

Development Review Committee

Staff Report

April 3, 2019



Case No:	18DEVPLAN1133
Project Name:	College Drive Apartments
Location:	3502 College Drive
Owner:	MRC Development Group, LLC
Applicant:	Derek Triplett – Land Design & Development Inc.
Jurisdiction:	City of Jeffersontown
Council District:	20 – Stuart Benson
Case Manager:	Zach Schwager, Planner I

REQUEST(S)

- Category 3 Development Plan

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct two multi-family structures. One of the structures is proposed to be 9-units and the other 12-units, for a total of 21-units. The property is located in the Town Center form district and the C-1 Multi-Family zoning district. The allowable density per the zoning district is 34.84 dwelling units per acre. The property contains approximately 0.98 acres, thereby allowing up to 34 dwelling units to be on site.

STAFF FINDING

The proposed development is in compliance with the Land Development Code.

TECHNICAL REVIEW

The development plan has received preliminary approval from Health, Transportation Planning, and MSD.

INTERESTED PARTY COMMENTS

Staff was contacted by a neighboring property owner who is generally opposed to the development by phone on August 29, 2018.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the **Development Plan**

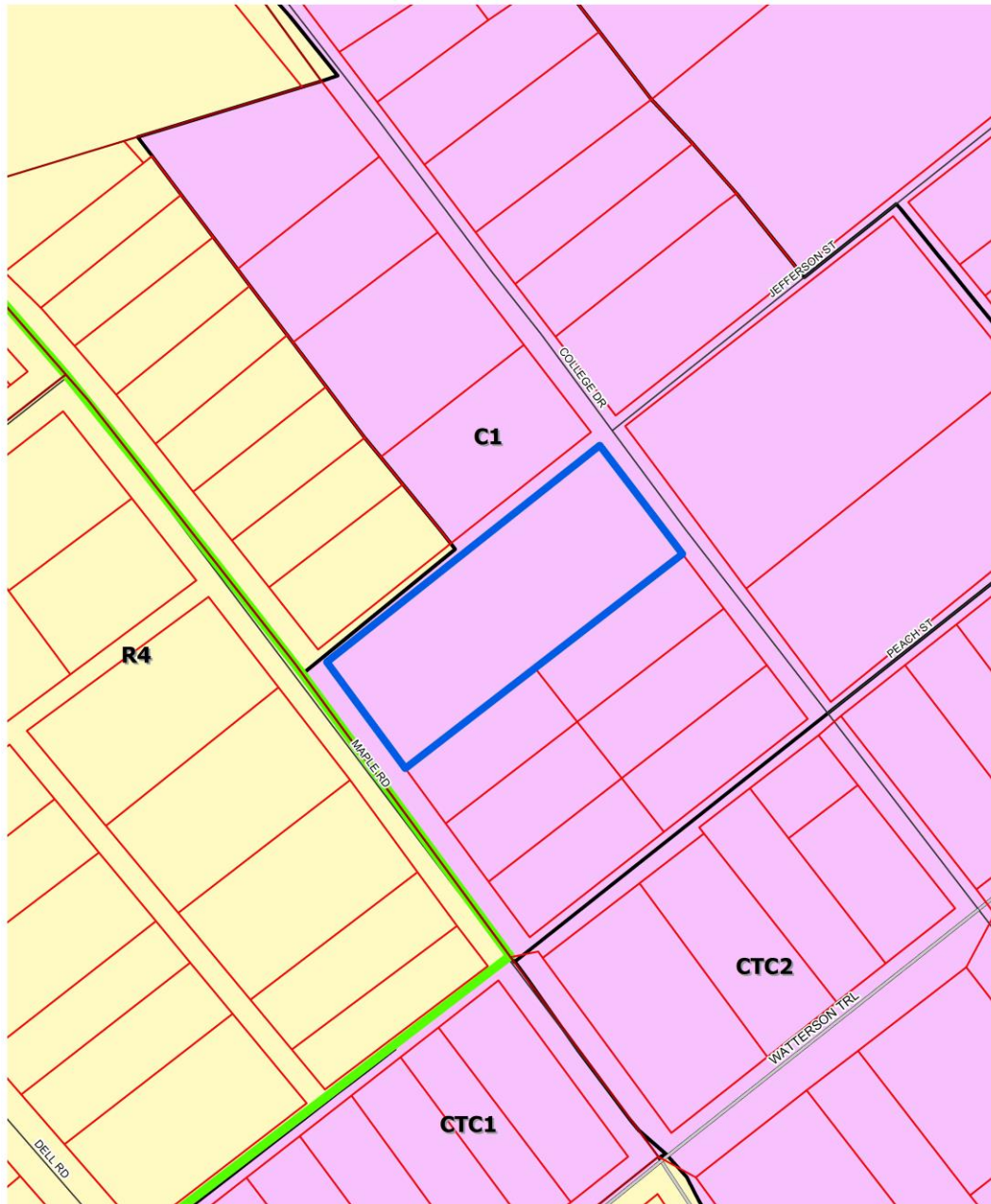
NOTIFICATION

Date	Purpose of Notice	Recipients
03/20/19	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 20

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations

1. Zoning Map



3502 College Drive

feet

125

Map Created: 3/14/2019



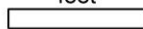
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2. Aerial Photograph



3502 College Drive

feet



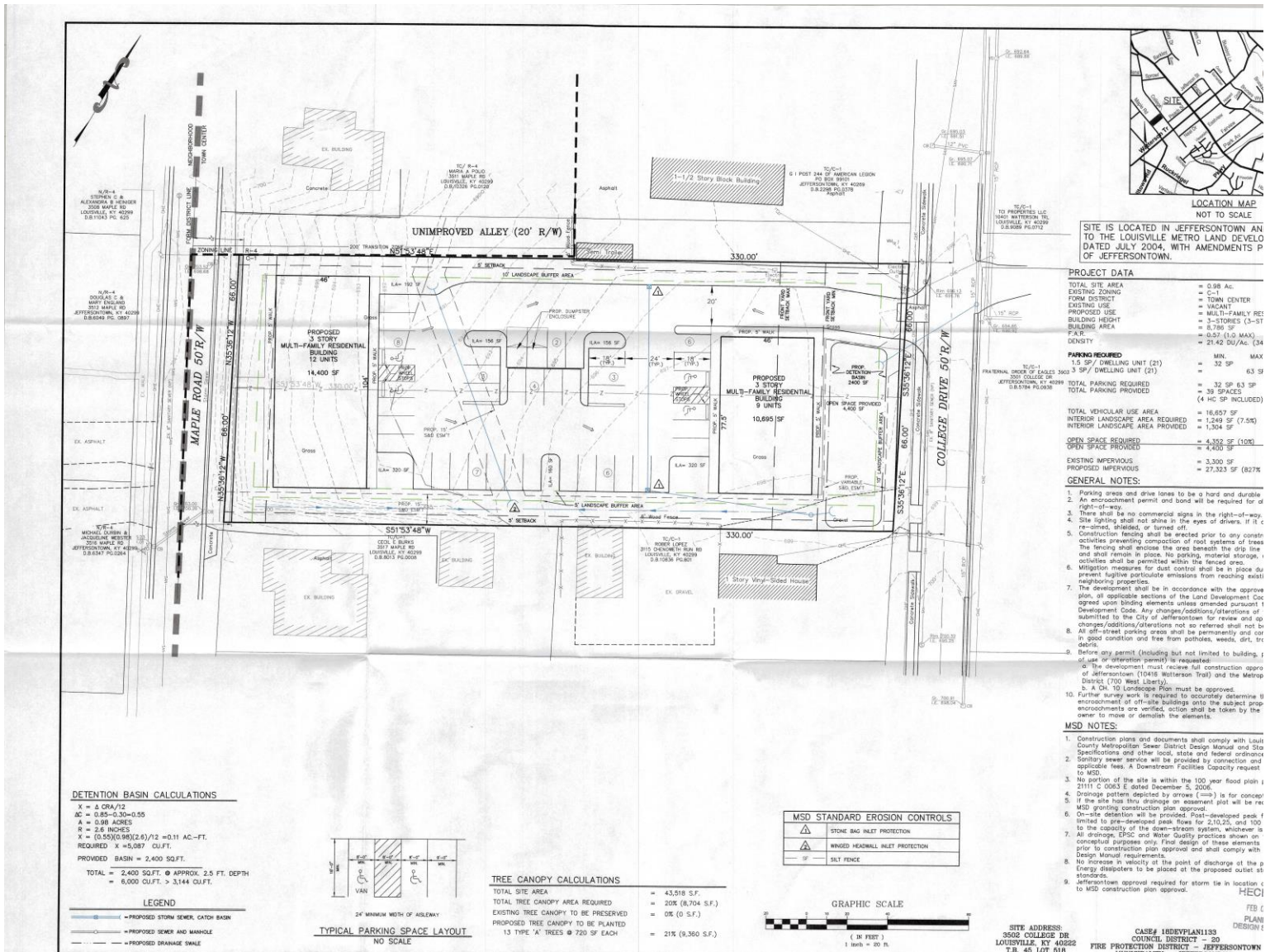
125

Map Created: 3/14/2019



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3. Site Plan



4. Elevations

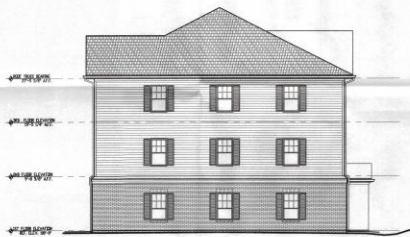




1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 WEST BUILDING ELEVATION
1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



4 EAST BUILDING ELEVATION
1/8" = 1'-0"

JOB NUMBER
00000
PKNI
PONDROFF KATZ, KALL, AND ASSOCIATES
711 EAST WASHINGTON STREET, SUITE 200, LOUISVILLE, KY 40202
PH: 502.581.1000
WWW.PONDROFFKATZKALL.COM

MRC DEVELOPMENT GROUP, LLC
3502 COLLEGE DRIVE
JEFFERSONTOWN, KENTUCKY

PROJECT TITLE

DATE: 03.05.19

BY: TEK

DO:

REVISIONS

SHEX

BUILD ELEVATIONS

RECEIVED
MAR 05 2019
PLANNING &
DESIGN SERVICES

18DEVPLAN1133

A3.2