

Land Development & Transportation Committee Staff Report

December 22, 2016



Case No:	16DEVPLAN1208
Request:	Category 3 Development Plan
Project Name:	River Park Place
Location:	1555 River Road
Owner:	River Park Apartments I, LLC
Applicant:	River Park Partners, LLC
Representative:	Land Design & Development – Ann Richard
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Joel Dock, Planner I

REQUEST

- **Category 3 Development Plan** for proposed mixed-use development

CASE SUMMARY

In addition to the existing and under construction buildings on-site, the applicant proposes three new structures. Two will contain a retail/restaurant component. Proposed building 'A3' as shown on the development plan will contain 118 units divided between 18 floors and include 11,600 square feet of restaurant or retail space. Proposed Building 'A4' will contain 95 units between 18 floors and include 26,860 square feet of retail or restaurant space. The last structure proposed, building 'A6' will be exclusive to residential use; containing 110 units on 7 floors. The proposal also includes two plaza areas and underground parking.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Mixed-use	W-2	DT
Proposed	Mixed-use	W-2	DT
Surrounding Properties			
North	Ohio River		
South	Boat sales/future botanical gardens	W-2	DT
East	Vacant	R-1	N
West	Waterfront park/U of L rowing	W-2	DT

PREVIOUS CASES ON SITE

Category 3 development plans approved in the following dockets/cases:

- 3-19-06, 16244, 16740, 13DEVPLAN1042, & 14DEVPLAN1021

B-184-06: Variance for parking and maneuvering in the streambank buffer and landscape waivers

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments at this time.

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

The proposal is in compliance with all applicable regulations of the Land Development Code, except those items for which relief has been granted.

Waterfront Development Corporation is satisfied with the proposal. Transportation Review and the Metropolitan Sewer District have approved the Category 3 Development Plan.

STAFF CONCLUSIONS

The Category 3 Development Plan appears to be in order and is in compliance with all applicable regulations of the Land Development Code, except those items for which relief has been granted

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Land Development & Transportation Committee must determine if the proposal meets the standards for approving a Category 3 Development Plan established in the Land Development Code.

NOTIFICATION

Date	Purpose of Notice	Recipients
12/9/2016	LD&T	1 st tier adjoining property owners, applicant, owner, case manager and Subscribers of Council District 9 Notification

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

