



June 12, 2017

To Julia Williams, Planner II,

Letter of Explanation for Sheppard Square Revised Development Plan:

This is a request for approval of a Revised Development Plan and Minor Plat for the Sheppard Square Hope VI project. The requested revisions are: 1.) shift the property lines for lots 7 & 8 of Record Plat of Sheppard Square Blocks A, C & D recorded in Plat Book 54, Page 38; 2.) shift the property lines for lots 17, 18, 19, 20, 21, 25 & 26 of Record Plat of Sheppard Square Blocks E, F & H recorded in Plat Book 54, Pg. 67; 3.) add additional single-family housing styles in the Pattern Book for the mentioned lots. There will not be any change to the overall number of dwelling units proposed for the project.

Included in the submittal package is a copy of the full Revised Pattern Book revised June 12, 2017. Also included is a copy just of the pages from the Pattern Book that were changed from the Pattern Book dated January 16, 2013. Those pages are as follows:

- Cover sheet - changed revision date
- Page 6 – updated map to reflect single family homes along S. Hancock St. & John Little St.
- Page 7 - updated map to reflect single family homes along S. Hancock St. & John Little St.
- Page 9 - updated map to reflect single family homes along S. Hancock St. & John Little St.
- Page 10 – updated language to include one story single family homes (highlighted)
- Page 12 - updated map to reflect single family homes along S. Hancock St. & John Little St.
- Page 13 – updated parking calculations reflecting the removal of 3 garage spaces and updated map to reflect single family homes along S. Hancock St. & John Little St.
- Page 25 – this page has been added to show the 3 one story single-family dra2BR detached housing plans.

Sincerely,

Missy Legel
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Louisville, KY 40220
502-671-0060 ext. 1
mlegel@civildesigninc.com

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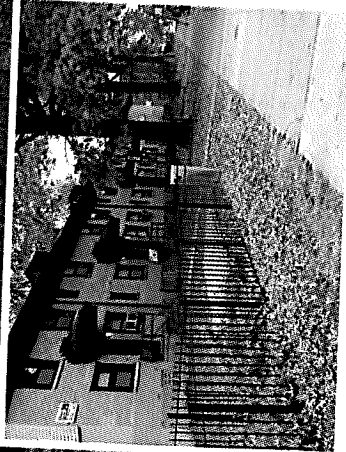
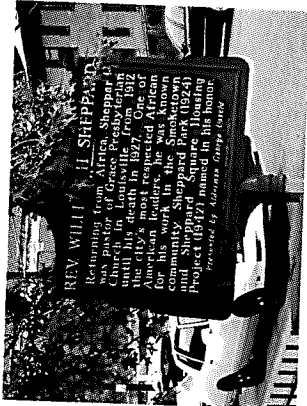
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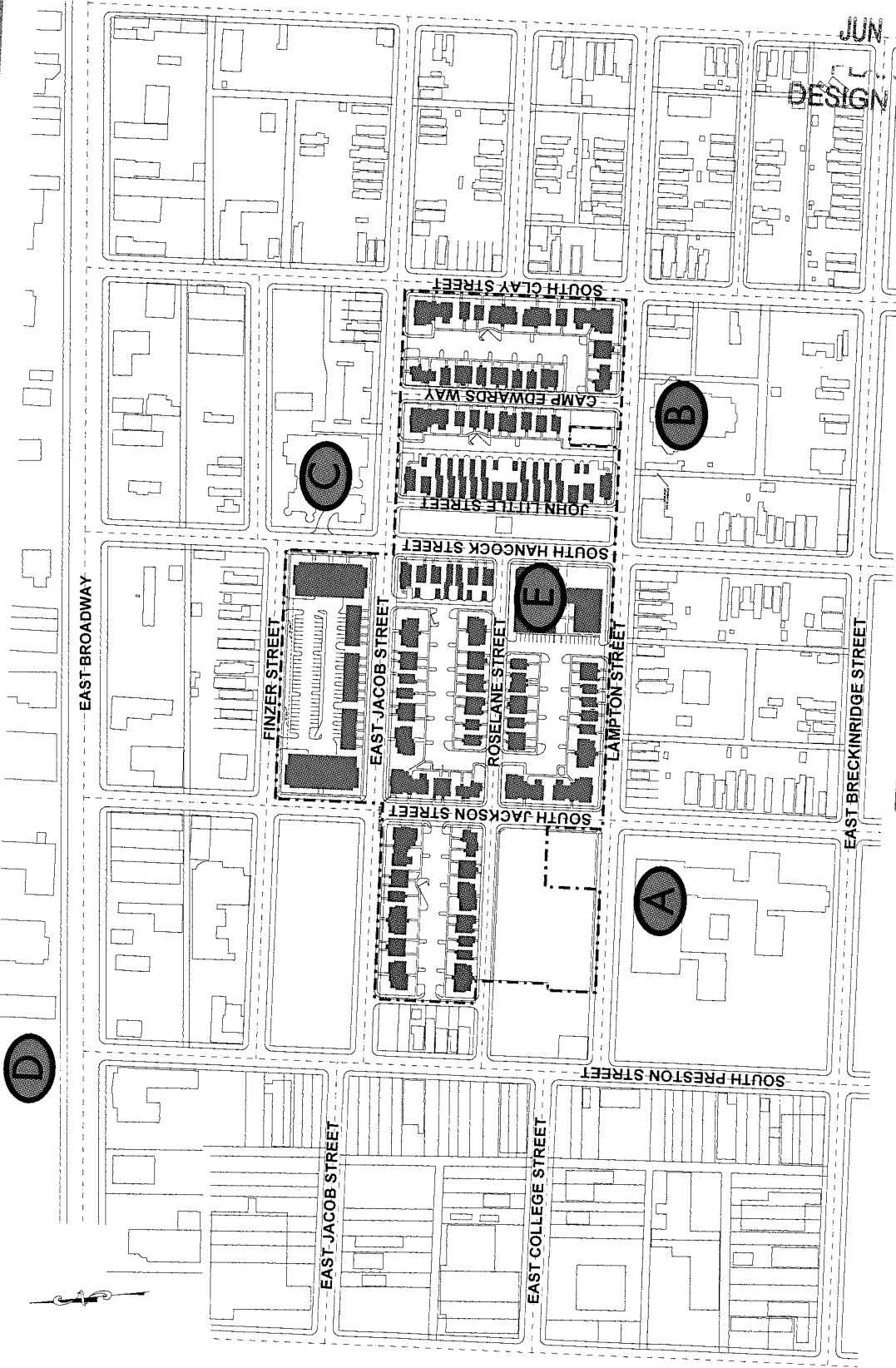
PD - Development Plan Sheppard Square Revitalization

Revised: June 12, 2017

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Points of Interest

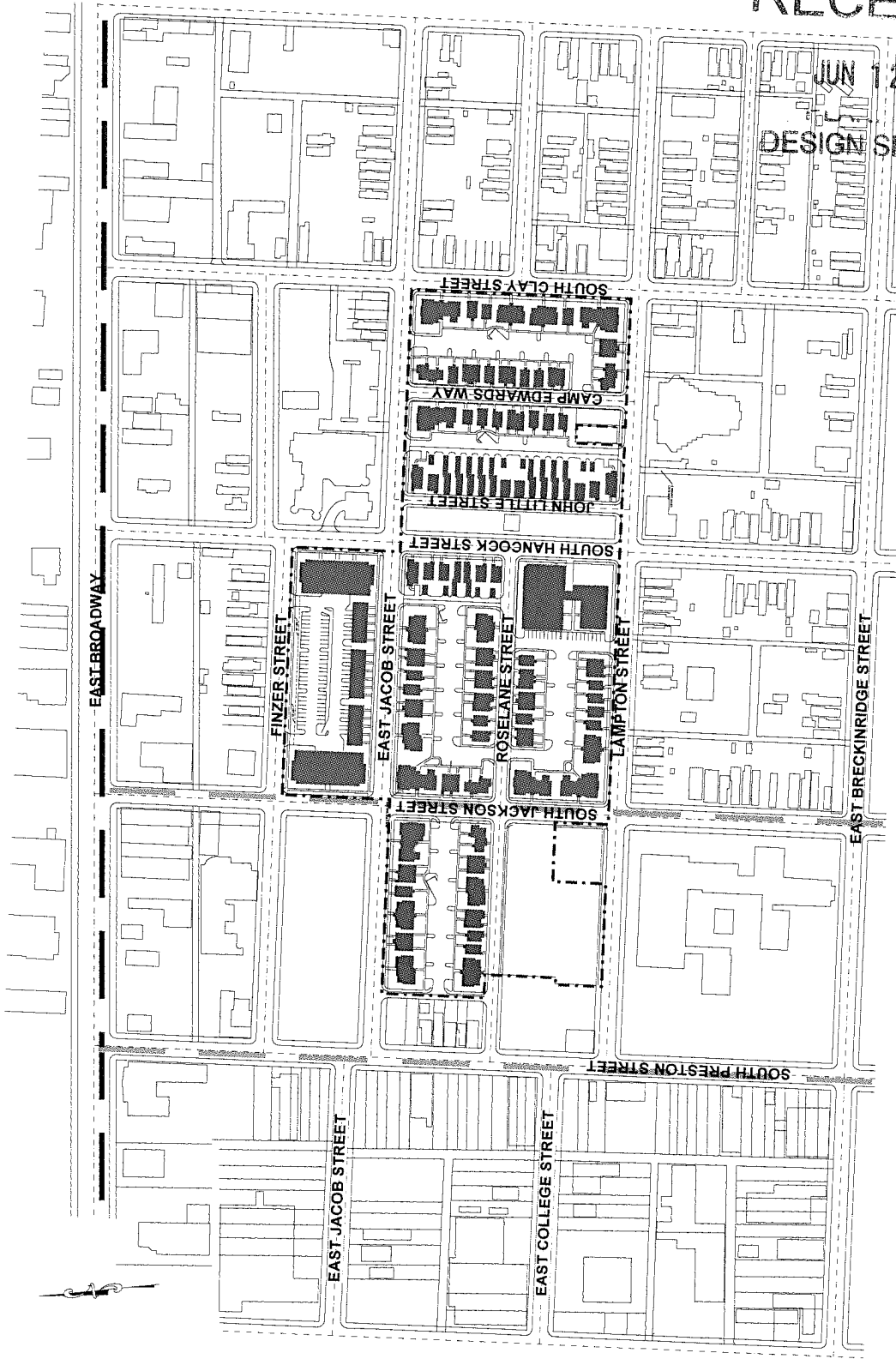
- A. Meyzeek Middle School
- B. Bates Baptist Church
- C. New Presbyterian Community Center
- D. Health Sciences Center
- E. Old Presbyterian Community Center

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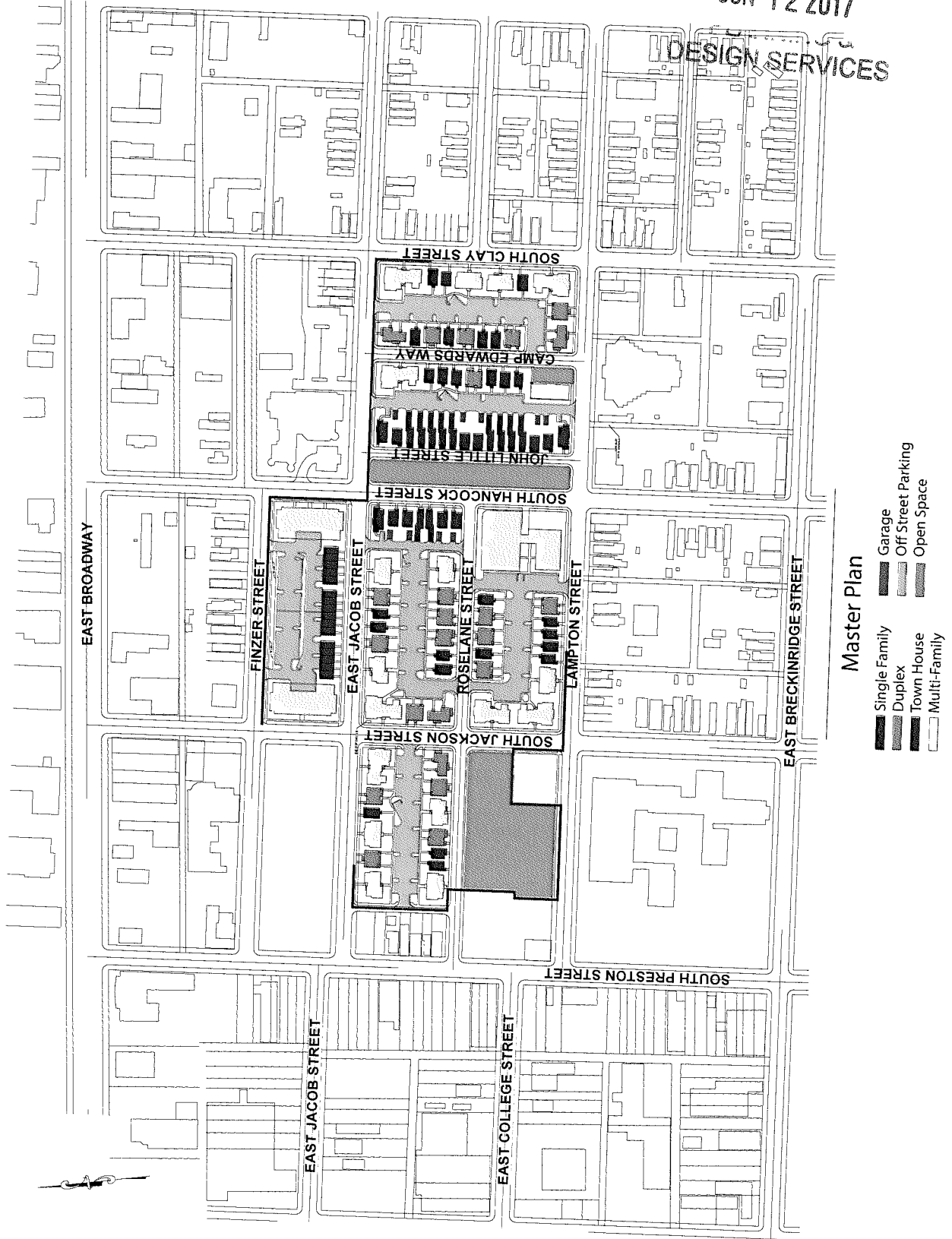
Bus & Bicycle Routes
 Local Route 18
 Local Route 23 & 43

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6. BUILDING DESCRIPTION

A major emphasis will be placed on the Presbyterian Community Center building. The existing building will be redeveloped into senior housing. The ground floor will provide community space, which can feature photographs and other historical items of importance regarding the Smoketown neighborhood.

A variety of new construction residential styles will be offered throughout the revitalized Sheppard Square blocks. **The single family structures will be one and two stories, and duplex structures are two stories, featuring porches, window sizes and architectural details, reminiscent and similar to those in the adjacent Smoketown/Shelby Park neighborhoods.** Three story multi-family buildings will anchor several corners of the development, while streetscapes will be a mix of single family, duplex and multi-family structures. These multi-family buildings will utilize architectural detailing around doors, windows, eaves, and balconies found on existing residential structures in the adjacent neighborhoods.

The two largest multi family buildings will be located on the most northern block of Sheppard Square along Finzer. These units will be the edge and framework for the entrance from Broadway into the neighborhood. Constructed between these two multi family structures are a series of townhouses fronting Jacob Street.

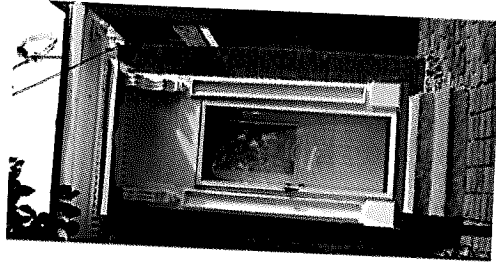
The revitalized neighborhood approach to Sheppard Square will provide buildings that front on a street, with each resident having a street address; which emphasizes a sense of a public area and distinguishes between the private interior areas of each block.

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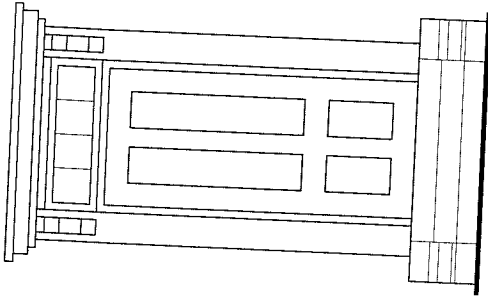
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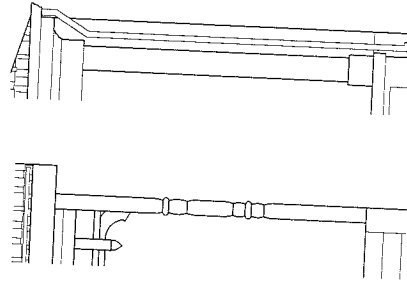
17 DEVPLAN 1103



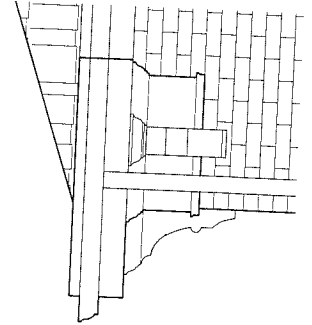
Ornate Stoop With Wood Door Surround and Brackets



Square Columns Turned Columns



Ornate Cornice & Brackets



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B. LAND USE PLAN

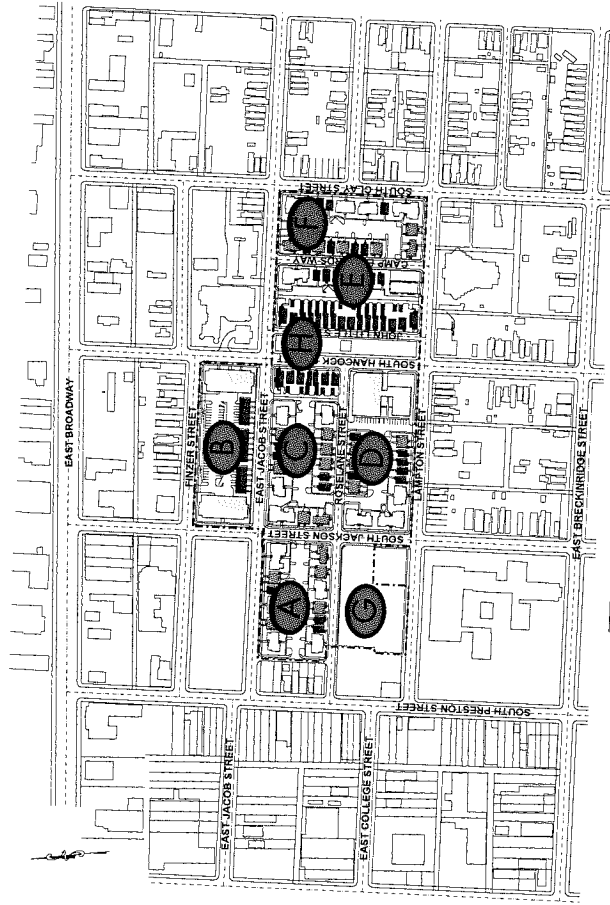
Sheppard Square will contain a variety of residential types with associated off-street parking and open space. The building types along with their coverage and square footage are listed in the Development Plan. Below are some of site statistics as they relate to the overall Sheppard Square development.

Zone: UN & OR-2

Total Net Acreage: 15.29 Acres

Total Number of Dwelling Units: 310

Total Net Density: 20.27 Units Per Acre



Land Use Map

- Single Family
- Duplex
- Town House
- Multi-Family
- Garage

Block	Block Size	Acres	No. Of Units	Net Density
A	82,551 Sq.Ft.	1.895	46	24.27
B	91,874 Sq.Ft.	2.109	60	28.45
C	113,605 Sq.Ft.	2.608	52	19.94
D	111,018 Sq.Ft.	2.549	70	27.46
E	97,751 Sq.Ft.	2.106	33	15.67
F	92,625 Sq.Ft.	2.126	49	23.05
G	61,187 Sq.Ft.	1.405	0	0
H	24,489 Sq.Ft.	.0526	0	0

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C. PARKING STANDARDS

Parking requirements, for the City of Louisville, are based on Chapter Nine of the Land Development Code, and includes the minimum and maximum number of parking spaces. Parking for Sheppard Square residents is provided through the utilization of private parking lots located in the rear of buildings and central to each resident. When determining the minimum and maximum number of spaces required, the criteria uses a breakdown of the type of residential use. The following statistics show the required minimum and maximum number of parking spaces need for the Sheppard Square development. Furthermore, it shows the parking spaces proposed including off-street parking, on street parking, and handicapped spaces.

Parking Spaces Required:

Minimum Parking Spaces: 419

Maximum Parking Spaces: 824

Handicapped Parking Spaces: 18

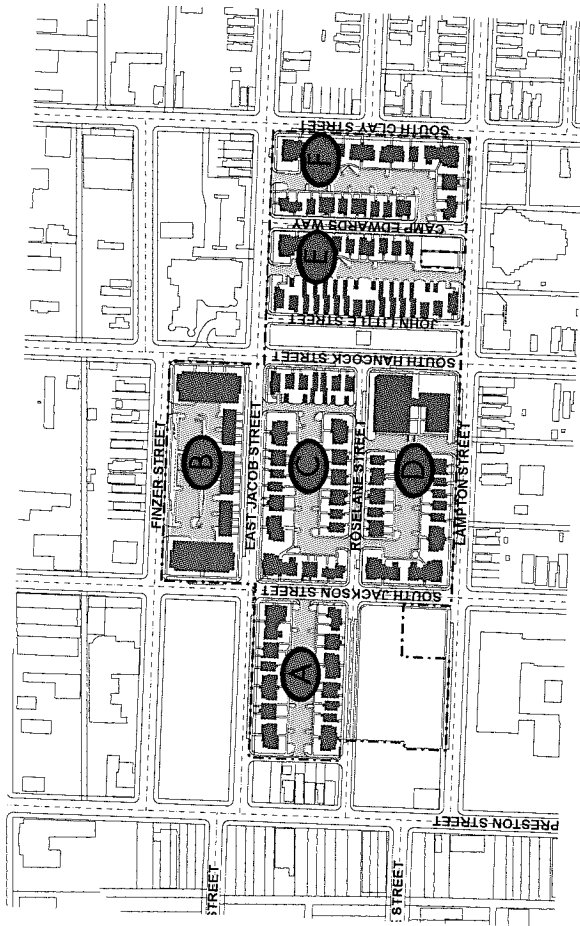
Parking Spaces Proposed:

Off-Street Surface Spaces (Includes 20 Handicap Spaces): 330

Off-Street Garage Spaces: 28

On-Street Spaces: 171

Total Proposed Parking: 529



Parking Location Map

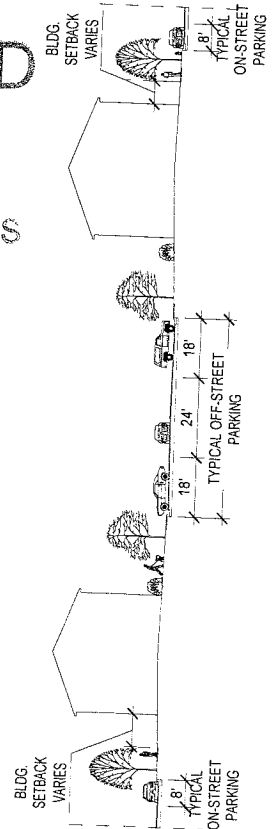
Off Street Parking
On Street Parking

Block	Total With HC	On Street Spaces	Off Street Spaces
A	83 With 4 HC	27	56
B	109 With 4 HC	38	63
C	102 With 4 HC	37	58
D	94 With 3 HC	27	60
E	58 With 2 HC	18	24
F	90 With 3 HC	24	66

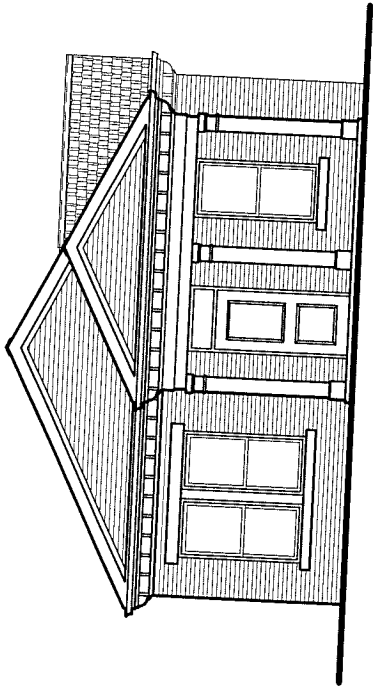
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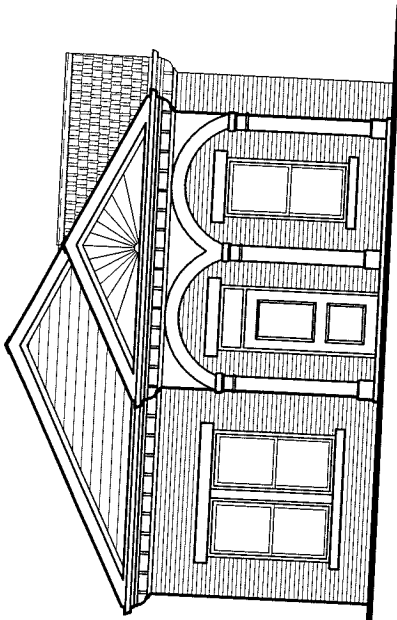
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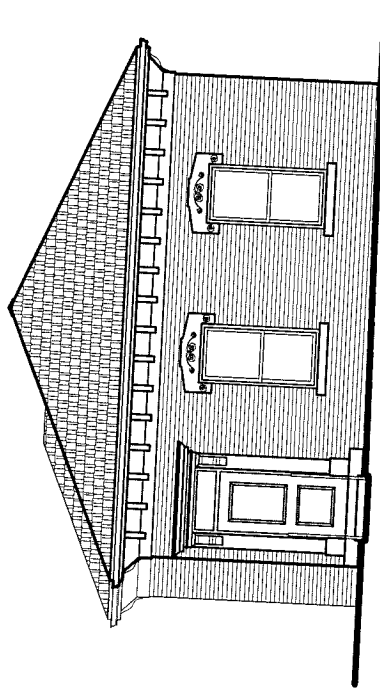
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2BR DETACHED HOUSE



2BR DETACHED HOUSE



2BR DETACHED HOUSE

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