

Louisville Metro Development Review Committee - September 2, 2020

Jeffersontown Board of Zoning Adjustment - July 8, 2020

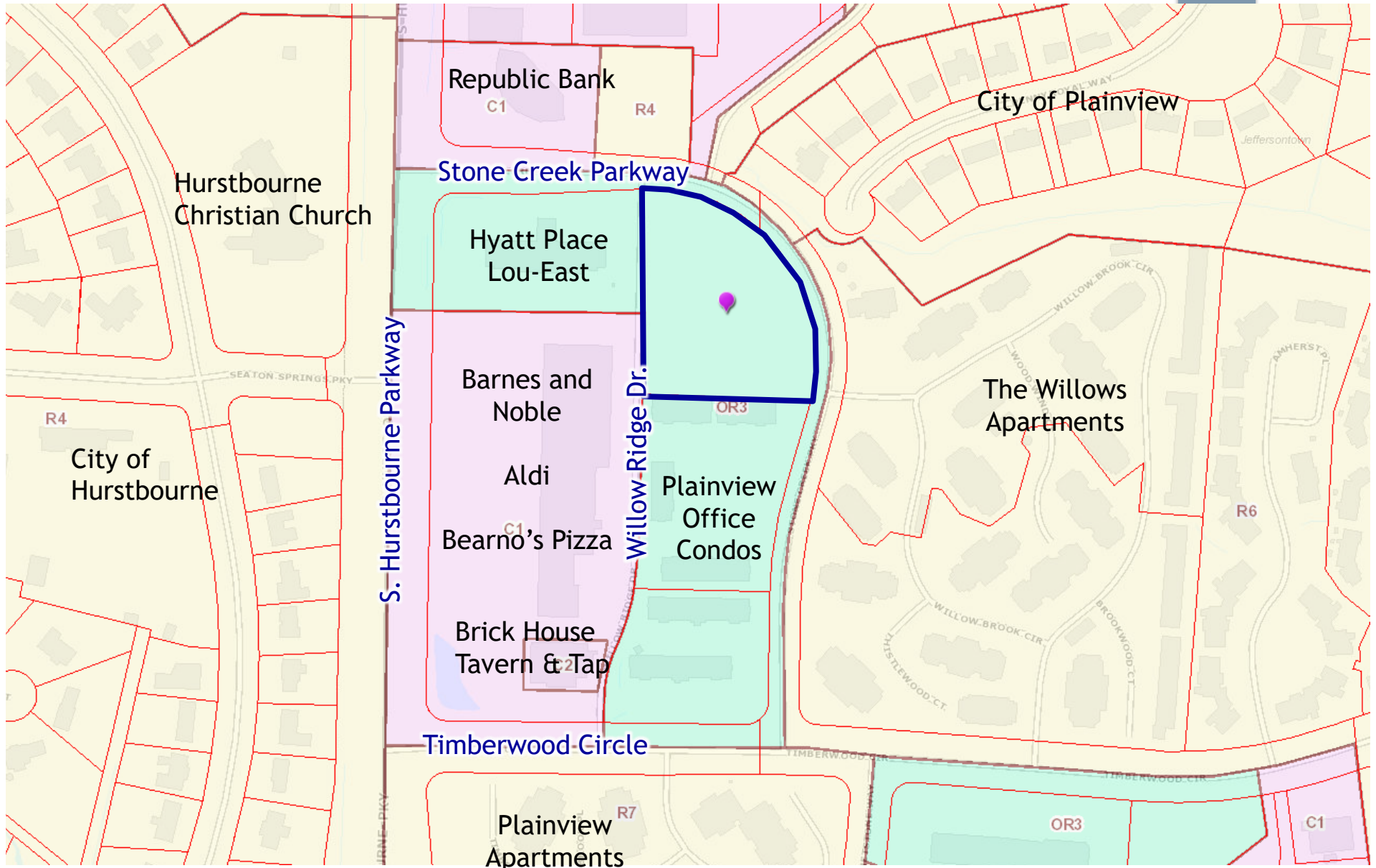
Jeffersontown City Council - \_\_\_\_\_, 2020

## Docket No. 20-DDP-0030, 20-Waiver-0043

Revised Detailed District Development Plan with requested General Plan binding element revision to allow a 105-unit apartment community, with waivers, on property located at 700 Stone Creek Parkway, in the City of Jeffersontown



Attorneys: Bardenwerper Talbott & Roberts, PLLC  
Land Planners, Landscape Architects & Engineers: CARMAN



Republic Bank

C1

R4

City of Plainview

Hurstbourne  
Christian Church

Stone Creek Parkway

Hyatt Place  
Lou-East

Barnes and  
Noble

Aldi

Bearno's Pizza

Brick House  
Tavern & Tap

Plainview  
Office  
Condos

The Willows  
Apartments

City of  
Hurstbourne

S. Hurstbourne Parkway

Willow Ridge Dr.

Timberwood Circle

Plainview  
Apartments

OR3

R6

R7

OR3

C1





Republic Bank

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Bearn's Pizza

Brick House  
Tavern & Tap

Timberwood Circle

Plainview  
Apartments





View of Stone Creek Parkway looking west towards Hurstbourne Parkway. Site is to the left.



Plainview Office  
Condos

Barnes & Noble

Hyatt Place  
Lou-East

SITE

Stone Creek Pkwy

Google



View of site from Stone Creek Pkwy. Hurstbourne Parkway is to the right.



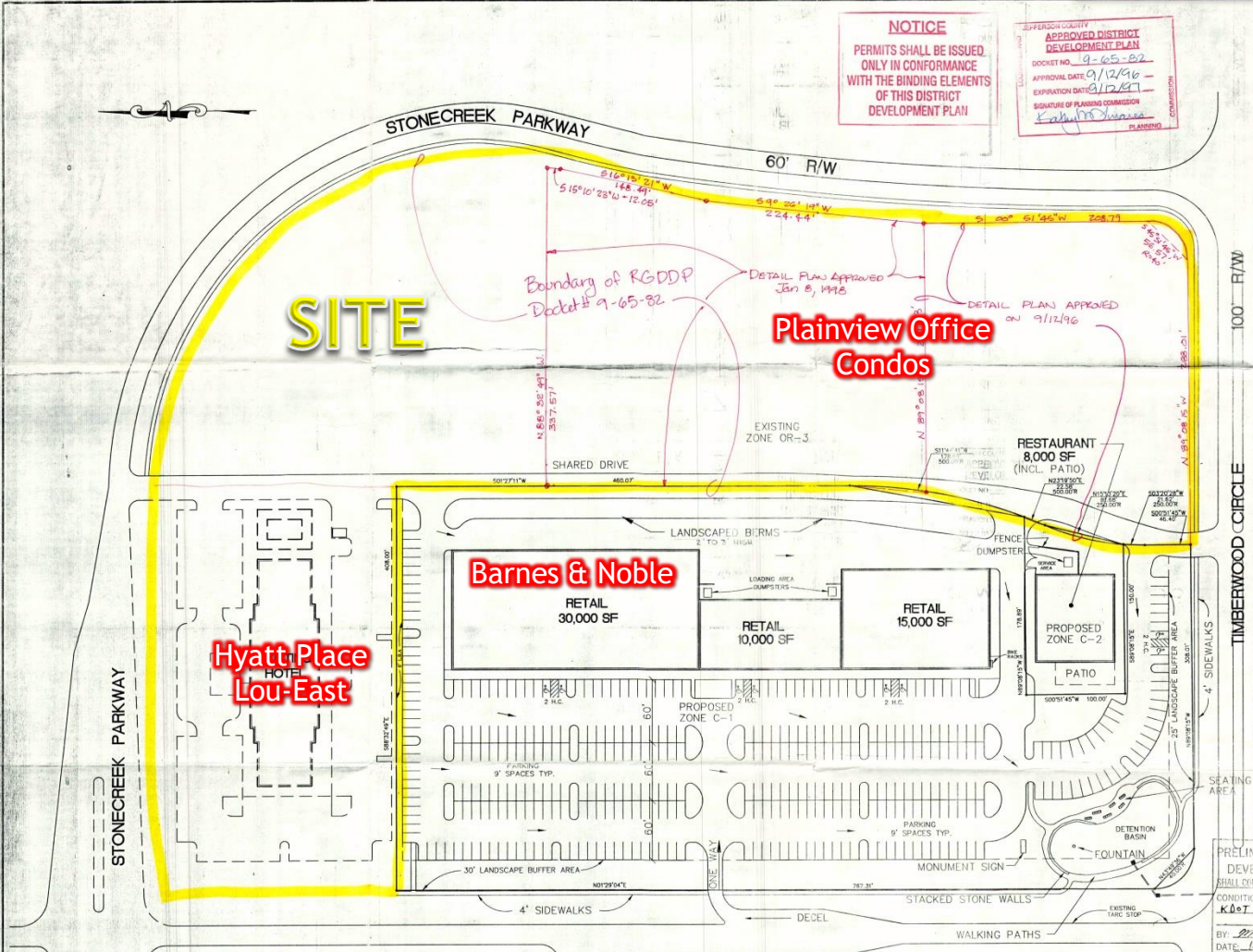


View of Stone Creek Parkway looking northwest towards Hurstbourne Parkway. Site is to the left.



View of office condos along Stone Creek Parkway, adjoining site.





**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

JEFFERSON COUNTY  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9-65-82  
 APPROVAL DATE 9/12/96  
 EXPIRATION DATE 9/12/97  
 SIGNATURE OF PLANNING COMMISSION  
*Kathy M. Jones*  
 PLANNING



LOCATION MAP  
 NO SCALE

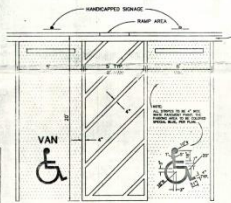
**DATA**

AREA	7,263 AC.
EXISTING ZONE - OR-3	7,293 AC.
PROPOSED ZONE - C-1	6,923 AC.
PROPOSED ZONE - C-2	370 AC.
EXISTING ZONE - C-2	83,000 SF
PROVIDED PARKING	275
REQUIRED PARKING	355
RETAIL 55,000 SF @ 1:200	=275 SPACES REQUIRED
RESTAURANT 8,000 SF @ 1:100	=80 SPACES REQUIRED

**LANDSCAPE DATA**

V.U.A.	131,030 SF
5% REQUIREMENT	6,550 SF
LANDSCAPE PROVIDED	7,200 SF

- NOTES:
- 1) DRAINAGE PATTERN DEPICTED BY ARROWS (→) ARE FOR CONCEPT PURPOSES ONLY.
  - 2) APPROXIMATE DETENTION CALCULATION:  $(0.84 - 0.23) \times \frac{1}{2} \times 7,293 \text{ AC.} = 1.08 \text{ AC. FT.}$
  - 3) SEWERS AVAILABLE BY L.E.
  - 4) SUBJECT TO PLAN REVIEW FEES.
  - 5) SUBJECT TO JEFFERSON TOWN APPROVAL.



RECEIVED

**PARKING AREA FOR DISABLED**  
 NO SCALE  
 RECEIVED NOV 16 1994  
 Revised General District Development Plan Docket # 9-65-82 and PLANNING & DEVELOPMENT SERVICES  
 SHOPPES AT PLAINVIEW DISTRICT DEVELOPMENT PLAN  
 TAX BLOCK 2259 LOT 1

PRELIMINARY APPROVAL DEVELOPMENT PLAN SHALL COMPLY WITH ORDINANCE #28  
 CONDITION: *subject to KDet approval*  
 BY: *2/16/94*  
 DATE: *11-16-94*  
 JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

**200' R/W**  
 conditions of approval:  
 SEE NOTES P. 10 & 11  
 MAS  
 M.A.S. & SONS, INC.  
 ENGINEERS & ARCHITECTS  
 315 WEST MARKET STREET, LOUISVILLE, KY 40202

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

JEFFERSON COUNTY  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9-69-94  
 APPROVAL DATE Feb 2, 1995  
 EXPIRATION DATE  
 SIGNATURE OF PLANNING COMMISSION  
*Sharon M. White*  
 PLANNING



**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271

Scale: 1"=50'  
 Date: 9/24/96  
 Rev: 10/17/94  
 Rev: 11/16/94

OWNER/DEVELOPER  
 NTS PLAINVIEW OFFICE PARTNERSHIP  
 10172 LINN STATION ROAD  
 LOUISVILLE, KENTUCKY 40223

9-65-82 9-69-94































NTS Development Company

June 1, 2020

Stone Creek  
Louisville, KY  
Case Number: 20-DDP-0030

20007.00



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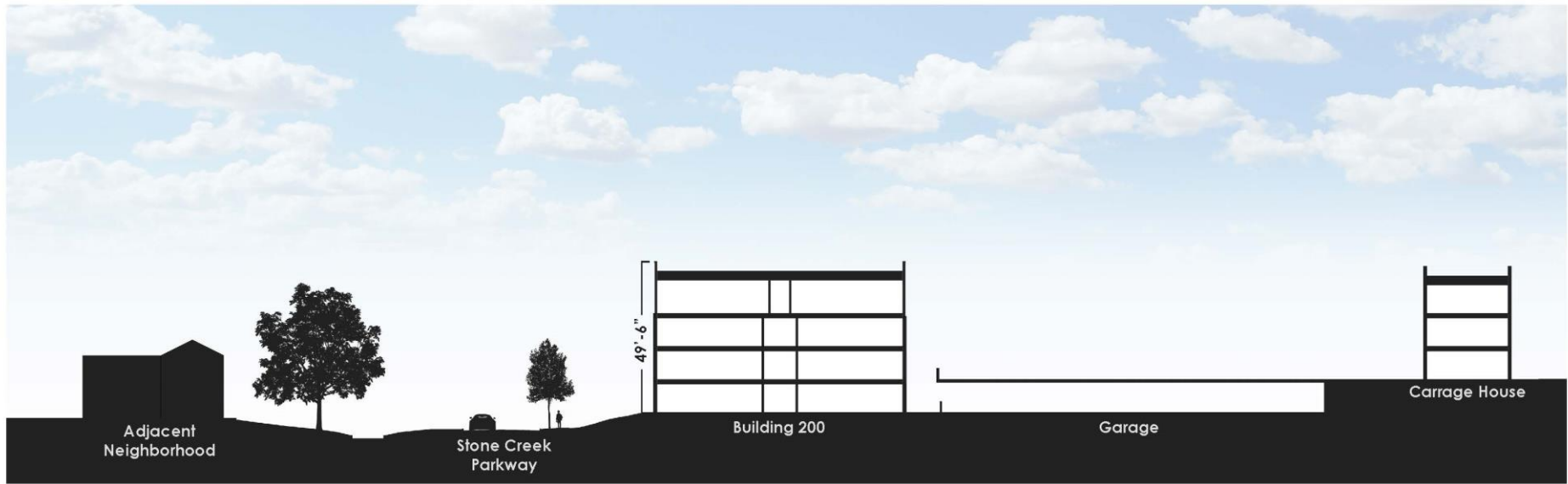


**Elevation Materials**

\*Parapet shown in this elevation: 51'-0"  
Highest parapet on campus: 52'-0"

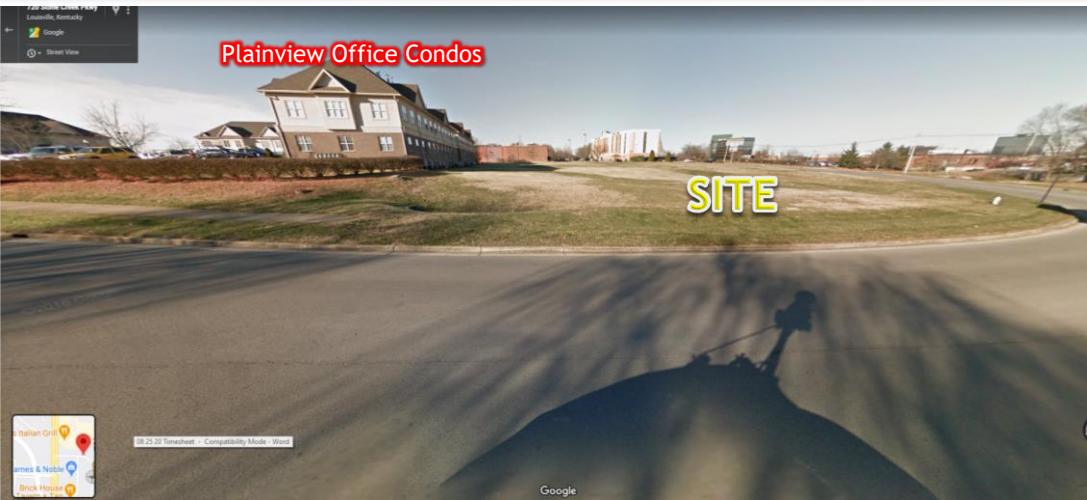
# Cross section of site showing overall elevation change

Cross section shown in red





# Cross section of site showing overall elevation change

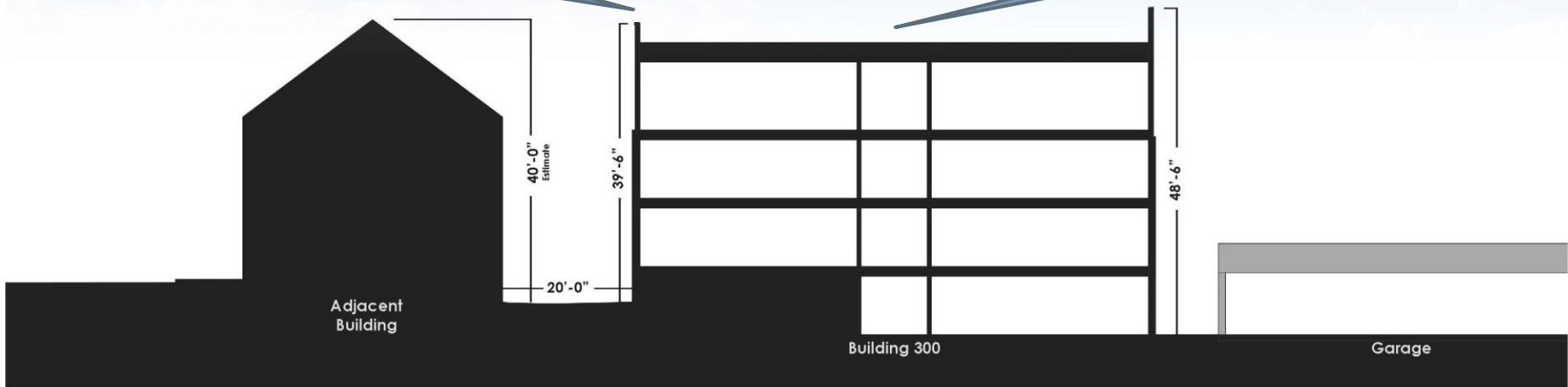


Cross section shown in red



Due to elevation change, side facing office condos 9' shorter

Side facing adjacent office condos shorter than the office condo bldg



# Current proposed revised detailed district development plan waivers

**LDC 10.2.12 Waiver request for 2<sup>nd</sup> floor of parking garage**

2 LEVEL PARKING DECK  
 29,900± S.F. (UPPER LEVEL)  
 26,500± S.F. (LOWER LEVEL)  
 FFE: 664.16 (UPPER LEVEL)  
 FFE: 653.50 (LOWER LEVEL)  
 UPPER LEVEL - 77 SPACES  
 LOWER LEVEL - 81 SPACES

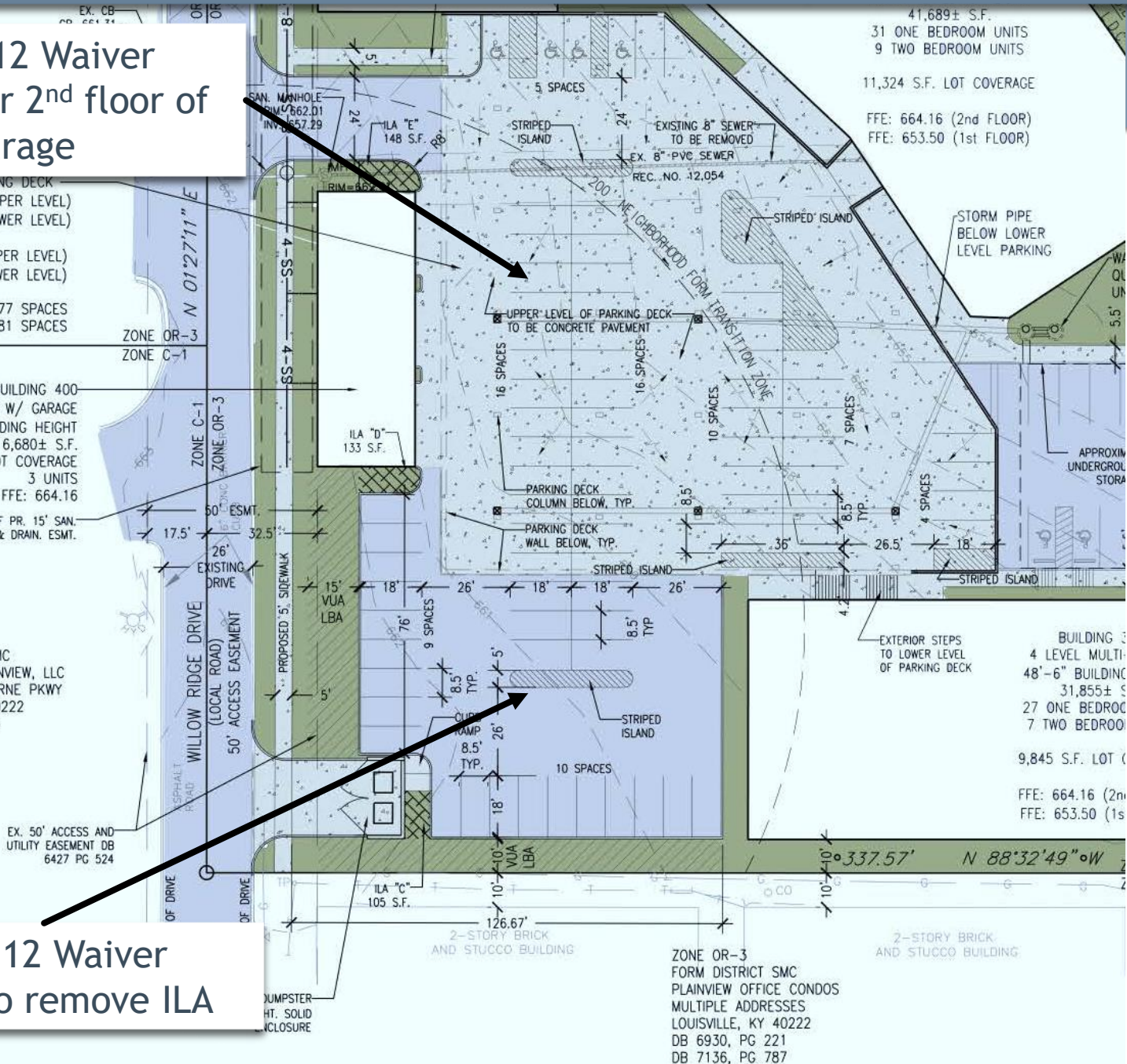
BUILDING 400  
 CARRIAGE HOMES W/ GARAGE  
 40' BUILDING HEIGHT  
 6,680± S.F.  
 2,315 S.F. LOT COVERAGE  
 3 UNITS  
 FFE: 664.16

LIMIT OF PR. 15' SAN. SEWER & DRAIN. ESMT.

ZONE C-1  
 FORM DISTRICT SMC  
 SHOPPES AT PLAINVIEW, LLC  
 801 S HURSTBOURNE PKWY  
 LOUISVILLE, KY 40222  
 DB 6717, PG 135

EX. 50' ACCESS AND UTILITY EASEMENT DB 6427 PG 524

**LDC 10.2.12 Waiver request to remove ILA**



41,689± S.F.  
 31 ONE BEDROOM UNITS  
 9 TWO BEDROOM UNITS  
 11,324 S.F. LOT COVERAGE  
 FFE: 664.16 (2nd FLOOR)  
 FFE: 653.50 (1st FLOOR)

STORM PIPE BELOW LOWER LEVEL PARKING

BUILDING 3  
 4 LEVEL MULTI-  
 48'-6" BUILDING  
 31,855± S.F.  
 27 ONE BEDROOM  
 7 TWO BEDROOM  
 9,845 S.F. LOT COVERAGE  
 FFE: 664.16 (2nd FLOOR)  
 FFE: 653.50 (1st FLOOR)

2-STORY BRICK AND STUCCO BUILDING  
 ZONE OR-3  
 FORM DISTRICT SMC  
 PLAINVIEW OFFICE CONDOS  
 MULTIPLE ADDRESSES  
 LOUISVILLE, KY 40222  
 DB 6930, PG 221  
 DB 7136, PG 787





# Proposed Additional Binding Elements

- ▶ The roofs of all buildings shall be white or light in color, and in compliance with the requirements of the Cool Roof Rebate Program administered by the Louisville Metro Office of Advanced Planning and Sustainability, regardless of whether the rebate is claimed or awarded.
- ▶ The upper deck of the parking structure shall be constructed of concrete as shown on the development plan. No asphalt shall be applied on top of the concrete, except for small amounts as required for maintenance and repairs. Under no circumstances shall the concrete be completely or substantially covered in asphalt.
- ▶ The tree planting density for the portion of the southern 10' VUA LBA which is adjacent to the asphalt portion of the parking lot shall be 150% of Land Development Code requirements.