# 20-DDP-0037 Hurstbourne Senior Apartments 4901 S Hurstbourne Parkway





Louisville Metro Planning Commission

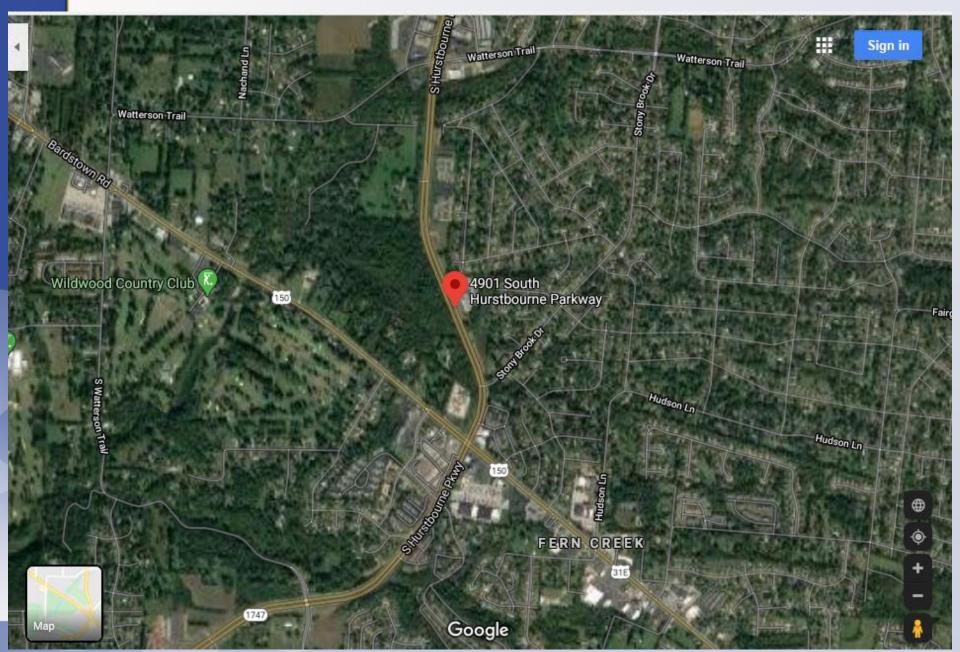
Lacey Gabbard, AICP, Planner I August 19, 2020

## Requests

 Revised District Development Plan with Binding Element Amendments



#### Site Context

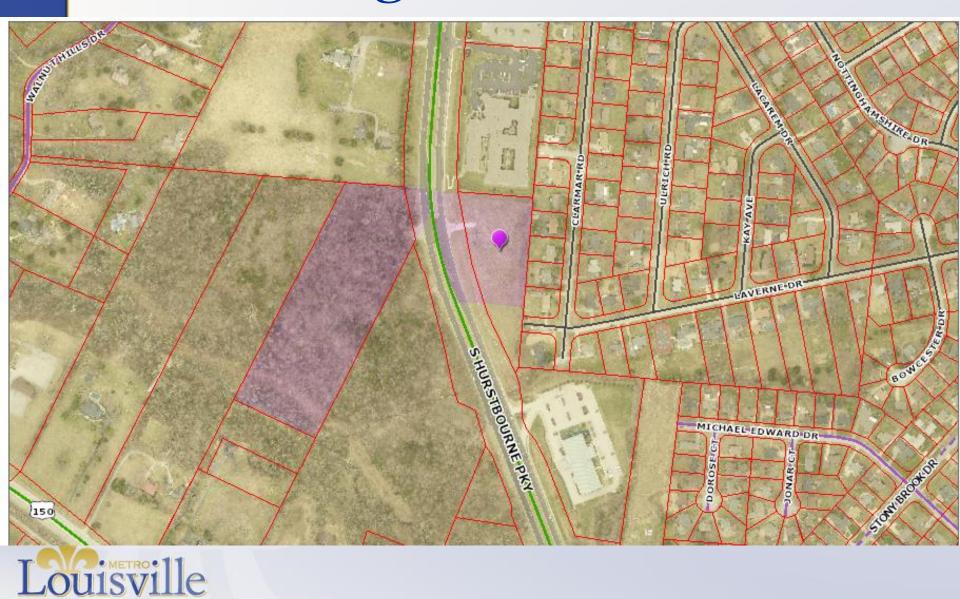


## Case Summary

- Zoned C-2 Commercial and R-4 Single Family Residential in the Neighborhood form district.
- The site is currently undeveloped, and the applicant is proposing to construct a 73,346 square foot Independent Senior Living development on the C-2 zoned portion of the subject site and an onsite detention basin on the R-4 zoned portion of the site.
- The proposal is for one structure containing seventy
   (70) living units.
- The proposed structure is three stories at a maximum 45 foot height.



# Zoning/Form Districts

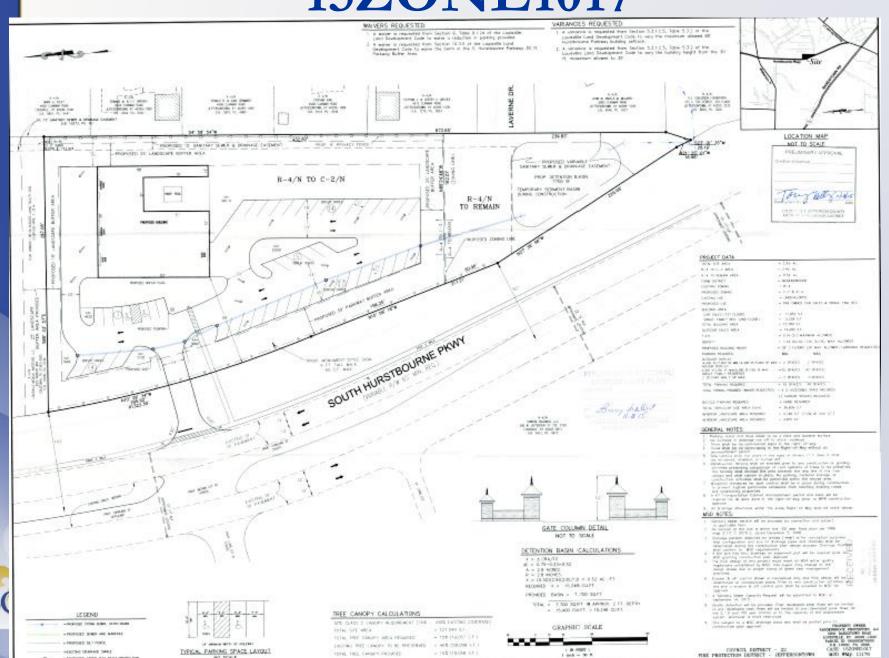


#### **Aerial Photo**



Louisville

#### 15ZONE1017



- 160 PROM SE

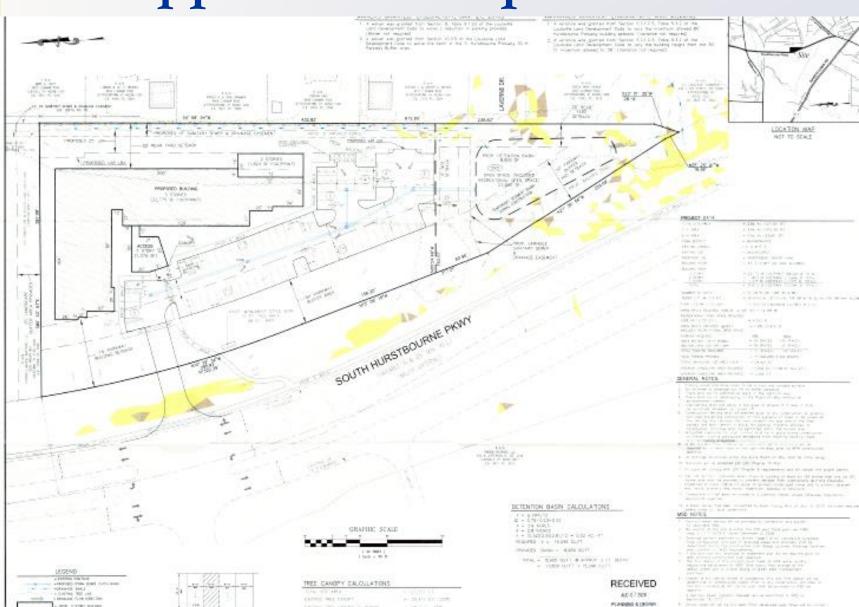
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PER PROTECTION DESIGN - (EFFERNOATORN)

TYPICAL PARKING SPACE LAYOUT

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# Applicant's Proposed Plan





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TYPICAL PARKING SPACE LANGUT



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#### Elevations



#### Kontogiannis & Associates

Architecture

Planning

Design



#### FRONT ELEVATION TOWARD S. HURSTBOURNE PKWY



RIGHT SIDE ELEVATION

#### Elevations



Kontogiannis & Associates

Architecture

Planning

Desi



REAR SIDE ELEVATION TOWARD SINGLE FAMILY HOUSING DEVELOPMENT



LEFT SIDE ELEVATION

# Staff Finding

 The District Development Plan is adequately justified and meets the standard of review.



## Required Actions

 APPROVE or DENY the District Development Plan with Binding Element Amendments

