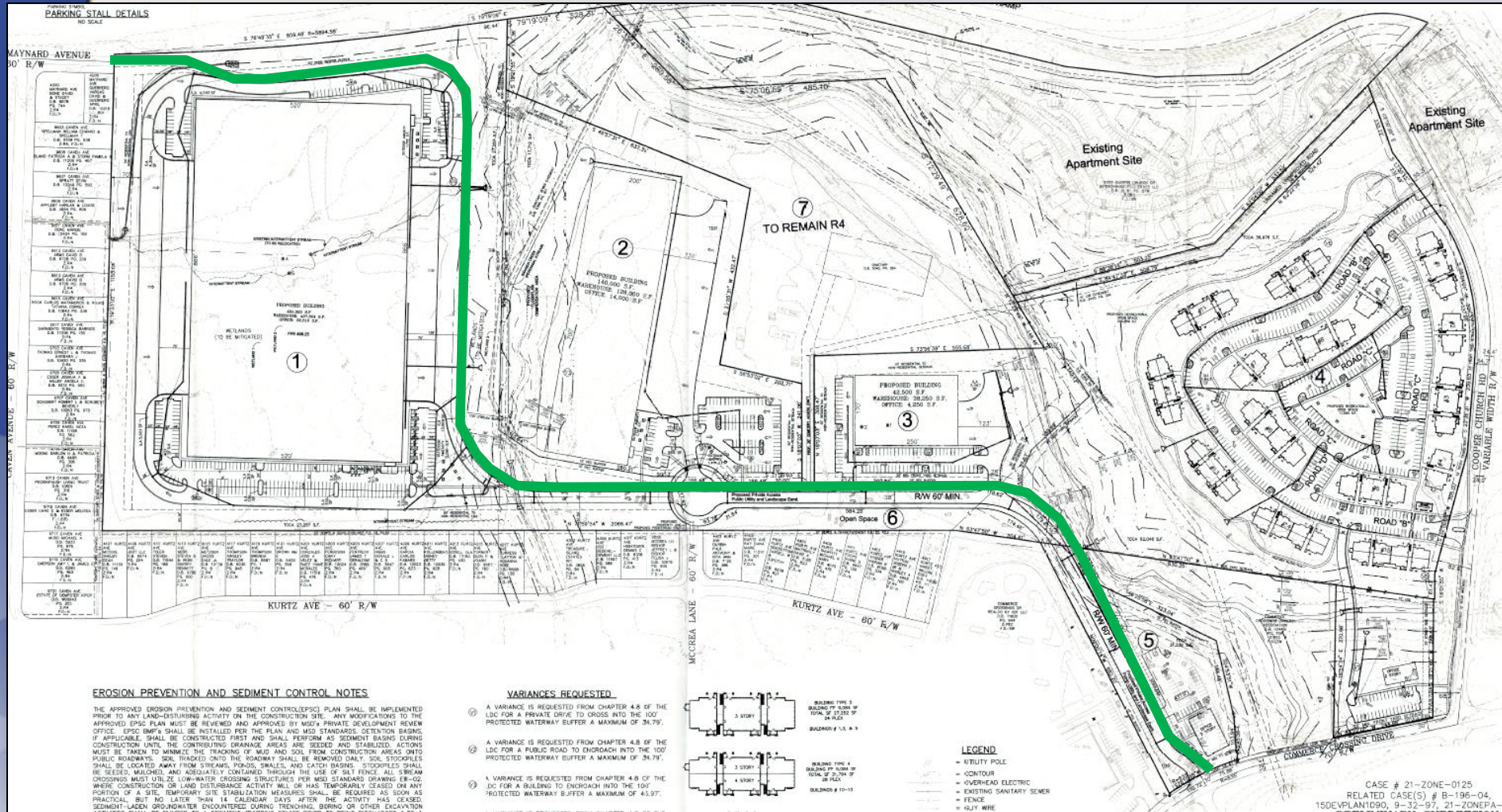
Proposed Plan



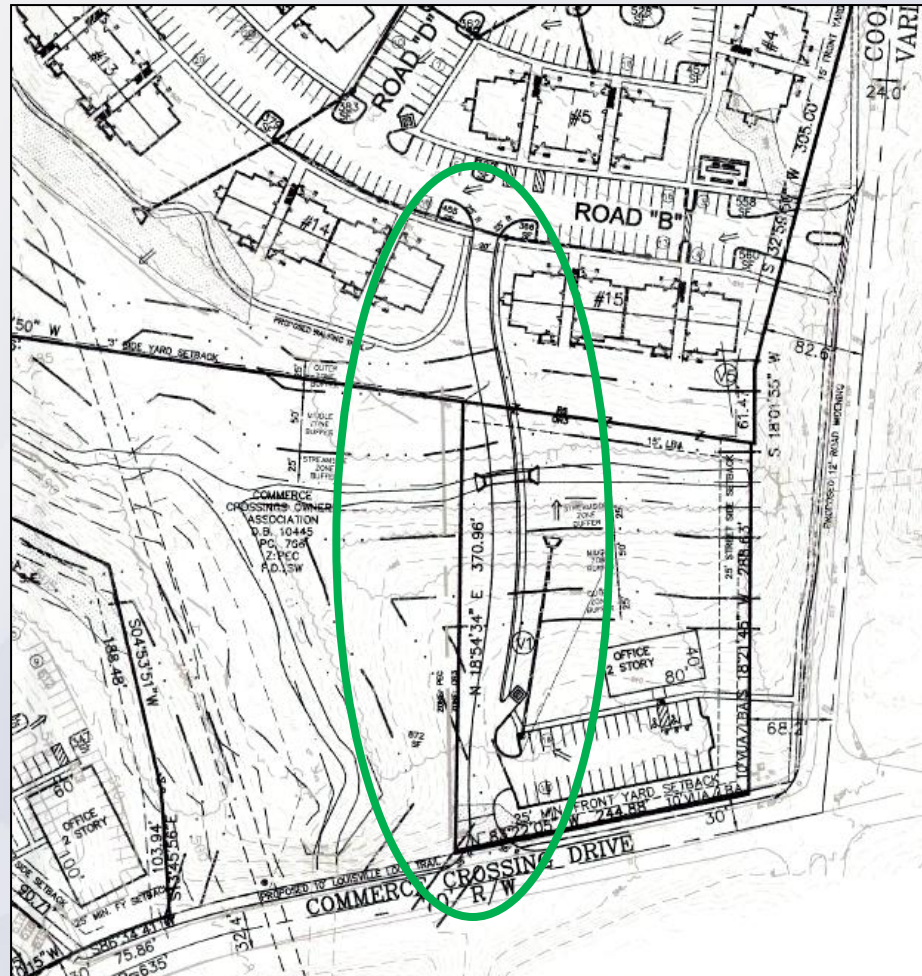
Proposed Plan (R-4 to remain)



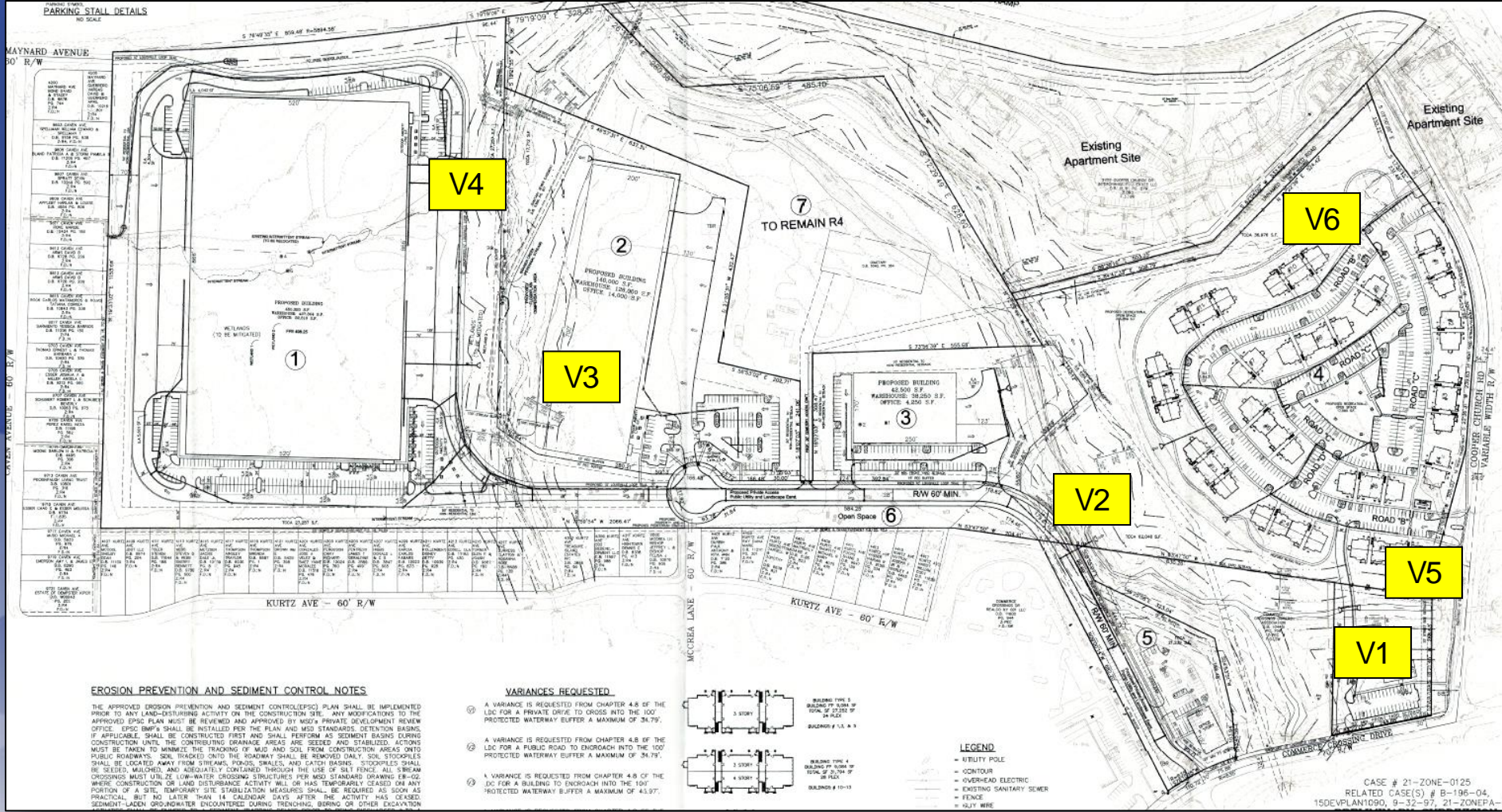
Proposed Plan (Louisville Loop)



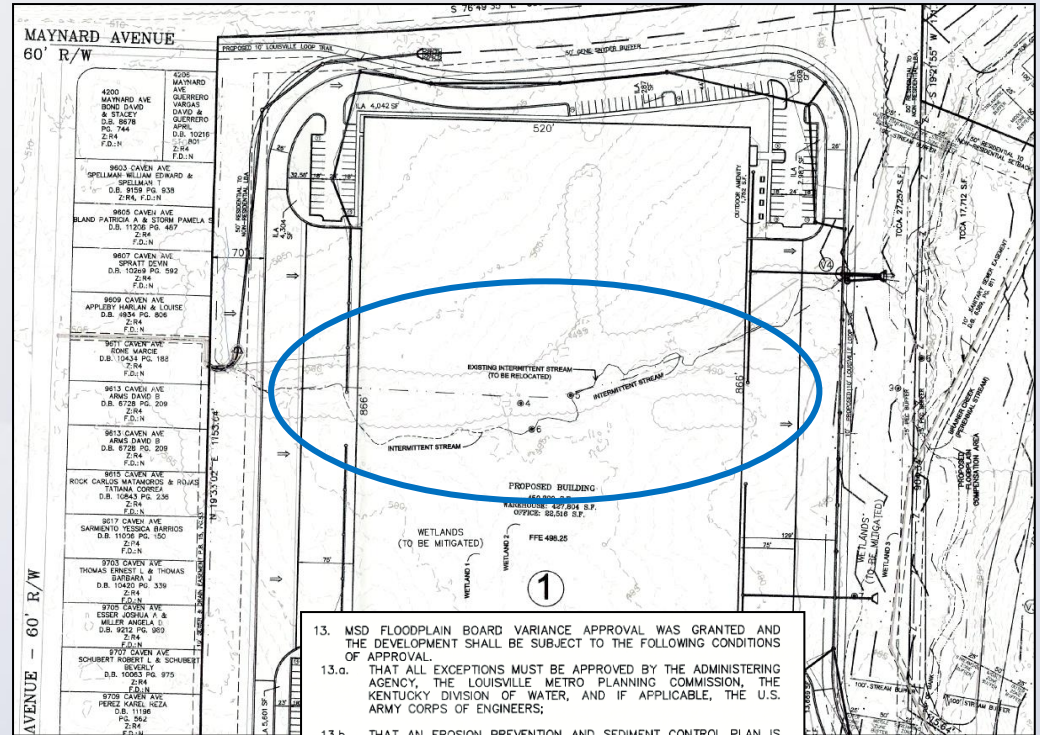
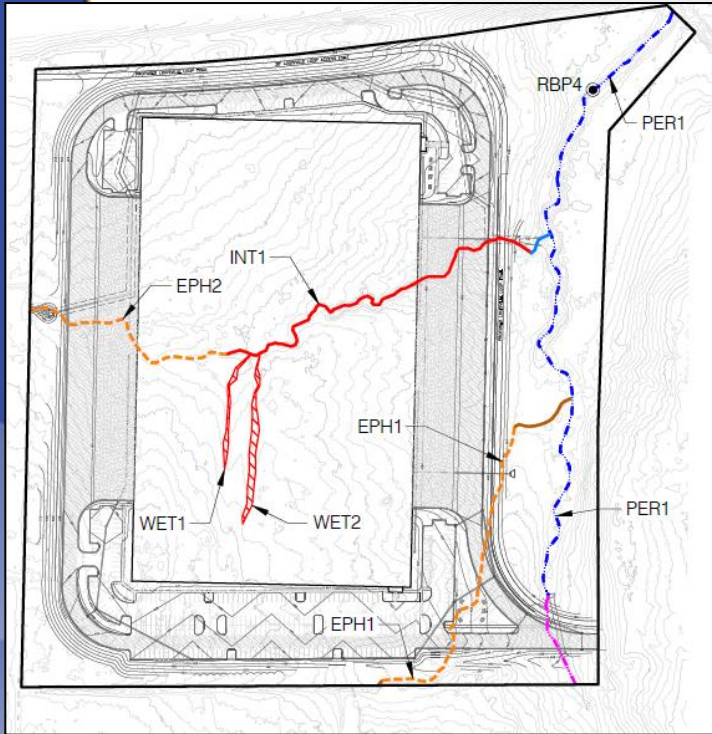
Proposed Plan (multi-family connection)



Variations

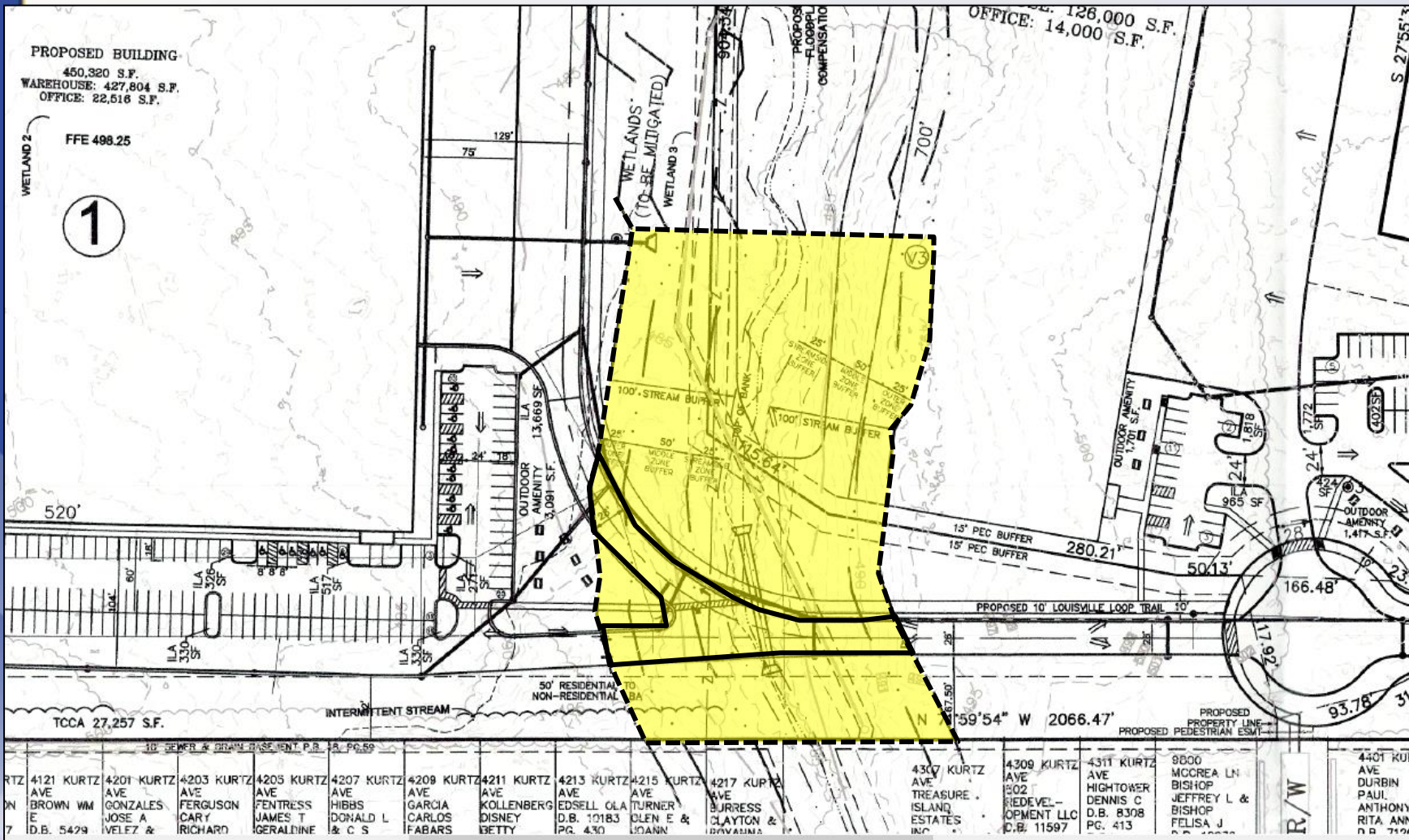


Proposed Plan (Intermittent Stream to be Relocated)

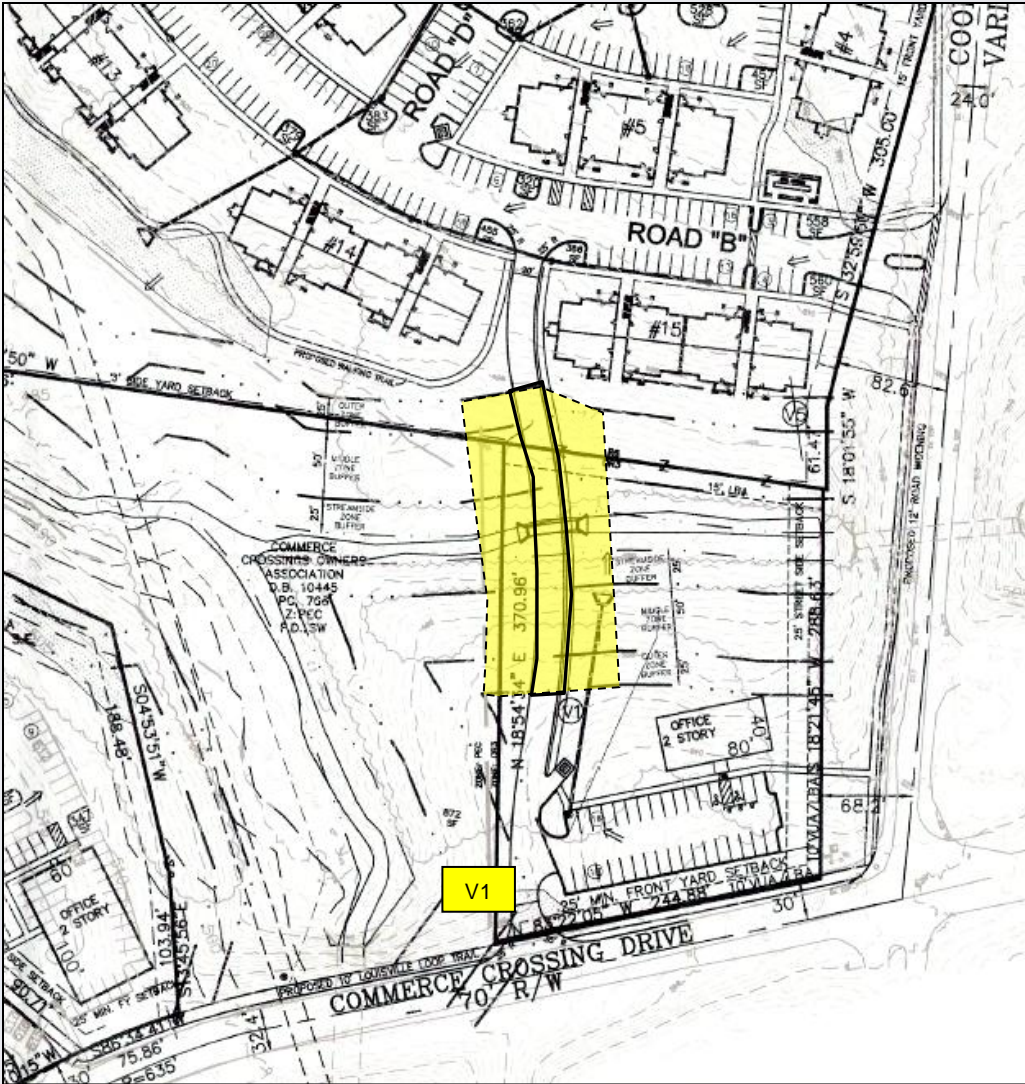


13. MSD FLOODPLAIN BOARD VARIANCE APPROVAL WAS GRANTED AND THE DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL.
 - 13.a. THAT ALL EXCEPTIONS MUST BE APPROVED BY THE ADMINISTERING AGENCY, THE LOUISVILLE METRO PLANNING COMMISSION, THE KENTUCKY DIVISION OF WATER, AND IF APPLICABLE, THE U.S. ARMY CORPS OF ENGINEERS;
 - 13.b. THAT AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN IS APPROVED BY MSD AND A SITE DISTURBANCE PERMIT IS ISSUED PRIOR TO ANY WORK TAKING PLACE ON THE PROPERTY;
 - 13.c. THAT APPLICANT COMPLIES WITH ALL CONDITIONS OF ITS STREAM CONSTRUCTION PERMIT;
 - 13.d. THAT THE SITE SHALL BE FULLY STABILIZED WITHIN 14 DAYS OF COMPLETION OF EARTH REMOVAL;
 - 13.e. THAT APPLICANT WILL KEEP DIRT, MUD, AND DEBRIS FROM THE SURROUNDING ROADWAYS DURING EXCAVATIONS;
 - 13.f. THAT APPLICANT WITH PLANT OR CAUSED TO BE PLANTED RIPARIAN VEGETATION TO RE-VEGETATE AND STABILIZE EROSION, SUBJECT TO REVIEW BY AN INDEPENDENT THIRD-PARTY AND APPROVAL BY MSD'S CHIEF ENGINEER;
 - 13.g. THAT RIPARIAN VEGETATION PLANTED SHALL BE MAINTAINED BY THE APPLICANT TO THE STANDARD ESTABLISHED BY MSD;
 - 13.h. THAT THE PROPERTY BE SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT THAT RUNS WITH THE LAND, WHICH EASEMENT AGREEMENT REQUIRES CONTINUAL MAINTENANCE OF THE PIPE AND/OR CHANNELING INFRASTRUCTURE AND ALL RIPARIAN VEGETATION PLANTED WITHIN THE STREAM BUFFER TO THE STANDARD ESTABLISHED BY MSD; AND
 - 13.i. THAT APPLICANT WILL PERFORM ALL WORK WITHIN FIVE YEARS.

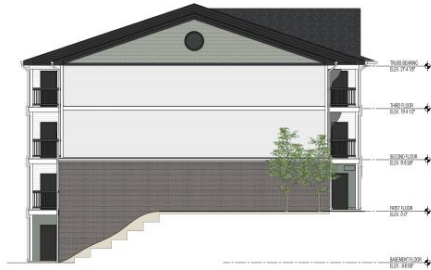
Proposed Plan (Stream Crossing #1)



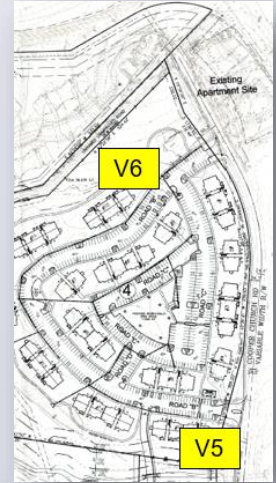
Proposed Plan (Stream Crossing #2)



Elevations (Height Variance)



Max. height 41'
(V5 and V6 on plan)



CAPSTON
Developers of real estate.



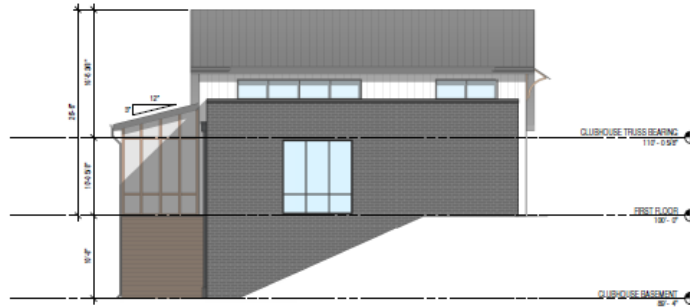
ELEVATIONS
SCALE 3/16" = 1'-0"

ELEVATIONS
SCALE 3/16" = 1'-0"

CROSSINGS TWO

MERCE CROSSINGS TWO

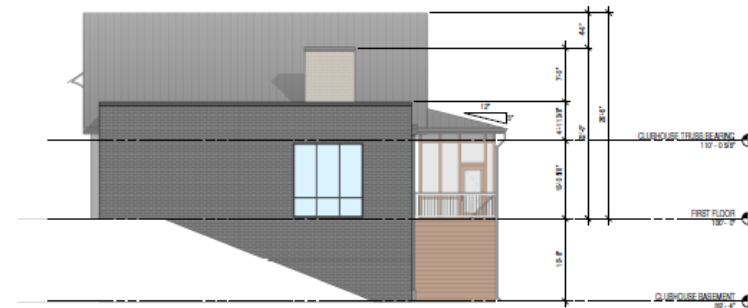
Elevations (office/clubhouse)



4 West - Overall Elevation- Clubhouse
1/8" = 1'-0"



3 South - Overall Elevation- Clubhouse
1/8" = 1'-0"



2 East - Overall Elevation- Clubhouse
1/8" = 1'-0"



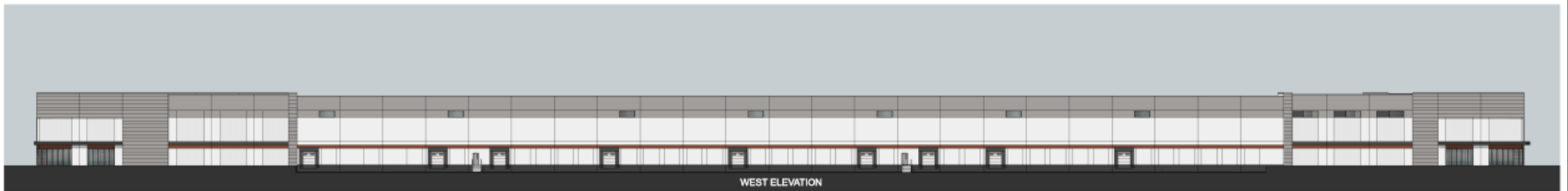
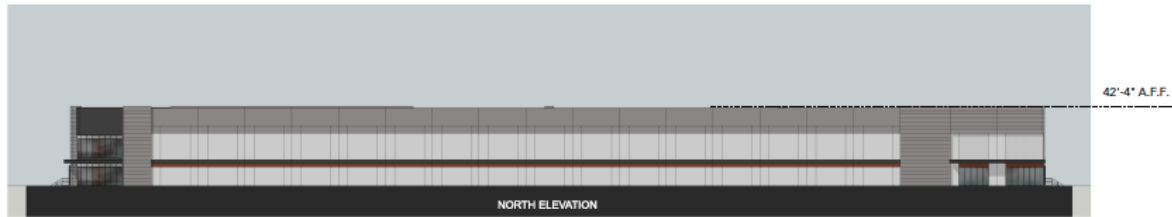
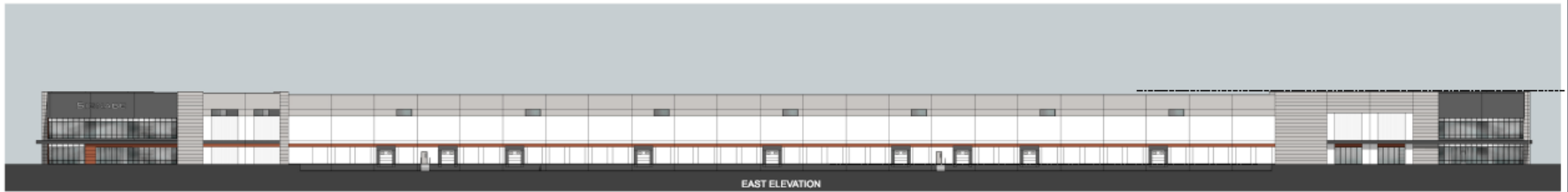
1 North - Overall Elevation- Clubhouse
1/8" = 1'-0"

Elevations



OFFICE BUILDING ELEVATIONS

Elevations



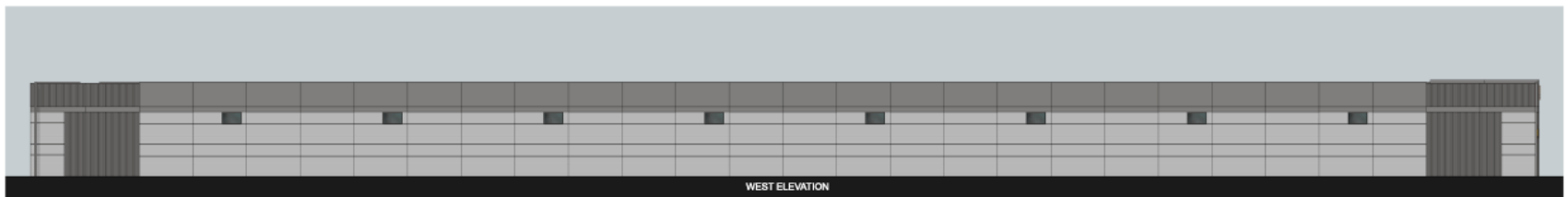
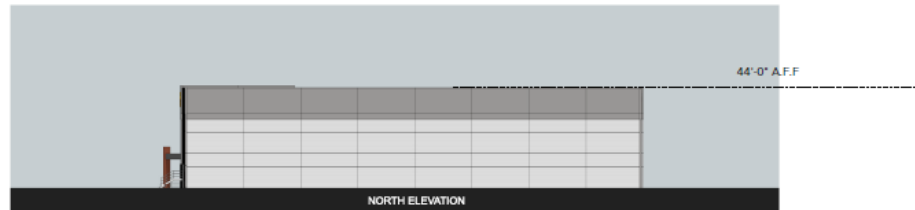
BUILDING 1 ELEVATIONS

COMMERCE CROSSINGS TWO

Elevations

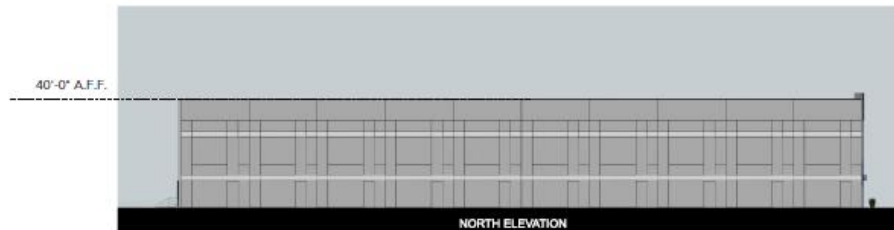


 *Developers of real estate.*



BUILDING 2 ELEVATIONS

Elevations



BUILDING 3 ELEVATIONS

Public Meetings

- Neighborhood Meeting on 8/30/2021
- LD&T meetings on 5/19/2022 and 10/27/2022
- Planning Commission public hearing on 12/1/2022
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4, OR-3, & PEC to R-6, OR-3 and PEC by a vote of 8-1.