

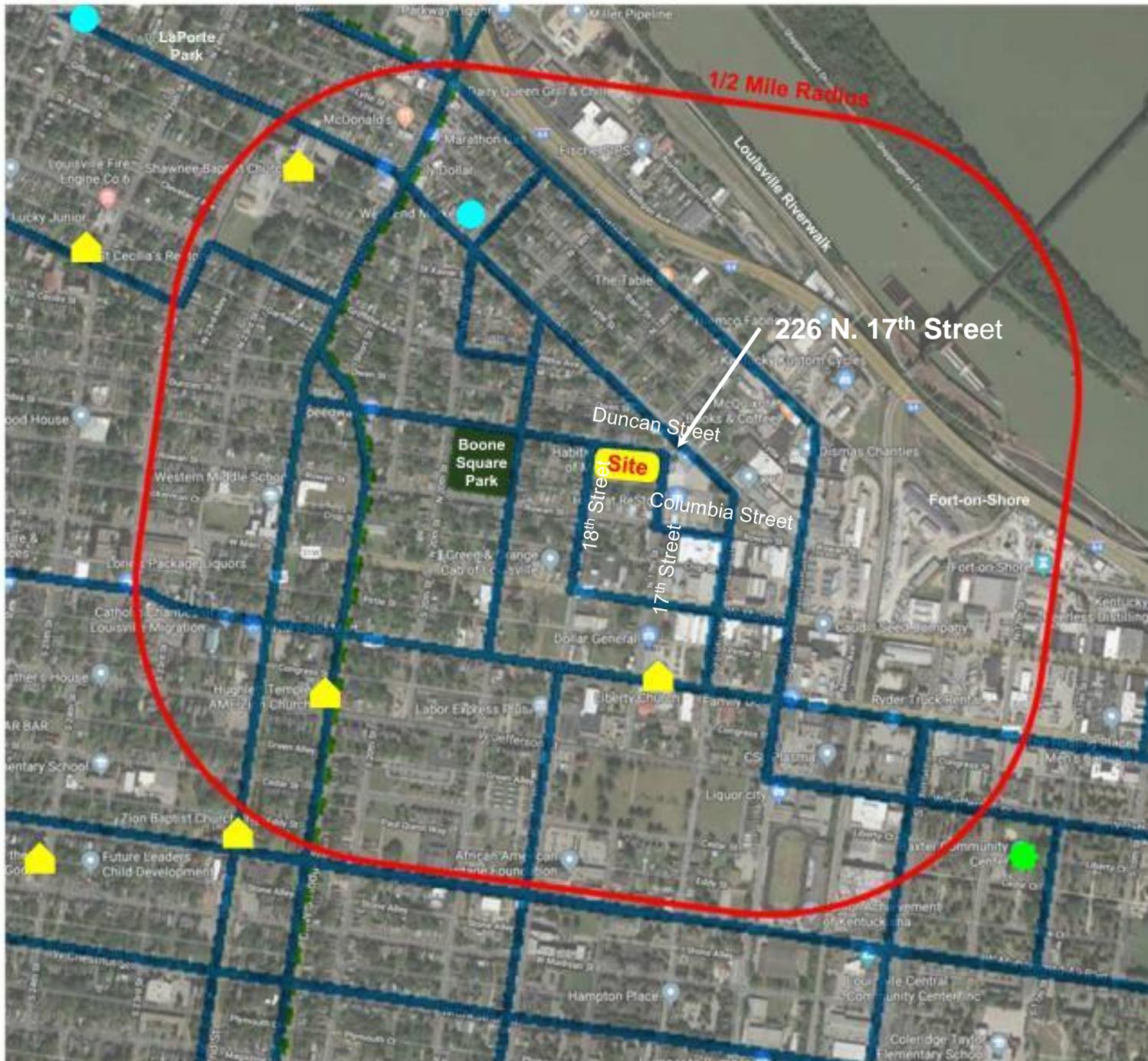
**New Directions Housing Corporation  
Zone Map Amendment – 226 N. 17<sup>th</sup> Street  
Roosevelt Senior Housing  
Case No. 21-Zone-0042**

**Louisville Metro Planning Commission Meeting  
June 17, 2021**

**Applicant  
New Directions Housing Corporation**

**Zone Map Amendment Request  
C-1 – Commercial to OR-2 – Office Residential**

**Proposed 36 Senior Living Housing Units added to 47 Existing Units  
1.88 acres**



# Roosevelt Senior Housing

## Meetings

March 18, 2021  
 Portland Now  
 Neighborhood Association

April 02, 2021  
 APO Neighborhood Meeting

Land Development &  
 Transportation Committee

- **Neighborhood services such as transit, parks, groceries, churches, etc. are readily available**
- **Neighborhood Connectivity is good – very walkable neighborhood**
- **Available services and walkability are ideal for Senior Housing**

**CARMAN** | LANDSCAPE ARCHITECTURE  
 URBAN PLANNING  
 CIVIL ENGINEERING

**vbn a**  
*architects*

# Roosevelt Senior Housing



View at Duncan/17<sup>th</sup>

View at Columbia/18th



View on  
Columbia into site



View at Duncan/18th

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
*architects*



VICINITY MAP  
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY  
NOT TO SCALE



**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SENIOR DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SENIOR SENIOR SERVICE PROVIDED BY PRIVATE SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT TO WSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 16,500 SF (0.38 ACRES).
- COMPARABLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VEGETATION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
- CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATION, IF REQUIRED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- WOODPILE CONTROL IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- EXISTING SIGNAGE RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT WPA STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ANY REQUIRED FILL IN THE COMBINED SEWER FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1. HOWEVER, NO ADDITIONAL FILL MATERIAL IS PROPOSED WITHIN THE LIMITS OF THE COMBINED SEWER FLOODPLAIN.
- LOWEST ELEVATION FOR FRESH FLOOR AND MACHINERY TO BE AT OR ABOVE 455.50.
- THIS IS SUBJECT TO REGIONAL FACILITY FEES AND SHALL REMAIN SUBJECT TO THE RIGHT OF WAY, CATCH BASIN TO THE CATCH BASIN SHALL BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE DEVELOPER / PROPERTY OWNER SHALL INSTALL A COVERED BOARDWALK BRIDGE AND HAND RAILS AND THEN VERIFY THAT WHEN THE CONSTRUCTION IS COMPLETE, TRAFFIC WILL THEN TRAVEL AT A STANDARD BENCH. IN ADDITION, THE DEVELOPER / PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- AN EPPIC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

**SURVEY INFORMATION**

THE SITE SURVEY INFORMATION WAS OBTAINED FROM A PREVIOUS AS-BUILT BOUNDARY SURVEY PERFORMED BY OWENS & ASSOC. LAND SURVEYING, INC. ORIGINALLY DATED APRIL 10, 1996 AND REVISED SEPTEMBER 16, 1996.

TOPOGRAPHY: LOCATION OF EXISTING UTILITIES, AND EDGE OF EXISTING PAVEMENT INFORMATION WAS OBTAINED FROM LOGIC.

**SITE DATA**

SITE ADDRESS: 228 N 17TH STREET  
LOUISVILLE, KY 40203

TAX BLOCK AND LOT: 78 0157 - LOT 502B

DEED BOOK AND PAGE #: DEED BOOK 08951, PAGE 0581

TOTAL PROPERTY AREA: 1.38 AC. (81,900 SF)

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD (TNFD)

EXISTING ZONING: C-1

PROPOSED ZONING: OR-2

EXISTING USE: MULTI-FAMILY RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

MAXIMUM DENSITY: 58.08 DU/ACRE

ALLOWED TOTAL UNITS: 109

PROPOSED UNITS: 36

EXISTING UNITS: 44

PROPOSED UNITS: 36

TOTAL UNITS: 83

MAX ALLOWED: 45'

MAX HEIGHT PROPOSED: 45'

GROSS BUILDING FOOTPRINT: 10,140 SF

PR. BUILDING GROSS FLOOR AREA: EX. BUILDING GROSS FLOOR AREA

FIRST FLOOR: 10,140 SF EX. BLDG 1: 33,651 SF

SECOND FLOOR: 10,140 SF EX. BLDG 2: 33,651 SF

THIRD FLOOR: 10,140 SF EX. BLDG 3: 1,028 SF

TOTAL FLOOR AREA: 30,420 SF TOTAL FLOOR AREA: 55,343 SF

MAXIMUM FLOOR AREA RATIO (FAR): 3.0

PROPOSED FAR: 85,823 / 81,900 = 1.05

PARKING: PARKING REQUIRED: NO MINIMUM, 166 MAXIMUM PER TABLE S.1.30 THERE ARE NO MINIMUM OFF-STREET PARKING REQUIREMENTS FOR A MULTI-FAMILY DEVELOPMENT (2 OR MORE UNITS) IN A TRADITIONAL FORM DISTRICT.

PARKING PROVIDED: 78 SPACES

EXISTING PARKING: 50 SPACES

HANDICAP REQUIRED: 2 SPACES (1 VAN ACCESSIBLE SPACE)

HANDICAP PROVIDED: 3 SPACES (1 VAN ACCESSIBLE SPACE)

ON-STREET PARKING: 28 SPACES

(PER LOC SECTION 8.1.10)

28 PARKING SPACES ARE AVAILABLE WITHIN THE FOLLOWING PUBLIC STREETS ADJUTING THE DEVELOPMENT: DUNCAN, 17TH, AND 18TH STREETS

BUILDING SETBACK REQUIREMENTS: FRONT YARD: 15' MINIMUM SIDE YARD: NONE, UNLESS ADJACENT SINGLE FAMILY RESIDENTIAL REAR YARD: 5' MINIMUM

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A REVIEW OF FEMA MAP 21111C-0025-E.

WORMS FORMAL WUPP IS THE SEWAGE TREATMENT PLANT SERVING THE SITE.

NO ADDITIONAL INTERIOR PARKING IS PROPOSED. THIS NO INTERIOR LANDSCAPE AREA IS REQUIRED PER CHAPTER 10, PART 2.12 OF THE LAND DEVELOPMENT CODE.

CROSS ACCESS AND SHARED PARKING AGREEMENT SHALL BE REQUIRED PRIOR TO REQUESTING A BUILDING PERMIT. SAID DOCUMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO PLANNING AND SERVICES STAFF IN COORDINATION WITH THE PLANNING CHAIRMAN'S LOCAL COUNCIL.

**OPEN SPACE**

PER LOC 5.11.0.3.3 THIS DEVELOPMENT SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS AS IT IS IN A TRADITIONAL FORM DISTRICT AND IS WITHIN 1,000 FEET OF A PUBLIC PARK. THE PROPERTY IS 500' AWAY FROM BOONE SCIENCE PARK.

**LANDSCAPE REQUIREMENTS**

STREET TREES: 1 TREE A TREE PER 50 LINEAL FEET OF RIGHT-OF-WAY

17TH STREET N/W: 195 LF / 50 = 4 TREES REQUIRED, 4 TREES PROVIDED

18TH STREET N/W: 195 LF / 50 = 4 TREES REQUIRED, 4 TREES PROVIDED

COLUMBIA STREET N/W: 420 LF / 50 = 8 TREES REQUIRED, 1 TREE PROVIDED

DUNCAN STREET N/W: 420 LF / 50 = 8 TREES REQUIRED, 8 TREES PROVIDED

**IMPERVIOUS AREA & PRELIM. DETENTION CALCLS**

PROPOSED LIMITS OF DISTURBANCE (LOD): 16,500 SF

EXISTING IMPERVIOUS AREA WITHIN LOD: 3,360 SF

PROPOSED IMPERVIOUS AREA WITHIN LOD: 11,225 SF

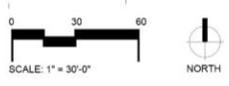
ADDITIONAL IMPERVIOUS AREA PROPOSED: 7,845 SF

Post(100-y) Volume = Pre(10-y) Volume + [(0.028 ac-ft) - (0.011 ac-ft)] = 0.017 ac-ft / 741 cubic feet

# Roosevelt Senior Housing

- New development located on the site of the existing Roosevelt Square Apartments**
- Proposed 36 units in addition to 47 existing units – total of 83 units**
- C-1 allows for 61 units**
- OR2 allows for 108 units**
- TN Form District will not be modified – redevelopment consistent with neighborhood context**
- Proposed new apartments is consistent with Portland Neighborhood Area Plan**
- Existing and on-street parking exceeds required parking for proposed and existing apartments**
- Setbacks are consistent with surrounding buildings**
- Commercial Activity limited – down-zoning**

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING



# SITE DATA

SITE ADDRESS 226 N 17TH STREET  
LOUISVILLE, KY 40203  
TAX BLOCK AND LOT TB 015F - LOT 0289  
DEED BOOK AND PAGE # DEED BOOK 08951, PAGE 0581  
TOTAL PROPERTY AREA 1.88 Ac. (81,900 SF)

FORM DISTRICT TRADITIONAL NEIGHBORHOOD (TNFD)  
EXISTING ZONING C-1  
PROPOSED ZONING OR-2  
EXISTING USE MULTI FAMILY RESIDENTIAL  
PROPOSED USE MULTI FAMILY RESIDENTIAL

MAXIMUM DENSITY 58.08 DU/Acre  
ALLOWED TOTAL UNITS: 109  
PROPOSED DENSITY 34.57 DU/Acre  
EXISTING UNITS: 47 APARTMENT UNITS  
PROPOSED UNITS: 36 SENIOR DWELLING UNITS  
TOTAL UNITS: 83 DWELLING UNITS  
MAX HEIGHT ALLOWED 45'  
MAX HEIGHT PROPOSED 42'

GROSS BUILDING FOOTPRINT: 10,160 SF

PR. BUILDING GROSS FLOOR AREA:		EX. BUILDING GROSS FLOOR AREA	
FIRST FLOOR:	10,160 SF	EX. BLDG 1:	33,651 SF
SECOND FLOOR:	10,160 SF	EX. BLDG 2:	20,664 SF
THIRD FLOOR:	10,160 SF	EX. BLDG 3:	1,028 SF
TOTAL FLOOR AREA:	30,480 SF	TOTAL FLOOR AREA:	55,343 SF

MAXIMUM FLOOR AREA RATIO (FAR): 3.0  
PROPOSED FAR: 85,823 / 81,900 = 1.05

PARKING:  
PARKING REQUIRED: NO MINIMUM, 166 MAXIMUM  
PER TABLE 9.1.3B THERE ARE NO MINIMUM OFF-STREET PARKING  
REQUIREMENTS FOR A MULTI-FAMILY DEVELOPMENT (3 OR MORE UNITS) IN A  
TRADITIONAL FORM DISTRICT.

PARKING PROVIDED: 78 SPACES  
EXISTING PARKING: 50 SPACES  
HANDICAP REQUIRED: 2 SPACES (1 VAN ACCESSIBLE SPACE)  
HANDICAP PROVIDED: 3 SPACES (1 VAN ACCESSIBLE SPACE)  
ON-STREET PARKING: 28 SPACES  
(PER LDC SECTION 9.1.10)

28 PARKING SPACES ARE AVAILABLE WITHIN THE FOLLOWING PUBLIC STREETS  
ABUTTING THE DEVELOPMENT: DUNCAN, 17TH, AND 18TH STREETS

BUILDING SETBACK REQUIREMENTS:  
FRONT YARD: 15' MINIMUM  
SIDE YARD: NONE, UNLESS ADJACENT SINGLE FAMILY RESIDENTIAL  
REAR YARD: 5' MINIMUM

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THIS  
DETERMINATION HAS BEEN MADE FROM A REVIEW OF FEMA MAP 21111C-0025-E.

MORRIS FORMAN WQTP IS THE SEWAGE TREATMENT PLANT SERVICING THE SITE.

NO ADDITIONAL INTERIOR PARKING IS PROPOSED, THUS NO INTERIOR LANDSCAPE  
AREA IS REQUIRED PER CHAPTER 10, PART 2.12 OF THE LAND DEVELOPMENT CODE.

CROSS ACCESS AND SHARED PARKING AGREEMENT SHALL BE REQUIRED PRIOR TO  
REQUESTING A BUILDING PERMIT. SAID DOCUMENT SHALL BE SUBMITTED FOR REVIEW  
AND APPROVAL TO PLANNING AND SERVICES STAFF IN COORDINATION WITH THE  
PLANNING COMMISSION'S LEGAL COUNSEL.

## OPEN SPACE

PER LDC 5.11.9.A.3 THIS DEVELOPMENT SITE IS EXEMPT FROM OPEN SPACE  
REQUIREMENTS AS IT IS IN A TRADITIONAL FORM DISTRICT AND IS WITHIN 1,000 FEET  
OF A PUBLIC PARK. THE PROPERTY IS 508' AWAY FROM BOONE SQUARE PARK.

## LANDSCAPE REQUIREMENTS

STREET TREES  
1 TYPE A TREE PER 50 LINEAL FEET OF RIGHT-OF-WAY  
17TH STREET R/W: 195 LF / 50 = 4 TREES REQUIRED, 4 TREES PROVIDED  
18TH STREET R/W: 195 LF / 50 = 4 TREES REQUIRED, 6 TREES PROVIDED  
COLUMBIA STREET R/W: 420 LF / 50 = 8 TREES REQUIRED, 1 TREE PROVIDED  
DUNCAN STREET R/W: 420 LF / 50 = 8 TREES REQUIRED, 8 TREES PROVIDED

## IMPERVIOUS AREA & PRELIM. DETENTION CALCS

PROPOSED LIMITS OF DISTURBANCE (LOD): 16,500 SF  
EXISTING IMPERVIOUS AREAS WITHIN LOD: 3,980 SF  
PROPOSED IMPERVIOUS AREA WITHIN LOD: 11,725 SF

ADDITIONAL IMPERVIOUS AREA PROPOSED: 7,745 SF

Pre(10 Yr) = 0.77 cfs where C=0.38  
Post(100 Yr) = 2.00 cfs, where C=0.73

\*FOR COMBINED SEWER AREA  
Post(100-Yr) Volume - Pre(10-Yr) Volume = [0.028 ac-ft] - [0.011 ac-ft]  
= 0.017 ac-ft / 741 cubic feet

# Roosevelt Senior Housing

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
architects



*Variations are similar to approvals associated with Category 3 approval in 2019*



**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SEWER SERVICE PROVIDED BY PRIVATE SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE IS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 16,500 SF (0.38 ACRES).
- COMFABLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS. CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATION, IF REQUIRED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- WASTEWATER CONTROL, IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT SMP STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ANY REQUIRED FILL OR COMBINED SEWER FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1. HOWEVER, NO ADDITIONAL FILL MATERIAL IS PROPOSED WITHIN THE LIMITS OF THE COMBINED SEWER FLOODPLAIN.
- LOWEST ELEVATION FOR FINISH FLOOR AND MACHINERY TO BE AT OR ABOVE 450.50.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES AND SHALL BE PAID PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE DEVELOPER / PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BRUSH PAD AND THEN NOTIFY THE CITY WHEN THE CONSTRUCTION IS COMPLETE. THIS WILL THEN INSTALL A STANDARD SIGN. IN ADDITION, THE DEVELOPER / PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- AN EROSION PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MS4 DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

**SURVEY INFORMATION**

THE SITE SURVEY INFORMATION WAS OBTAINED FROM A PREVIOUS AS-BUILT BOUNDARY SURVEY PERFORMED BY DANIEL & ASSOC. LANDSCAPING, INC. ORIGINALLY DATED APRIL 10, 1998 AND REVISED SEPTEMBER 16, 1996.

TOPOGRAPHY, LOCATION OF EXISTING UTILITIES, AND EDGE OF EXISTING PAVEMENT INFORMATION WAS OBTAINED FROM LDC.

**SITE DATA**

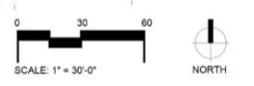
SITE ADDRESS	326 N 17TH STREET LOUISVILLE, KY 40203
TAX BLOCK AND LOT	18 BLOCK 0891, LOT 0389
DEED BOOK AND PAGE #	DEED BOOK 0891, PAGE 0581
TOTAL PROPERTY AREA	1.88 AC. (81,900 SF)
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD (TND)
EXISTING ZONING	E-1
PROPOSED ZONING	SH-2
EXISTING USE	MULTI-FAMILY RESIDENTIAL
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
MAXIMUM DENSITY	58.0R DU/ACR
ALLOWED TOTAL UNITS	109
PROPOSED DENSITY	34.57 DU/ACR
EXISTING UNITS	41 APARTMENT UNITS
PROPOSED UNITS	85 SENIOR DWELLING UNITS
TOTAL UNITS	85 DWELLING UNITS
MAX HEIGHT ALLOWED	45'
MAX HEIGHT PROPOSED	42'
CROSS BUILDING FOOTPRINT	10,160 SF
PR. BUILDING GROSS FLOOR AREA	EX. BLDG 1: 55,651 SF
FIRST FLOOR	10,160 SF
SECOND FLOOR	10,160 SF
THIRD FLOOR	10,160 SF
TOTAL FLOOR AREA	30,480 SF
EX. BLDG 2: 20,664 SF	EX. BLDG 3: 1,008 SF
TOTAL FLOOR AREA	52,152 SF
MAXIMUM FLOOR AREA RATIO (FAR): 3.0	
PROPOSED FAR: 85,823 / 81,900 = 1.05	
PARKING:	
PARKING REQUIRED: NO MINIMUM, 166 MAXIMUM	
PER TABLE 5.1.3B THERE ARE NO MINIMUM OFF-STREET PARKING REQUIREMENTS FOR A MULTI-FAMILY DEVELOPMENT (3 OR MORE UNITS) IN A TRADITIONAL FORM DISTRICT.	
PARKING PROVIDED: 78 SPACES	
EXISTING PARKING: 50 SPACES	
MANICAP REQUIRED: 2 SPACES (1 MM ACCESSIBLE SPACE)	
MANICAP PROVIDED: 3 SPACES (1 MM ACCESSIBLE SPACE)	
ON-STREET PARKING: 1,008 SF	
(PER LDC SECTION 5.1.10)	
28 PARKING SPACES ARE AVAILABLE WITHIN THE FOLLOWING PUBLIC STREETS ADJACENT TO THE DEVELOPMENT: DUNCAN, 17TH, AND 18TH STREETS	
BUILDING SETBACK REQUIREMENTS:	
FRONT YARD: 15' MINIMUM	
SIDE YARD: NONE UNLESS ADJACENT SINGLE FAMILY RESIDENTIAL	
REAR YARD: 5' MINIMUM	
NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A REVIEW OF FEMA MAP 21111C-0025-E.	
MORRIS FORMAN WOPF IS THE SEWAGE TREATMENT PLANT SERVING THE SITE.	
NO ADDITIONAL INTERIOR PARKING IS PROPOSED. THERE IS NO INTERIOR LANDSCAPE AREA AS REQUIRED PER CHAPTER 10, PART 2.1.2 OF THE LAND DEVELOPMENT CODE.	
CROSS ACCESS AND SHARED PARKING AGREEMENT SHALL BE SUBMITTED PRIOR TO REQUESTING A BUILDING PERMIT. SAID DOCUMENT SHALL BE REQUIRED FOR REVIEW AND APPROVAL TO PLANNING AND SERVICES STAFF IN COORDINATION WITH THE PLANNING COMMISSION'S LEGAL COUNSEL.	
<b>OPEN SPACE</b>	
PER LDC 5.1.11.5.A.3 THIS DEVELOPMENT SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS AS IT IS IN A TRADITIONAL FORM DISTRICT AND IS WITHIN 1,000 FEET OF A PUBLIC PARK. THE PROPERTY IS 505' AWAY FROM BOONE SQUARE PARK.	
<b>LANDSCAPE REQUIREMENTS</b>	
STREET TREES:	
1 TREE A TREE PER 50 LINEAL FEET OF RIGHT-OF-WAY	
17TH STREET R/W: 190 LF / 50' = 4 TREES REQUIRED, 4 TREES PROVIDED	
18TH STREET R/W: 190 LF / 50' = 4 TREES REQUIRED, 4 TREES PROVIDED	
COLUMBIA STREET R/W: 420 LF / 50' = 8 TREES REQUIRED, 1 TREE PROVIDED	
DUNCAN STREET R/W: 420 LF / 50' = 8 TREES REQUIRED, 8 TREES PROVIDED	
<b>IMPERVIOUS AREA &amp; PRELIM. DETENTION CALCS</b>	
PROPOSED LIMITS OF DISTURBANCE (LOD): 16,500 SF	
EXISTING IMPERVIOUS AREA WITHIN LOD: 3,980 SF	
PROPOSED IMPERVIOUS AREA WITHIN LOD: 11,225 SF	
ADDITIONAL IMPERVIOUS AREA PROPOSED: 7,245 SF	
Pre(10 Yr) = 0.77 cfs @ C=0.38	
Pre(100 Yr) = 2.08 cfs, where C=0.73	
*FOR COMBINED SEWER AREA	
Pre(100-Yr) Volume = Pre(10-Yr) Volume + [(0.28 ac-ft) - [(0.01 ac-ft) = 0.017 ac-ft / 741 cubic feet	

**Roosevelt Senior Housing**

**REQUESTED VARIANCES ASSOCIATED WITH DISTRICT DEVELOPMENT PLAN**

- Variance** from Land Development Code (LDC), section 5.1.12 to allow structures to encroach upon the infill established setback along Columbia Street
- Variance** from Land Development Code (LDC), section 5.1.12 to allow structures to be located further back than the established setback along Duncan Street
- Variance** from LDC, section 5.4.1.D to omit the private yard area

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING





aerial view from columbia/18th

Roosevelt Senior Housing

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
*architects*



lower level

Roosevelt Senior Housing

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
architects



upper levels

# Roosevelt Senior Housing



view from duncan & 18th  
NDHC Elder Housing

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
*architects*



view from roosevelt apartments

## Roosevelt Senior Housing

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
*architects*



view from 18th st

## Roosevelt Senior Housing

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
*architects*



view from 18<sup>th</sup> & columbia

Roosevelt Senior Housing

**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
*architects*

## 100.213 Findings necessary for proposed map amendment

- (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;

**Commercial land uses or activity is not conducive to a residential neighborhood environment in the subject location and would create an incompatible use and adjacency to Roosevelt Apartments and other homes on the adjacent streets**

- (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area

**The context of the neighborhood with public services, mobility, etc. suggest a strong need and compatibility for senior affordable housing as an infill development**



**CARMAN** | LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

**vbn a**  
architects