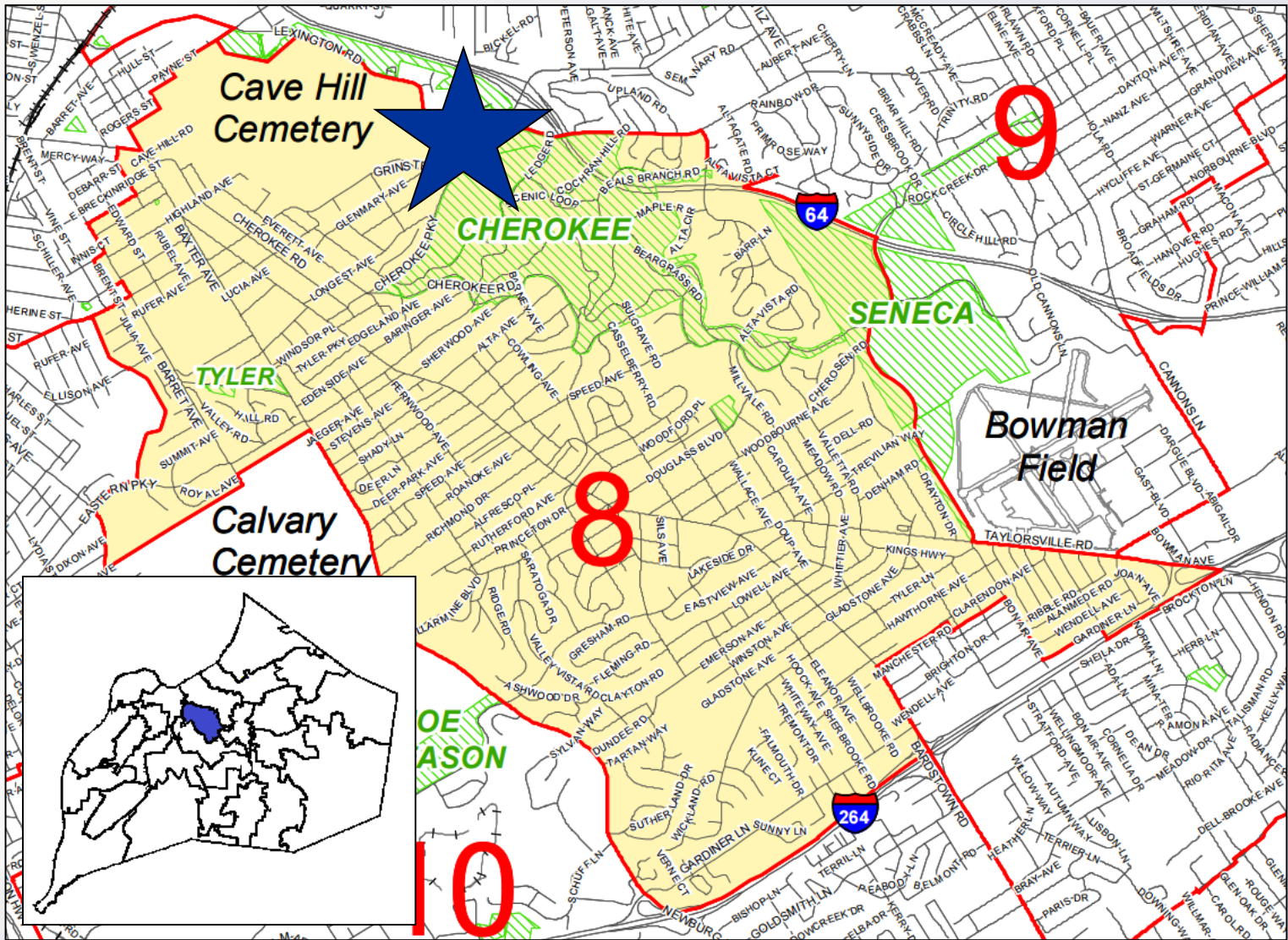


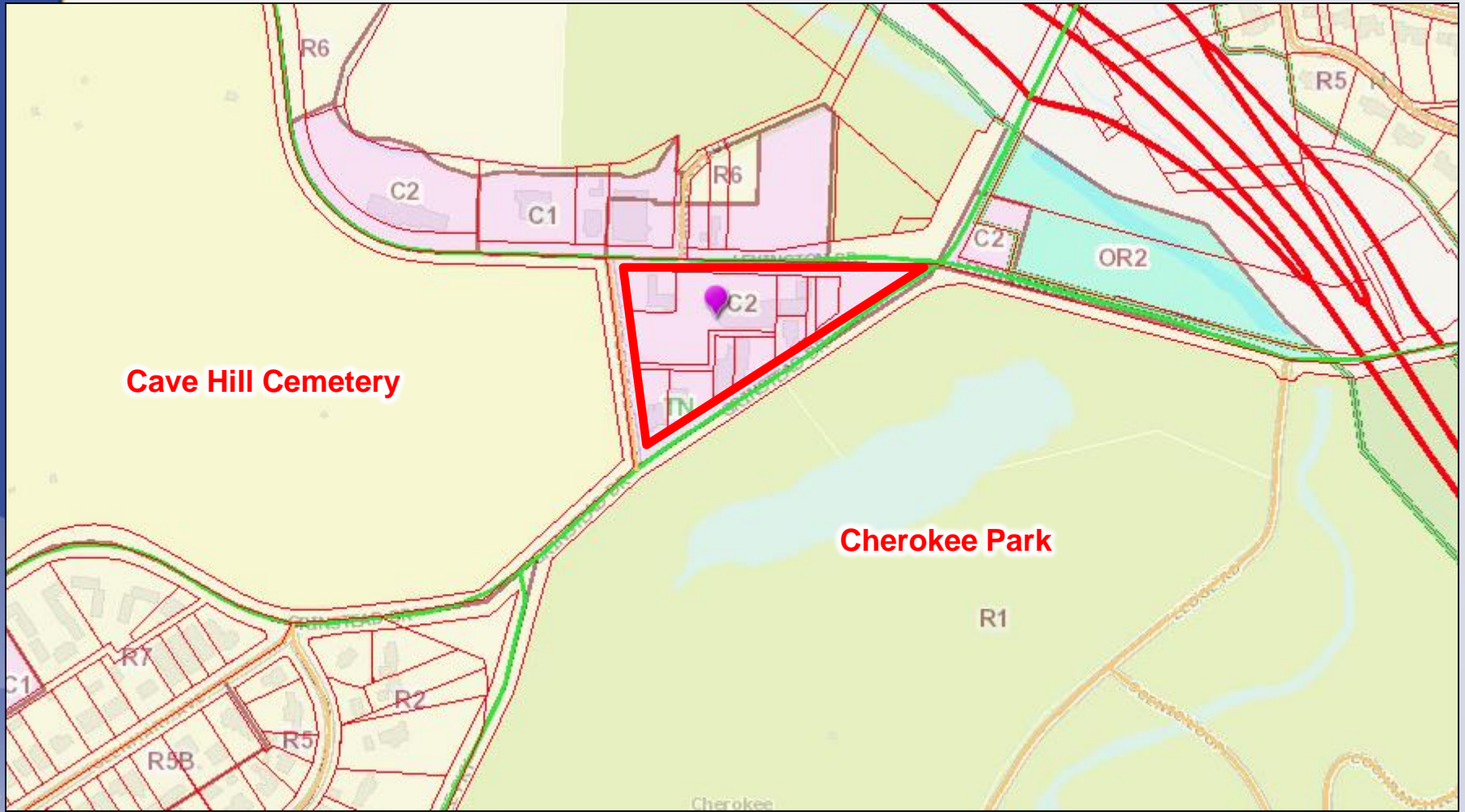
16ZONE1044 ONE PARK



Planning & Zoning Committee
December 3, 2019



2294, 2300, 2338 & 2340 Lexington Road
 2501, 2503, 2509, 2511 and 2515 Grinstead Drive
 TB 74A Lots 12 and 15
 District 8 - Brandon Coan



Cave Hill Cemetery

Cherokee Park

**Existing: C-2/TN
Proposed: PDD/TN**



Existing: Retail
Proposed: Mixed Use

Request(s)

- Change in zoning from C-2 to PDD (Planned Development District)
- Detailed District Development Plan with Binding Elements
- PDD Pattern Book
- Alley Closure

Case Summary

- Commercial, Hotel, Office, and Multi-Family proposed
- Multi-story building
- The tallest portion of building is 18 stories
- Pattern Book
- Located in the Irish Hill Neighborhood

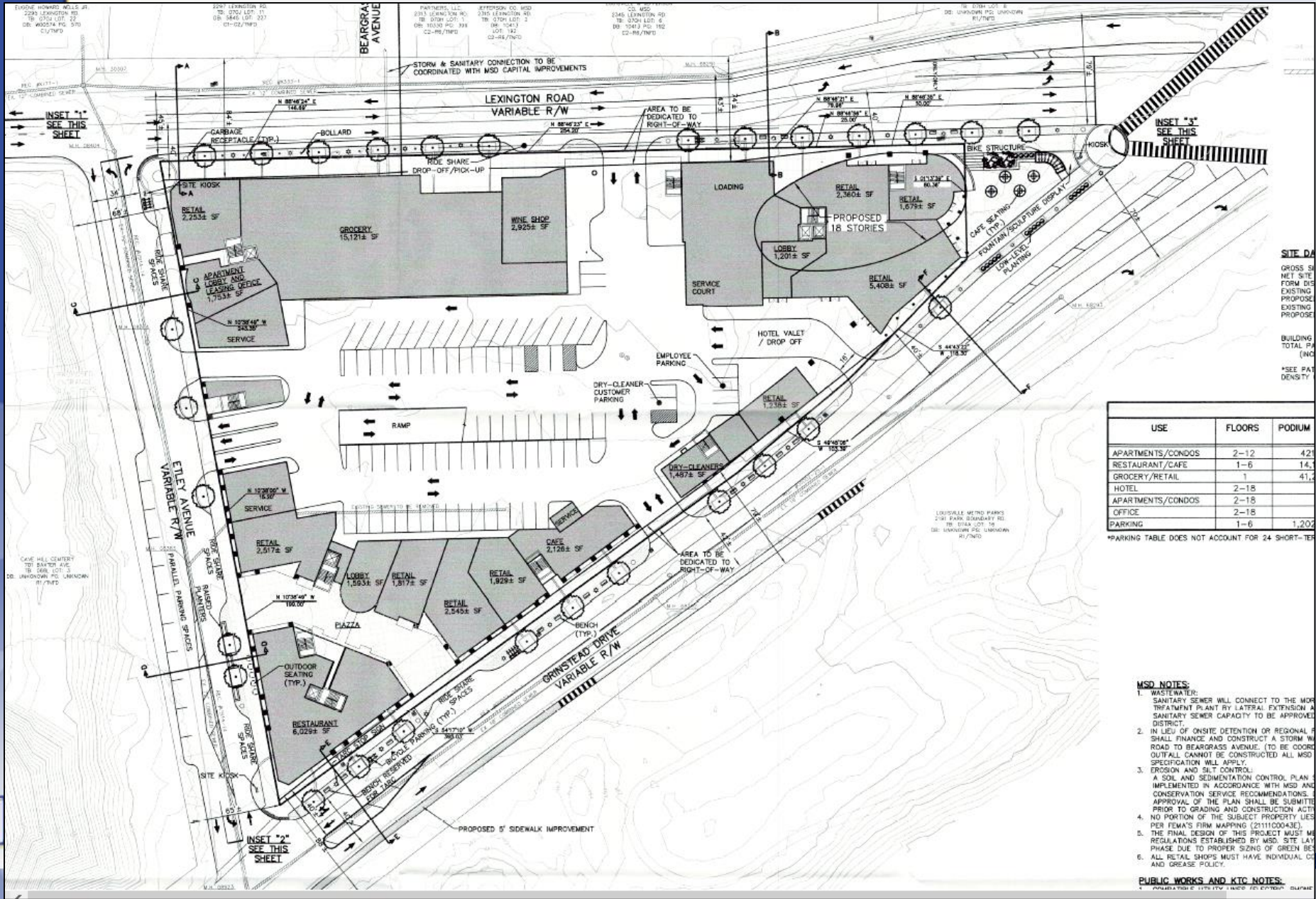
Irish Hill Neighborhood Plan

- No specific recommendations for the subject site
- Subject site not mentioned in the objectives for goals nor is indicated in the implementation plan.

Site Photos-Subject Property



Development Plan



SITE DATA
 GROSS SITE AREA
 NET SITE AREA
 FORM DENSITY
 EXISTING USES
 PROPOSED USES
 BUILDING TOTAL PA
 (SQ FT)
 *SEE P&I
 DENSITY

USE	FLOORS	PODIUM
APARTMENTS/CONDOS	2-12	421
RESTAURANT/CAFE	1-6	14.1
GROCERY/RETAIL	1	41.2
HOTEL	2-18	
APARTMENTS/CONDOS	2-18	
OFFICE	2-18	
PARKING	1-6	1,202

**PARKING TABLE DOES NOT ACCOUNT FOR 24 SHORT-TERM

- MSD NOTES:**
- WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE NORTH TREATMENT PLANT BY LATERAL EXTENSION. A SANITARY SEWER CAPACITY TO BE APPROVED DISTRICT.
 - IN LIEU OF ON-SITE DETENTION OR REGIONAL FLOOD CONTROL, THE DEVELOPER SHALL FINANCE AND CONSTRUCT A STORM WATER TREATMENT PLANT TO BE LOCATED AT THE OUTFALL. THIS PLANT CANNOT BE CONSTRUCTED ALL MSD SPECIFICATIONS WILL APPLY.
 - EROSION AND SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO GRADING AND CONSTRUCTION ACTIVITY.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA'S FIRM MAPPING (211100043E).
 - THE FINAL DESIGN OF THIS PROJECT MUST BE IN ACCORDANCE WITH ALL REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT PHASE DUE TO PROPER SIZING OF GREEN BELT.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL C.O.C. AND GREASE POLICY.

PUBLIC WORKS AND KTC NOTES:

Development Plan



LOUISVILLE

16ZONE1044



Birdseye view of site from over Cherokee



View of building façade along Grinstead Dr. looking west



JEFFERSON
DEVELOPMENT
GROUP

DKN

Birdseye view of site at Grinstead Dr. and Lexington Road intersection



View of building façade along Lexington Rd. looking west



Birdseye view of site with buildings along Etley Ave. and Grinstead Dr.

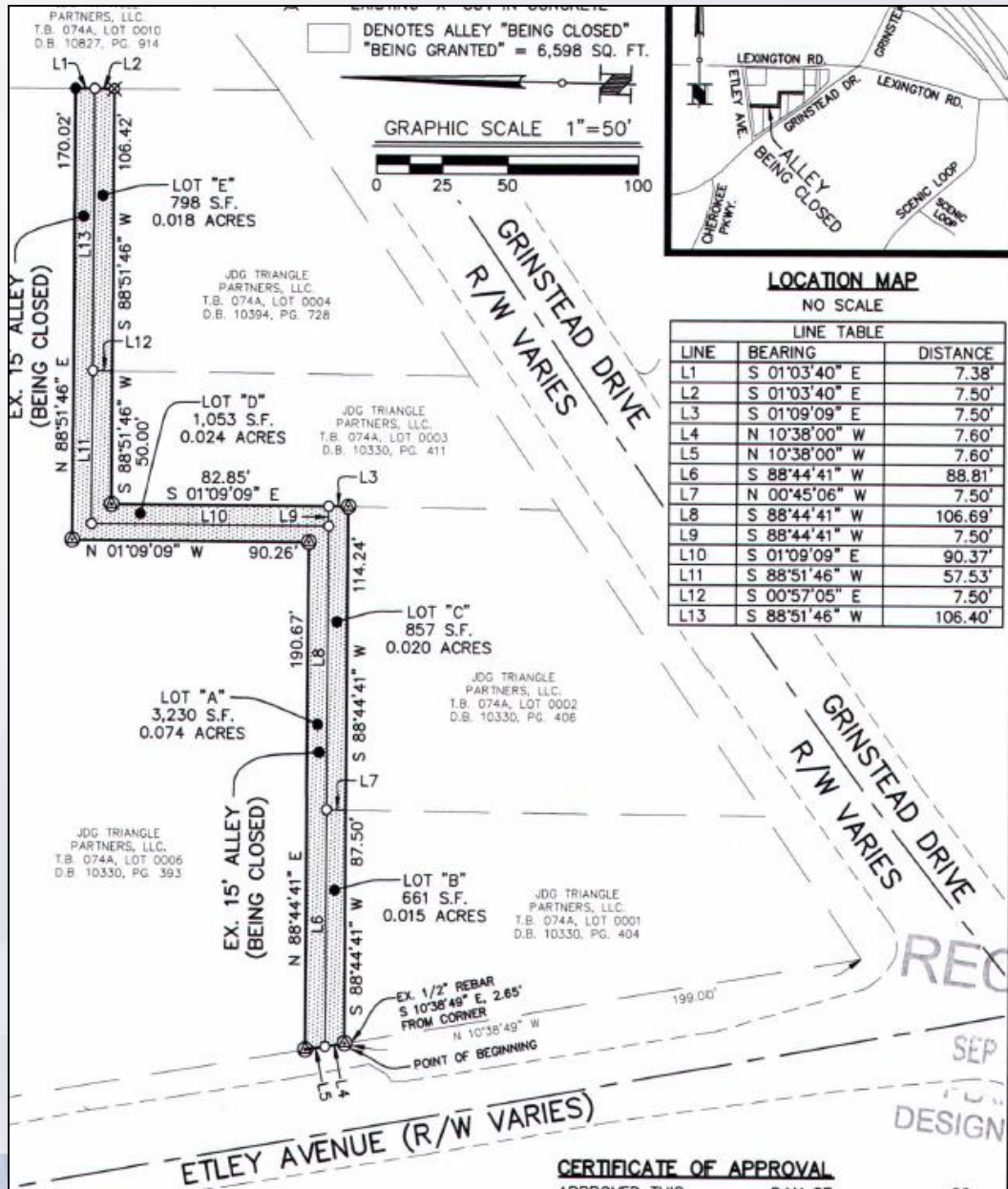


JEFFERSON
DEVELOPMENT
GROUP

CITY OF LOUISVILLE
1778
DKN
DONN PATRICK HALL ARCHITECTS

View of buildings along Etley Ave. and Grinstead Dr.

Street Closure Plat



Public Meetings

- 12 Neighborhood Meetings were conducted between 6/21/2016 and 4/23/2019.
- LD&T meetings on 8/22/2019 and 9/12/2019
- Planning Commission public hearings on 9/30/2019 and 10/17/2019
 - 46 people spoke in support and 31 people spoke in opposition to the zoning map amendment.
 - The Commission recommended approval of the zoning map amendment from C-2 to PDD by a vote of 5-0 (three members were not present, one was present but did not vote).