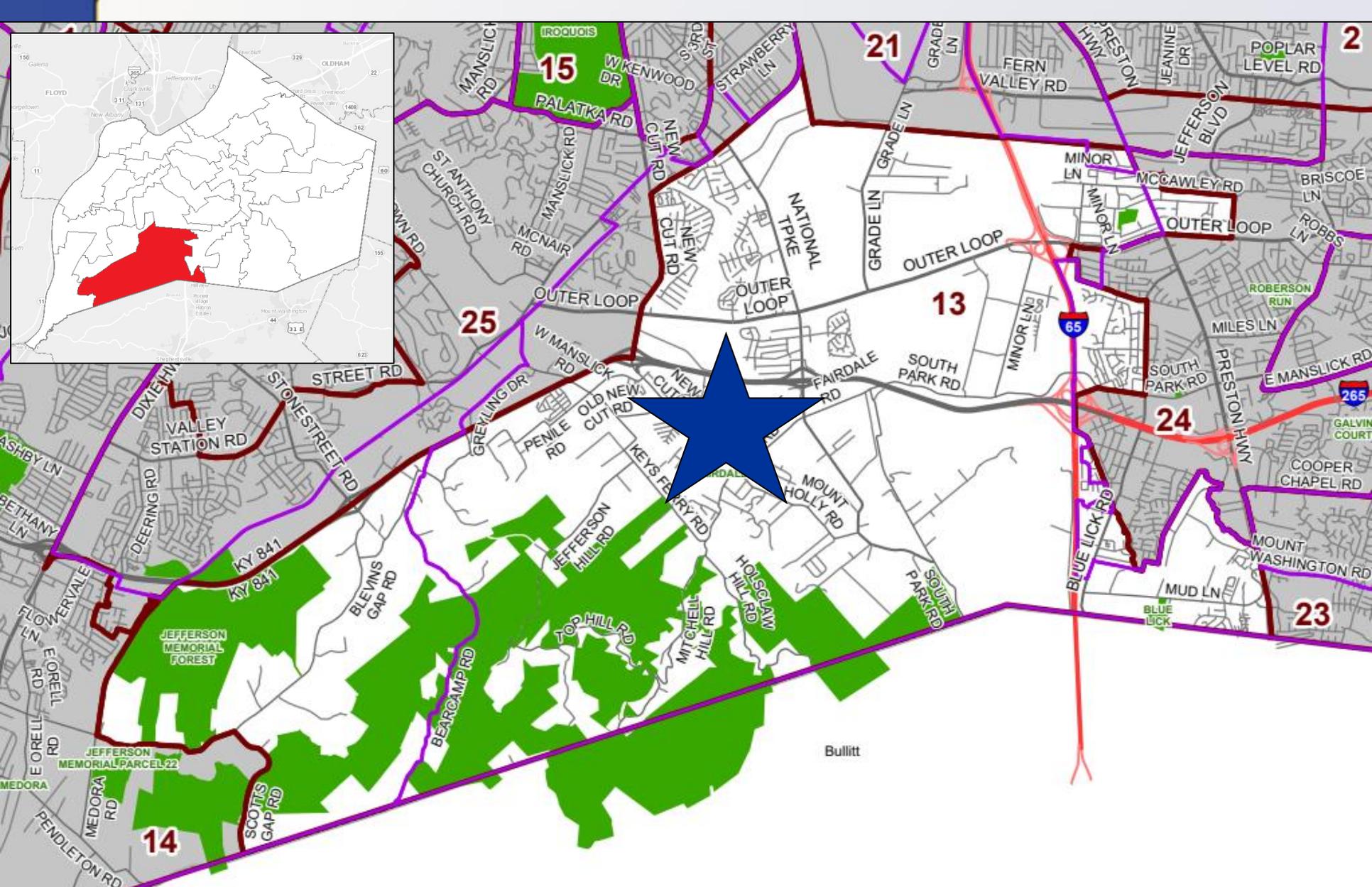


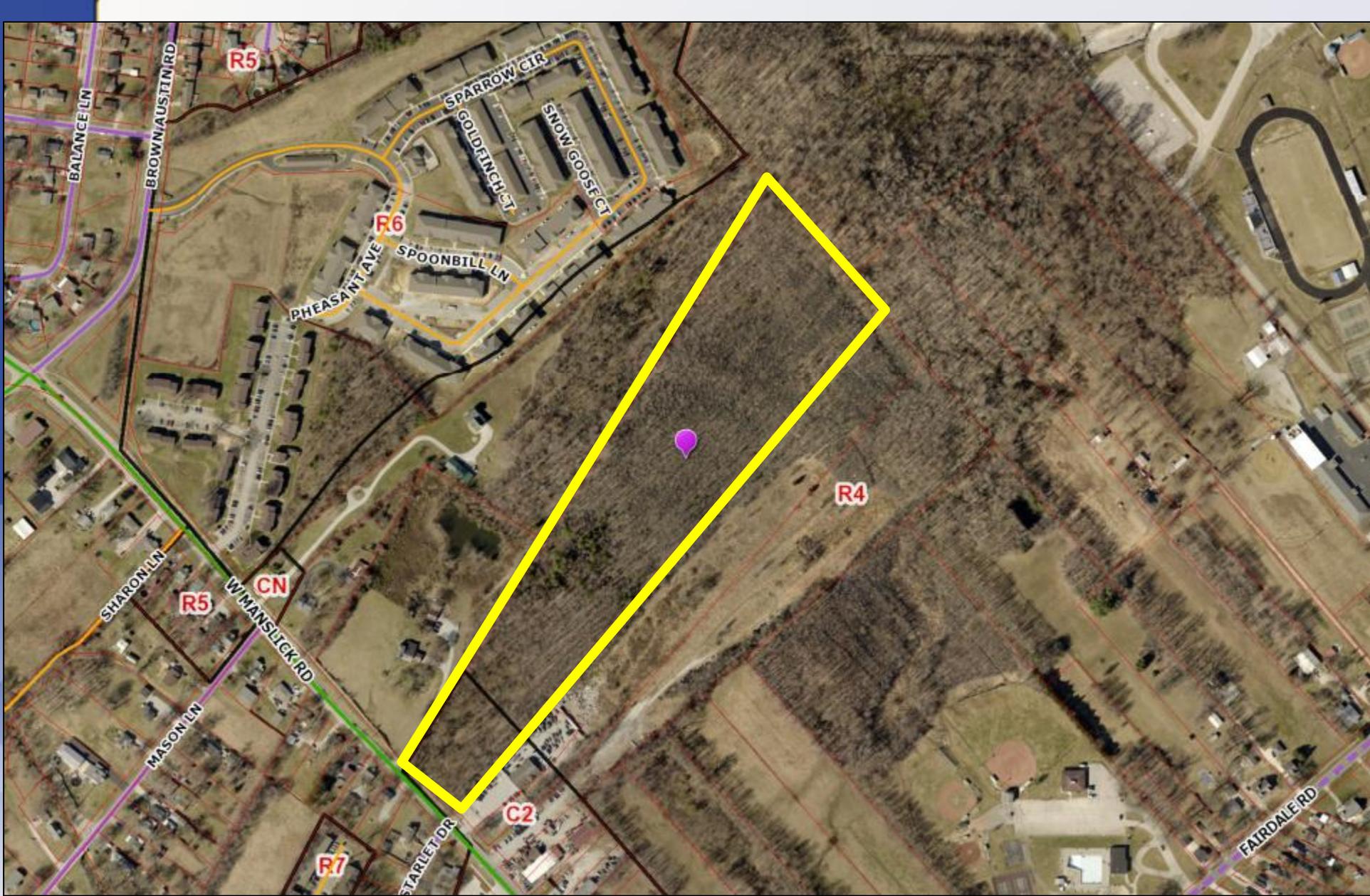
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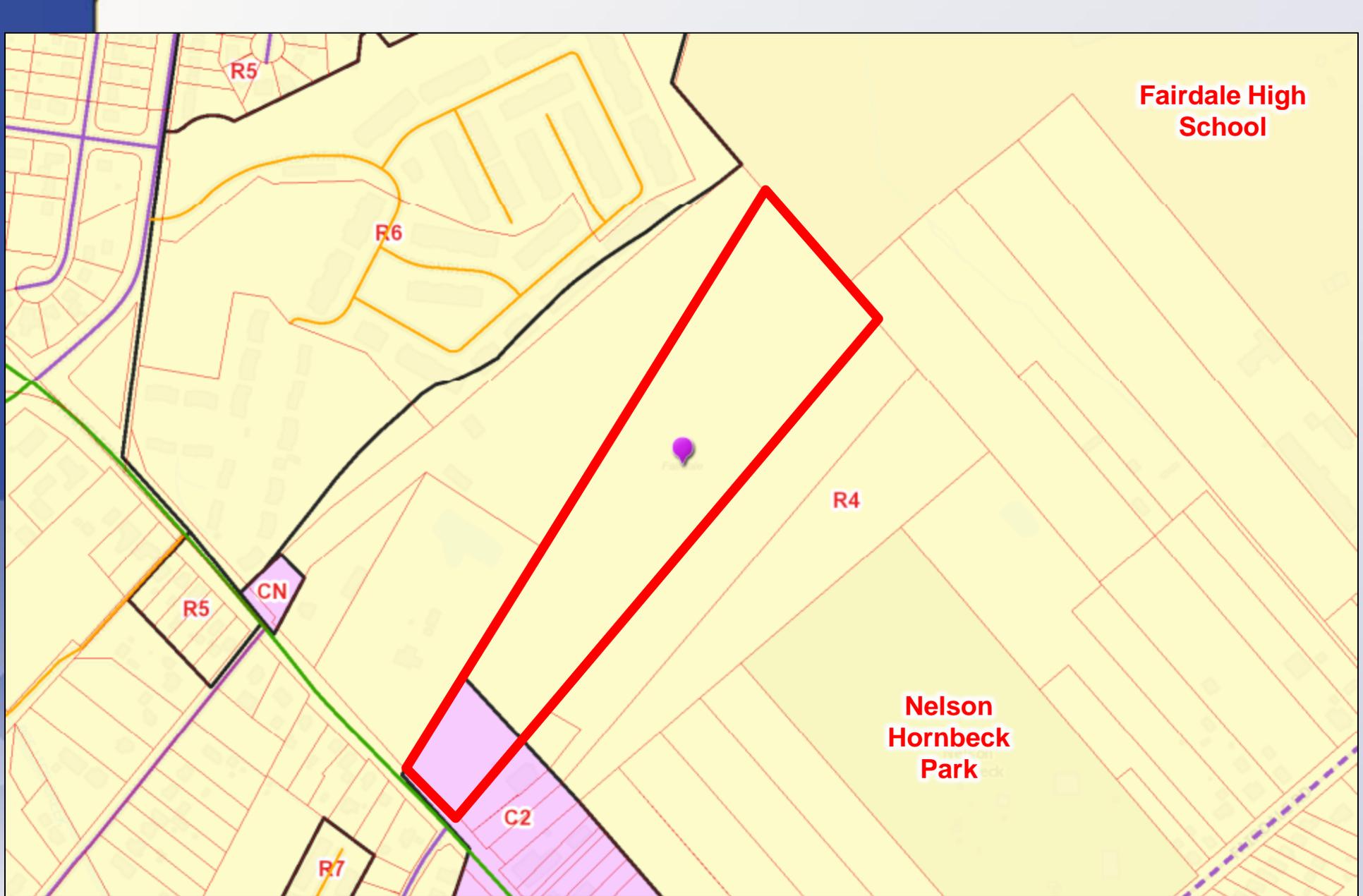
CROSSINGS AT SOUTH PARK



Planning & Zoning Committee
December 7, 2021







Fairdale High School

Nelson Hornbeck Park

Louisville

Existing: R-4 & C-2/VC
Proposed: R-6 & C-2/VC

21-ZONE-0119

Requests

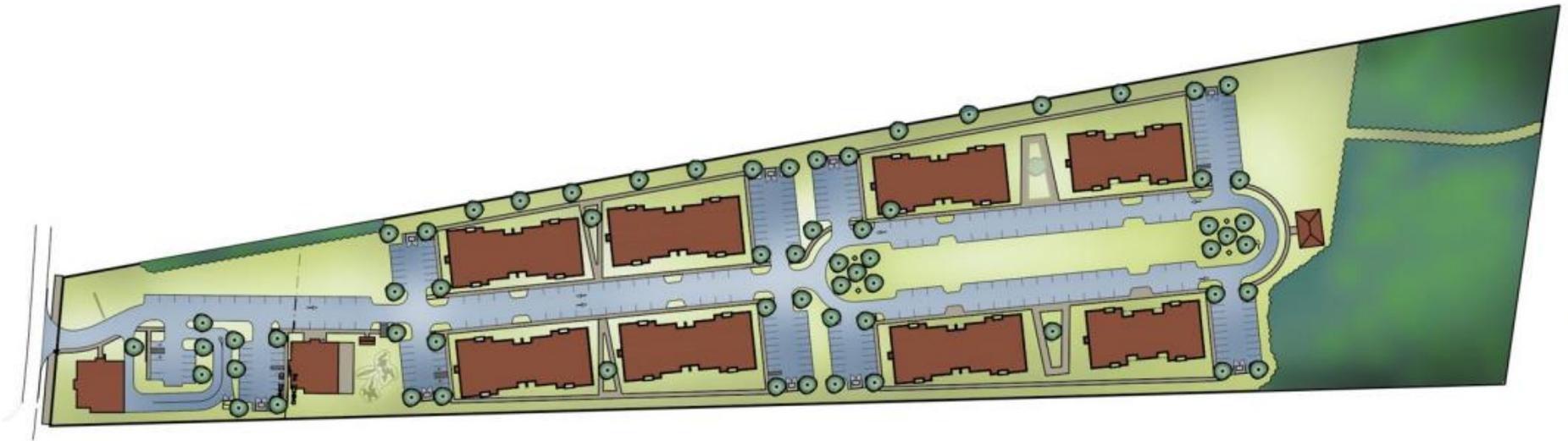
- Change-in-Zoning from R-4 to R-6 (C-2 portion to remain)
- Detailed District Development Plan with Binding Elements

Case Summary

- Proposed 192 units on 15.67 acres
- Eight 3-story buildings
- Sidewalks along W Manslick Road
- Open space at rear of development to remain mostly undisturbed

Proposed Plan

Proposed Development Plan



Crossings at South Park

Proposed Plan

Proposed Building Elevations



Elevation - Type B - Front
18' x 1'-0"

Elevation - Type B - Right
18' x 1'-0"

- | Key Value | Keynote Text |
|-----------|---|
| 4A | FACE BRICK RUNNING BOND PATTERN WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM REELS AND CORNER CORNERS AND EVERY 28FT MIN. OF STRAIGHT PLANE. |
| 4B | ROWLOCK COURSE FACE BRICK LEGS. SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICK AT ENDS. |
| 4C | COLOR COURSE FACE BRICK HEADER. PROJECT 1/2" PROVIDE STL LINTEL AT OPENING. EXTEND 12" MIN. EA SIDE OF OPENING. REFER TO STRUCTURAL. |
| 4D | MASONRY EXPANSION JOINT SEALANT AND BACKER ROD. SHOWN DASHED. |
| 5D | DECORATIVE QUARRIAL. SEE FABRICATION DETAILS. |
| 600 | 600 IVO COLUMN WITH SQUARE DECORATIVE PVC OR FIBERGLASS COLUMN W/IMP ROD. FINISH PER ARCHITECT SQUARE FLAT FLUSH PANEL, BEVEL & CORNER TRIM. |
| 7A | 3/4" PRE-FINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. |
| 7B | ADHESIVE COMPOSITE SEAL TAP TWIN SHINGLES WITH 25 YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAMENT OVER EXTERIOR GRADE ROOF BREAKING W/CLIPS. REFER TO STRUCTURAL DRAWINGS. |
| 8 | 4" NOMINAL FIBER-CEMENT LAP SIDING BOARDS. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. |
| 8M | 3/4" WIDE, PRE-FINISHED 8-STYLE METAL GUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. ROUTE TO STORM PIPING. SEE CIVIL DRAWINGS. |
| 8N | 12" NOMINAL BOND & BATTEN FIBER-CEMENT SIDING w/ 1" TRIM. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. |
| 9L | 4" NOMINAL FIBER-CEMENT TRIM BOARDS. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. |
| 9T | 12" NOMINAL FIBER-CEMENT TRIM BOARDS. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. |
| 9M | 8" NOMINAL FIBER-CEMENT TRIM BOARDS. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. |
| 9MM | SLANT BACK ROOF COVER (MINIMUM OF 80 SQ. IN OF FREE VENTILATION AREA PER UNIT). COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. PROVIDE ONE (20) SQ. FT OF FREE VENTILATION PER EVERY 100 SQ. FT OF ATTIC FLOOR SPACE. 3" C TO INSTALL VENT RGR PER MPFS RECOMMENDATIONS. |
| 9A | 6" SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. METALL. PER MANUFACTURER'S INSTRUCTIONS. |
| 9C | 6" EXTERIOR FINISH DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION. |

Crossings at South Park



Public Meetings

- Neighborhood Meeting held 7/19/2021
- LD&T meeting on 10/28/2021
- Planning Commission public hearing on 11/18/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-6 by a vote of 7-0.