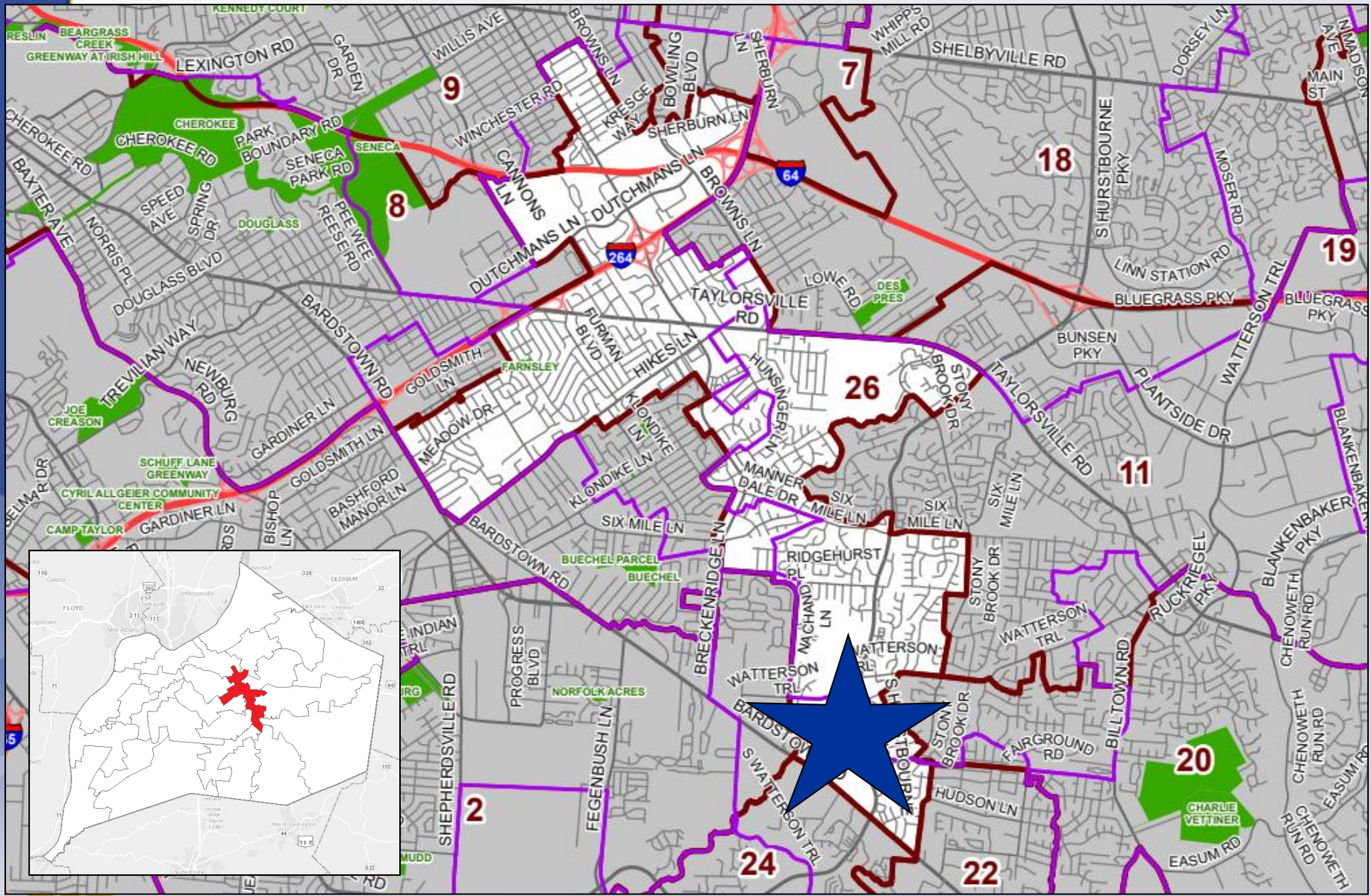


**22-ZONE-0076**

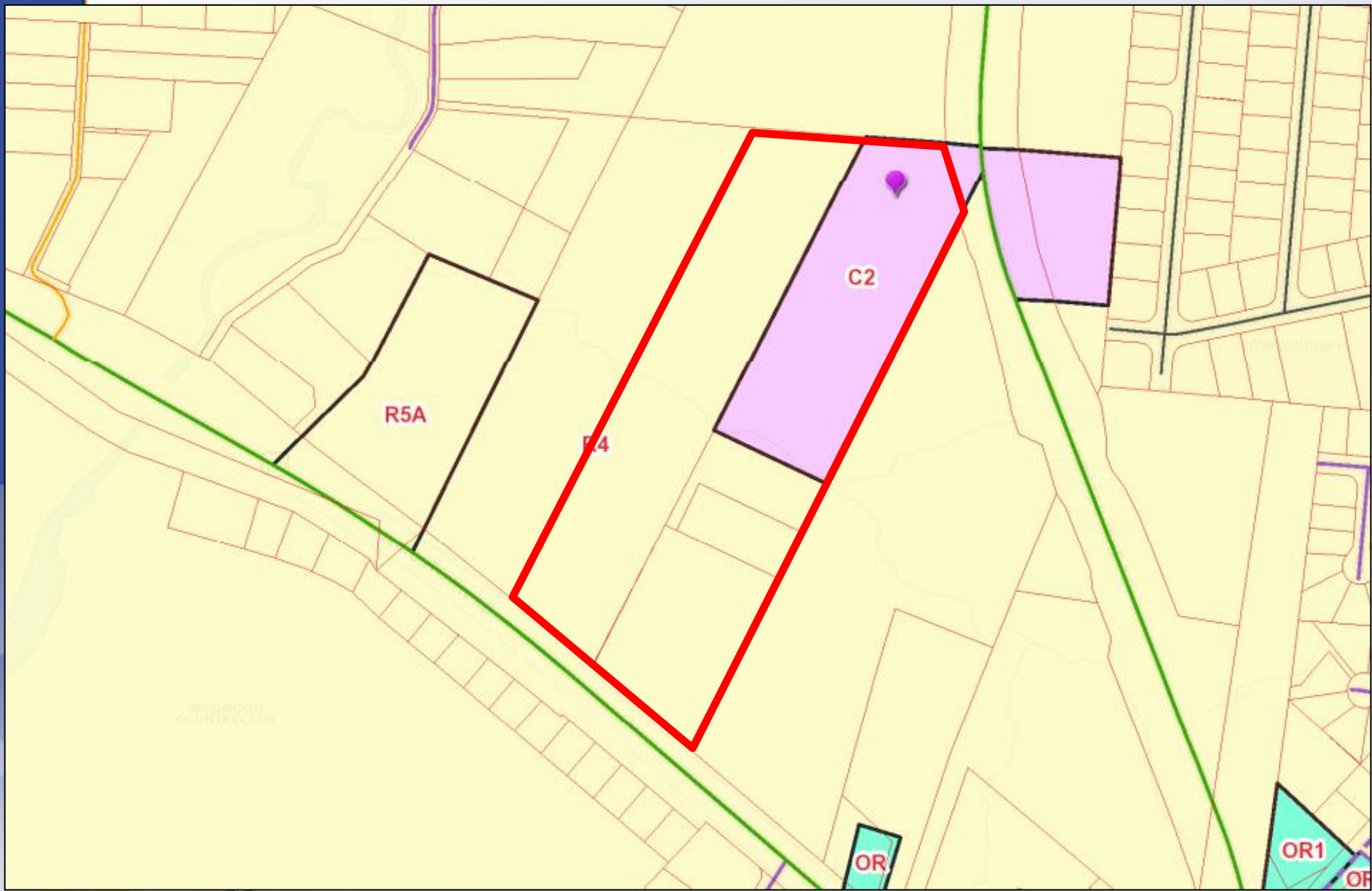
**4900 S HURSTBOURNE PKWY**



**Planning & Zoning Committee**  
**February 21, 2023**







**Existing: R-4 & C-2/N**  
**Proposed: R-6, C-1 & C-2/N**

# Requests

- **Change in Zoning** from R-4 Single Family Residential & C-2 Commercial to R-6 Multi-Family Residential, C-1 Commercial & C-2 Commercial
- **Waiver** from 10.2.4 to omit a required LBA along internal zoning lines (22-WAIVER-0127)
- **Variance** from Table 5.3.1 to permit structures to exceed the maximum allowed height of 35' (variance of 3' 6" for Buildings 4, 5, 6 & 7, and 8' 11" for Buildings 1, 2 & 3) (22-VARIANCE-0105)
- **General District Development Plan with Binding Elements**

# Case Summary

- Related cases - 22-ZONE-0012 is north of 22-ZONE-0076 and site plans are proposed to connect
- Sites are developed with single-family residences which are not proposed to be preserved
- 22-ZONE-0076 - proposed R-6 & C-2, 216 units, 14.86 du/acre on R-6, 15.78 du/acre on C-2
  - Two additional C-1 tracts bordering Bardstown Rd to be developed as future phases
  - Access road from S Hustbourne Pkwy to Bardstown Rd as private street
  - Request from staff to make private street into public ROW

# 22-ZONE-0076 Development Plan

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



Condition of Approval  
 12-2-22  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 22-ZONE-0076  
 APPROVAL DATE: 12-2-22  
 EXPIRATION DATE:  
 SIGNATURE: [Signature]

**TRACT 1 DATA:**

FORM DISTRICT	R4 & C2
EXISTING ZONING	R4 & C2
PROPOSED ZONING	RR & C2
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA	13,884 AC (600,174 S.F.)
NET LAND AREA	12,774 AC (556,3104 S.F.)
NO. OF DWELLING UNITS	128
C2 UNITS	56
RR UNITS	276
TOTAL UNITS	332
BUILDING HEIGHT (MAX 40')	30'
R4 BUILDING HEIGHT (MAX 30')	30'
DENSITY	18.69 D.U./AC
C2 DENSITY (MAX 145 D.U./AC)	18.69 D.U./AC
R4 DENSITY (MAX 145 D.U./AC)	18.69 D.U./AC

**TRACT 2 DATA:**

FORM DISTRICT	R4
EXISTING ZONING	C1
PROPOSED ZONING	R4
PROPOSED LAND USE	RESIDENTIAL
GROSS LAND AREA	5,464 AC
NET LAND AREA	5,464 AC

**TRACT 3 DATA:**

FORM DISTRICT	R4
EXISTING ZONING	C1
PROPOSED ZONING	R4
PROPOSED LAND USE	RESIDENTIAL
GROSS LAND AREA	6,774 AC
NET LAND AREA	5,788 AC

**TRACT 4 DATA:**

FORM DISTRICT	R4
EXISTING ZONING	C1
PROPOSED ZONING	R4
PROPOSED LAND USE	RESIDENTIAL
GROSS LAND AREA	0.174 AC
NET LAND AREA	0.174 AC

**LANDSCAPE DATA:**

V.L.A.	138,9984 S.F.
LLA REQUIRED (7.58 X V.L.A.)	9,6454 S.F.
LLA PROVIDED	9,7884 S.F.

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	08 S.F.
PROPOSED IMPERVIOUS AREA	224,4754 S.F.
NET IMPERVIOUS INCREASE	224,4754 S.F.



**BENCHMARKS**  
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS SURVEY AND PERMANENTLY EMBEDDED



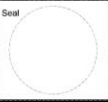
# Elevations



Consultants

Project Name  
**4700 Hurstbourne Apartments**  
 4700 Hurstbourne Parkway  
 Louisville, KY

Client  
**Kennedy International**



**NOT FOR CONSTRUCTION**

Revisions		
No.	Description	Date

Schematic Elevations and Renderings

Project number: 21-KE-01  
 Date: May 9, 2022  
**SD2.101**  
 Scale: 1" = 10'-0"

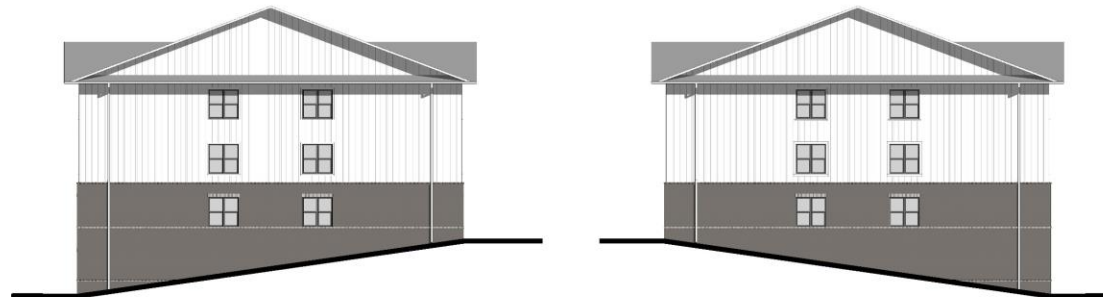




# Elevations



1 Front Elevation 3x4  
SD2.102 1" = 10'-0"



2 Left Elevation 3x4  
SD2.103 1" = 10'-0"

3 Right Elevation 3x4  
SD2.104 1" = 10'-0"



4 Rear Elevation - 3x4  
SD2.105 1" = 10'-0"



Consultants

Project Name

4700  
Hurstbourne  
Apartments

4700 Hurstbourne Parkway  
Lynchburg, KY

Client

Kennedy  
International

Seal



NOT FOR  
CONSTRUCTION

Revisions

No.	Description	Date

Schematic  
Elevations and  
Renderings

Project number 21-KE-01

Date May 9, 2022

SD2.102

Scale 1" = 10'-0"



# 22-ZONE-0076 & 22-ZONE-0012



# Public Meetings

- Neighborhood Meeting on 5/12/2022
- LD&T meeting on 10/13/2022
- Planning Commission public hearing on 11/14/2022
  - Six people spoke in opposition.
  - Motion to send back to LD&T.
- LD&T meeting on 12/8/2022
- Planning Commission public hearing on 1/17/2023
  - Three people spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 & C-2 to R-6, C-1 and C-2 by a vote of 6-0.