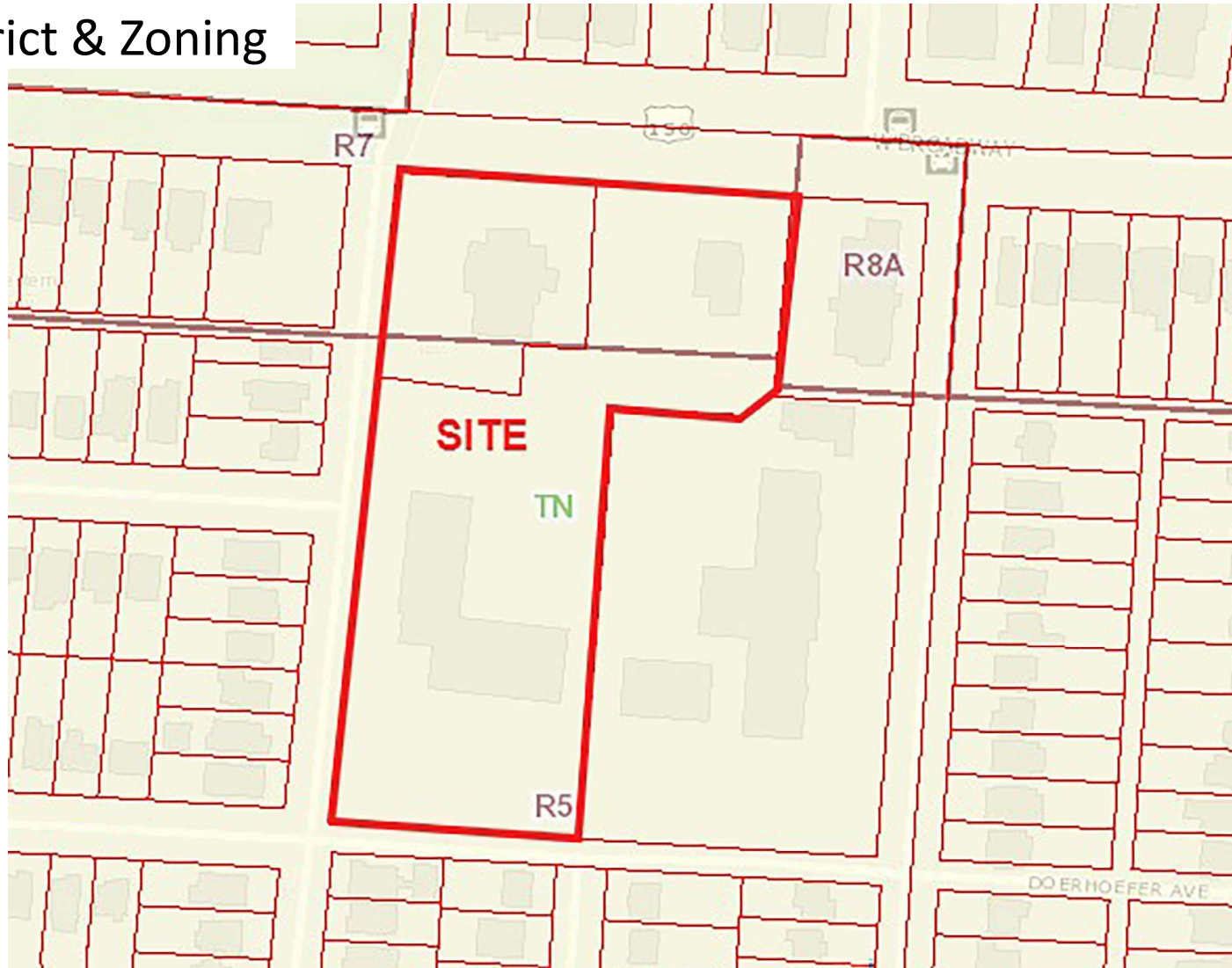




**Renaissance on Broadway
Plan Commission Meeting**
March 30, 2023

**22 ZONE 075
4402 W. BROADWAY**

Form District & Zoning



Historical Property Lines

The map displays a street grid with several streets labeled: W BROADWAY at the top, DOERHOEPER AVE at the bottom, and vertical streets S 45TH ST, S 44TH ST, and S 43RD ST. Buildings are shown in light gray. Current property boundaries are outlined in solid red, while historical property lines are shown as dashed green lines. The legend on the right side of the interface includes the following items:

- Utilities
- Property
 - Current Property Block Boundaries
 - Current Right of Way Lines
 - Current Property Lines
 - Historic Property Lines
- Transportation
- Taxing Districts
- Environmental
- Preservation
- Floodplain
- Planning
- Open Spaces
- Elevation

Additional interface elements include a search bar at the top left with the text "Search Addresses", a style selector at the top right with options for Gray, Basic, Aerial, Base, and Labels, and a bottom right corner with the LOJIC logo and "LOJIC © 2023". A scale bar in the bottom left corner indicates 0 to 100 feet.

Renaissance on Broadway

Site Development Plan



Lockett, Jay <Jay.Lockett@louisvilleky.gov>

To ● Matt Gullo
Cc ○ Baker, Jon; ● Aric Andrew



Mon 3/20

You replied to this message on 3/24/2023 3:26 PM.

Matt,

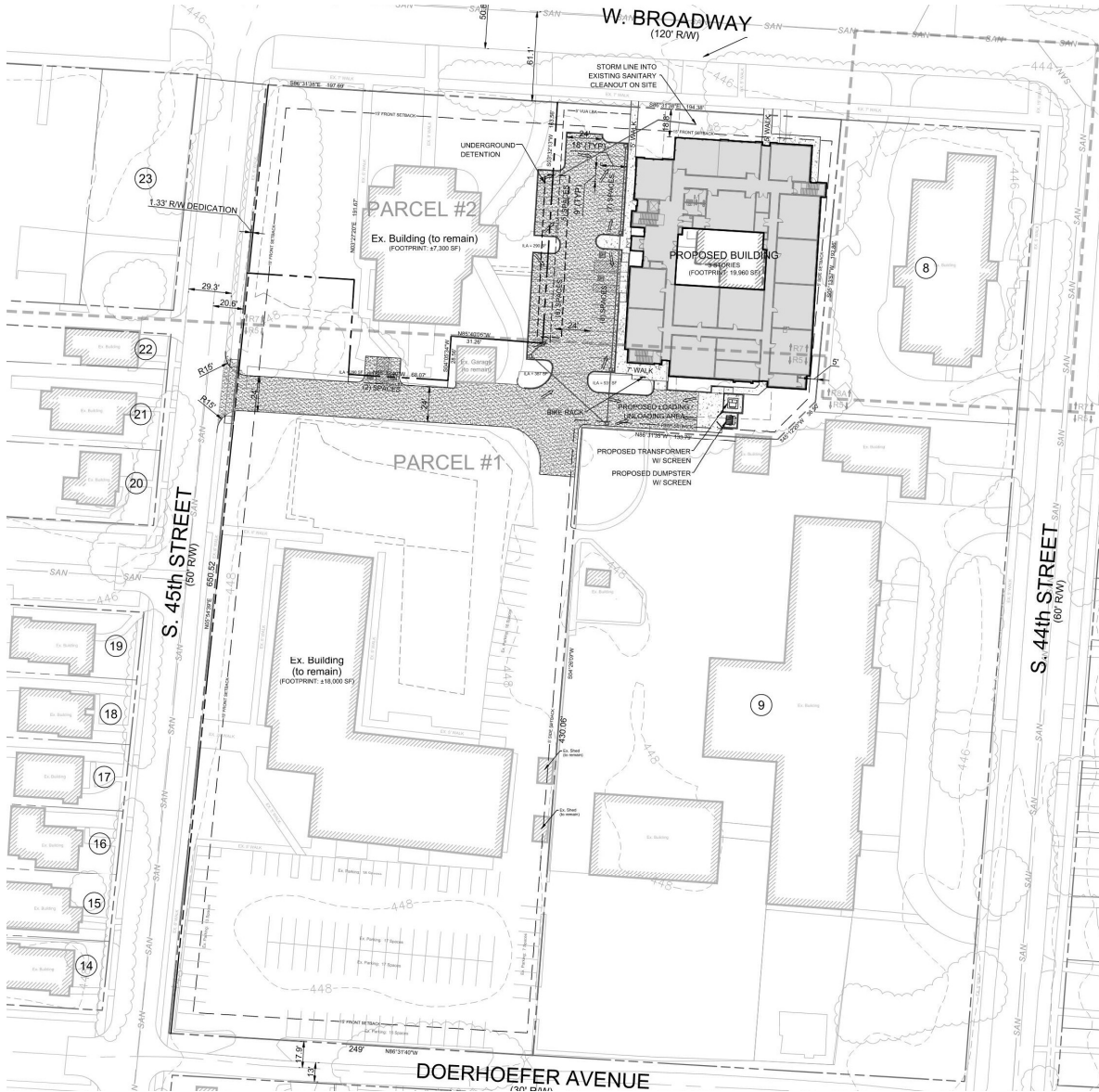
I don't think this layout solves your problem and also creates new problems. In this case, you could argue that you are meeting the 4 areas technically, but you have no private yard area which must be 30% of the lot between the principle structure and the accessory structure area. You would need a variance from 5.4.1.D.2 to reduce the private yard area from 30% of the lot to 0%. You would have to notice for a new hearing to add the variance request. This layout would also trigger a waiver from 5.5.1.A.3.a along S 45th street for the parking that is closer to S 45th than the church building. "Parking lots at or within the maximum setback shall not be closer to the right-of-way line than the principal structure..."

The clear way forward I see is to not subdivide the new structure onto its own lot; it should stay on the lot with the church, with the layout otherwise the same as presented last week. In that case, the new apartments are no longer viewed in terms of the residential development standards in 5.4.1. Instead, the church and apartments are on a combined mixed use lot and subject to the standards of 5.5.1, which it appears to comply with.

Regards,

Jay Lockett, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159

CURRENT DEVELOPMENT PLAN



Mixed-Use Site Components

1. Christ Temple Christian Life Center
2. Temple Academy Daycare and Learning Center
3. Master Builders Academy - Professional Development, Financial Literacy, Entrepreneurship Organization,
4. PCAFI Headquarters Office - international Christian denomination organization of (800 churches globally) www.PCAFINTL.org
5. RHEMA House
6. Children Against Negativity (CAN) Youth Education Program
7. Multi-family residential
8. Christ Temple Church Congregation

Renaissance on Broadway

Architectural Elevations and Renderings

March 24, 2023

Chairperson
Landmarks Commission
444 S. 5th Street, Suite 300
Louisville, KY 40202

Greetings:

Please consider this formal request for the Basil Doerhoefer House located at 4440 West Broadway, Louisville, Kentucky, to be designated as a local landmark.

The house was built by businessman and real estate entrepreneur, Basil Doerhoefer in 1902. It was added to the National Register of Historic Places in 1983. The Colonial Revival house is an imposing, three-story frame residence on a limestone foundation. A veranda with a pre-formed concrete balustrade extends around three sides of the house. The principal facade is distinguished by a four-columned portico which is topped by a pair of hipped dormers.

We would like to recognize the structure's architectural significance, as designed by Louisville Architect D. X. Murphy and acknowledge its contribution to the history of our community.

Sincerely,

Deacon Michael W. Reed Sr.
Business Manager
Christ Temple Church

From: Fister, Bradley <Bradley.Fister@louisvilleky.gov>
Sent: Wednesday, March 15, 2023 4:21 PM
To: Aric Andrew <aandrew@luekett-farley.com>
Cc: Darr, Savannah <Savannah.Darr@louisvilleky.gov>
Subject: RE: 4422 W. Broadway rendering

Thanks Aric, for meeting this morning, and sharing the progress of the design. As far as we know at this time, the proposed changes will still need to be reviewed by the Individual Landmark ARC. If this changes, we will let you know immediately. I do feel that if the changes continue around the rest of the building as we discussed in terms of color, landscape, murals, etc., and a contextual rendering / perspective showing the proposed new construction in relation to other buildings, in terms of mass, scale, setback, etc., we as staff will likely be able to support the changes that will be taken back to the committee to review.

Best,
Brad

Bradley Fister
Planning & Design Coordinator
Urban Design Team
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202



Luckett & Farley
RENAISSANCE ON BROADWAY
4422 West Broadway, Louisville KY 40211



EXTERIOR RENDERING



A-08



SOUTH ELEVATION

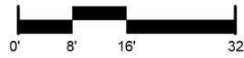


NORTH ELEVATION

Lockett & Farley
 RENAISSANCE ON BROADWAY
 4422 West Broadway, Louisville KY 40211




ELEVATIONS
A-06





WEST ELEVATION



EAST ELEVATION

