

21-MSUB-0024/22-WAIVER-0057

8300 Cooper Chapel MRDI

8300 Cooper Chapel Rd



Planning Commission

Jay Lockett, AICP, Planner II

April 20, 2022

Requests

Waiver of Land Development Code section 7.3.30.E to allow greater than 15% overlap of required rear yards and drainage easements for lots 1-22, 66-92, 125-129, 133-140 and 144-148

Major Preliminary Subdivision (Mixed Residential Development Incentive) with review of land disturbing activity on slopes greater than 20% and Conditions of Approval

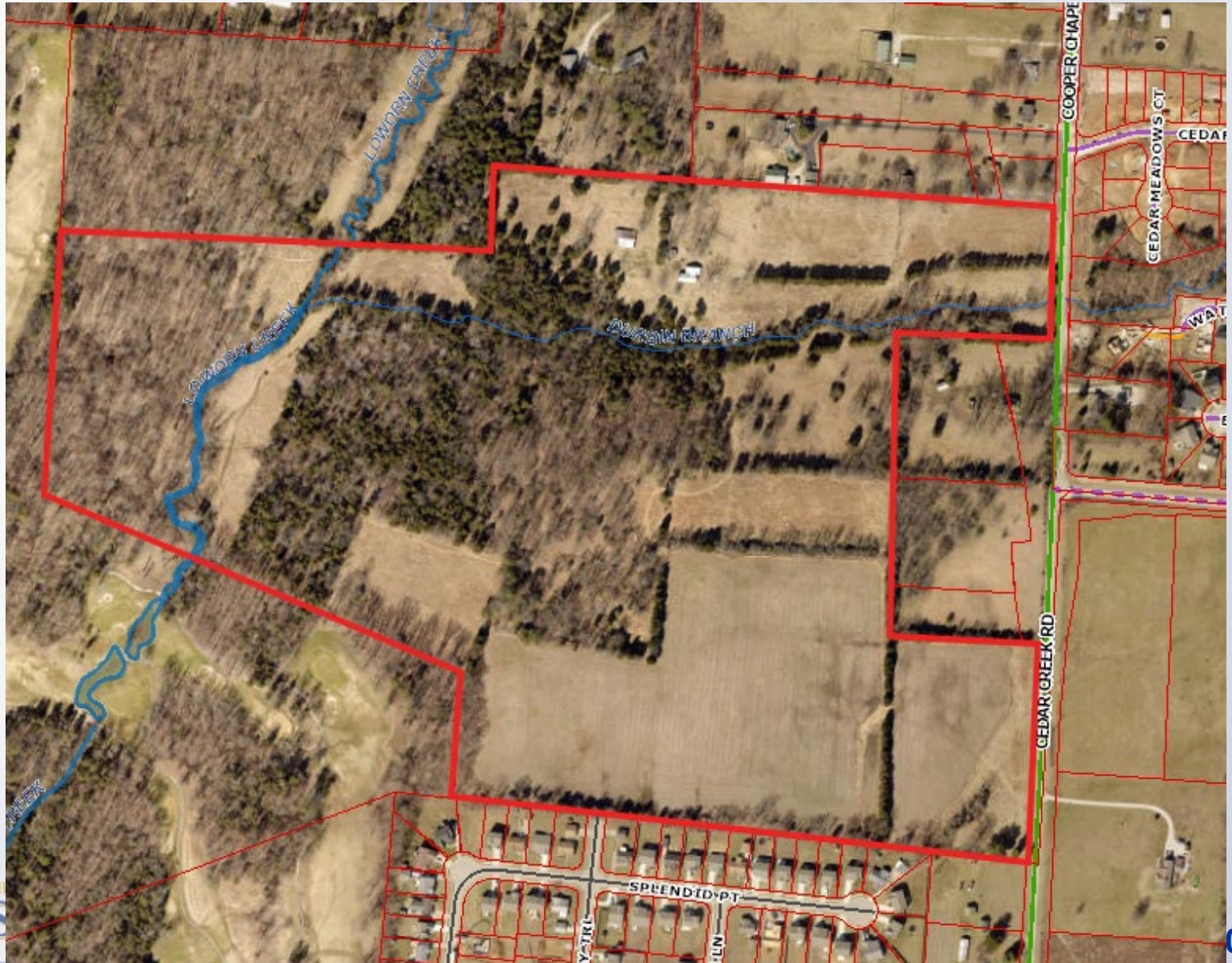
Project Summary

- The applicant is proposing to utilize the Mixed Residential Development Incentive to create a subdivision with 148 single family lots and 128 multifamily dwelling units.
- The subject site is zoned R-4 in the Neighborhood form district and contains approximately 74.21 acres.
- The subject site contains a mix of vacant agricultural land and forested areas. Loworn Creek, a perennial stream flows across the rear of the site, and there is also an intermittent stream known as Durbin Branch that flows across the property nearer to the north end of the site.

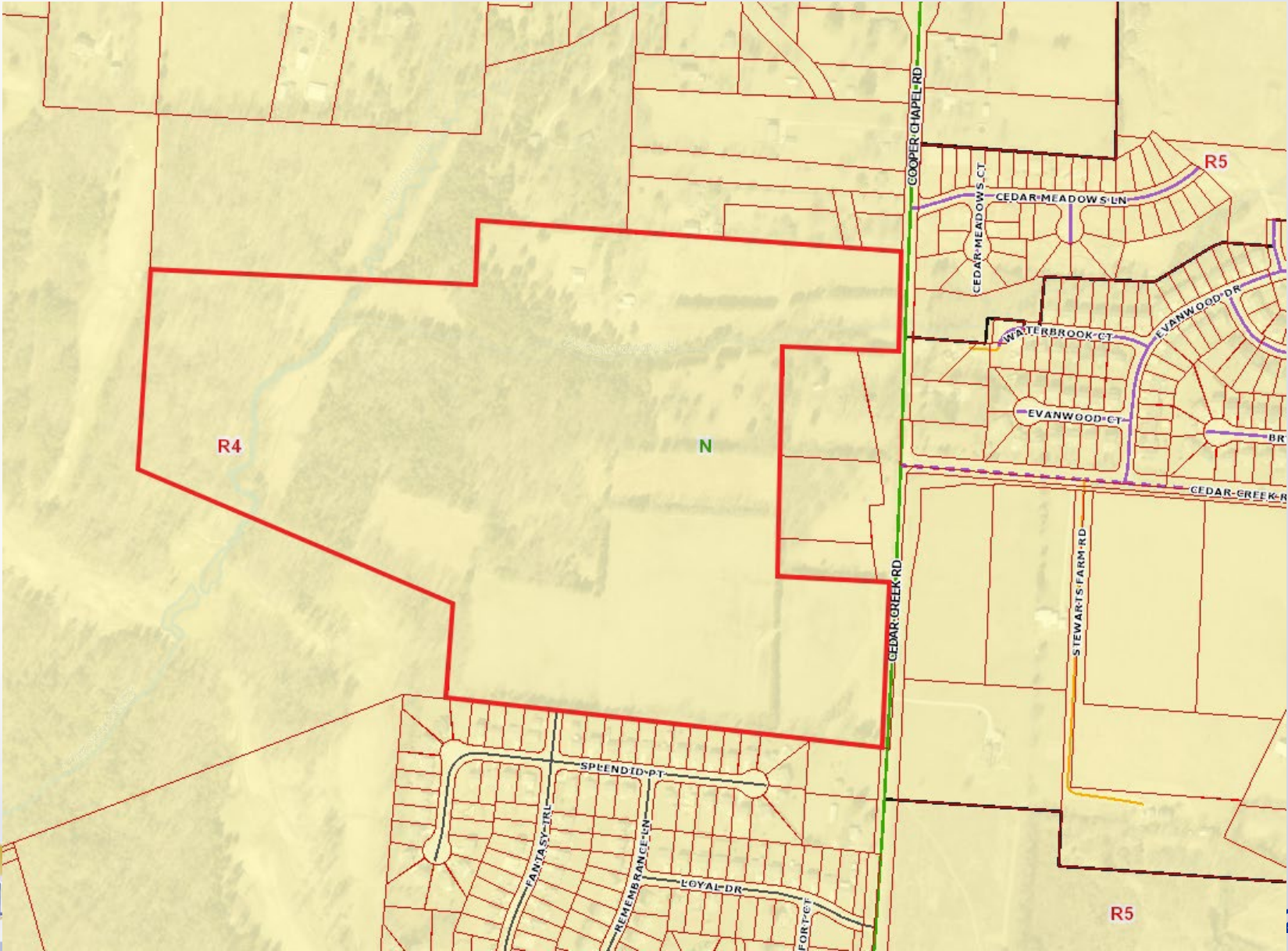
Project Summary

- The site has some areas of steep slopes mainly within the stream banks, as well as known karst features.
- Kentucky Transportation Cabinet is currently in the process of realigning Cedar Creek and Cooper Chapel Rd along the front of the site, which makes proposed lots 90-92 non-buildable until the state project is complete and final grading is analyzed on those sites.
- Staff has heard from the Office of Metro Council District 23 as well as the City of Heritage Creek that they do not wish a connection to be made to the stub street of Fantasy Trail to the south of the site.

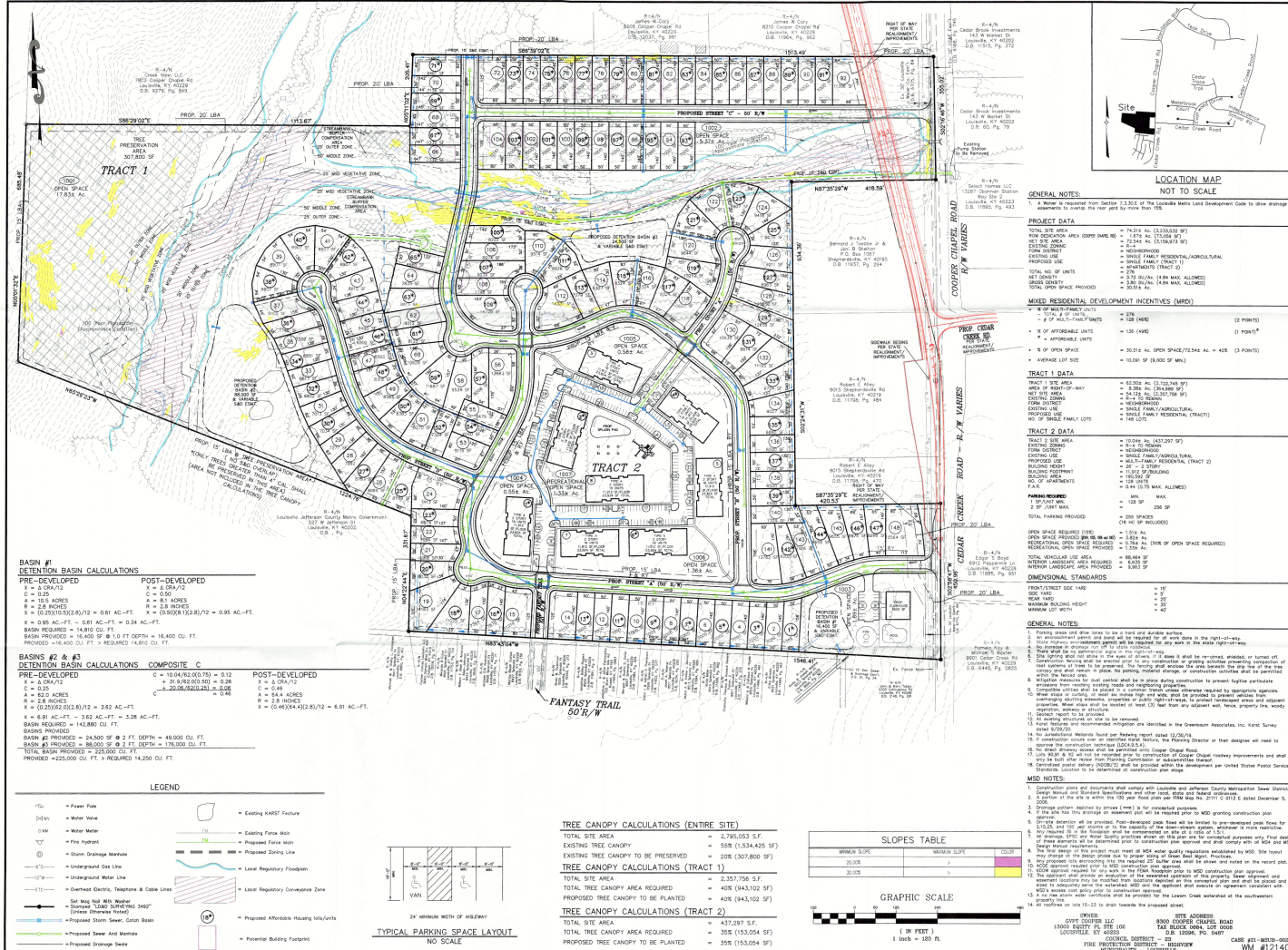
Site Aerial



Site Zoning



Proposed Plan



REVISIONS

NO.	DATE	DESCRIPTION
1	12/22/21	PRELIMINARY COMMENTS
2	12/22/21	ADDED 20' COOPER CHAPEL L.A.

PROJECT DATA

PROJECT NO. 19-230

DATE: 12/22/21

PROJECT: 8300 COOPER CHAPEL ROAD

OWNER: D&D DEVELOPMENT, LLC

1469 S. 4TH STREET

LOUISVILLE, KY 40208

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER

LAND DESIGN & DEVELOPMENT, INC.

1469 S. 4TH STREET

LOUISVILLE, KY 40208

GENERAL NOTES:

1. Existing street and utility lines (1.5 to 2 inch and smaller diameter) are shown on this plan as indicated by the legend.
2. Utility lines larger than 24 inches in diameter are shown on this plan as indicated by the legend.
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MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District (MSD) rules and regulations.
2. All construction shall be in accordance with the MSD rules and regulations.
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Multifamily Elevations



1 Schematic Elevation- Type A - Rear
200 10' 1/8" x 1/8"



2 Schematic Elevation- Type A - Front
200 10' 1/8" x 1/8"



3 Schematic Elevation- Type A - Right
200 10' 1/8" x 1/8"



4 Schematic Elevation- Type A - Left
200 10' 1/8" x 1/8"

Technical Review

- The proposed subdivision includes disturbance of slopes in excess of 20%. Land Development Code, section 4.7.5 provides that Land disturbing activities on slopes greater than 20% is permitted on lots created by major subdivision after the effective date of this regulation only if the activity is in keeping with the Comprehensive Plan and the proposed activity complies with the provided standards of this part.

Technical Review

Mixed Residential Development Incentive Compliance per LDC 4.3.20:

Under the Mixed Residential Development Incentive (MRDI) Multi-Family & Two-Family Dwellings may be considered a Permitted Use with Special Standards in the R-4 & R-5 zoning districts in conformance with the standards found in LDC 4.3.20. The standards establish a point system relating to various parts of the development. All development proposals must obtain at least one point each from Category A: Multi-Family and Category B: Affordable Units. Other points are available and density bonuses may be applied if a development is awarded at least 8 points. The proposed development has a net density less than the 4.84 allowed per the R-4 zoning district.

Category A Multifamily Dwellings Total units: 276. MF Units 128 (46%) 2 Points

Category B Affordable units: Total units: 276. Affordable Units: 136 (49%) 1 Point

Other incentives: Open Space greater than 30% (30.51/72.54 acres 42%) 1 point

Average lot size: 10,901 SF (Minimum 9,000 SF)

Net Density: 3.72 DU/Ac (4.84 Max Allowed)

Staff Findings

- The requests are adequately justified and meet the standards of review.
- The applicant has met all requirements of the Mixed Residential Development Incentive to allow reduced lot sizes and multifamily housing units in the R-4 zoning district.
- The proposed development minimizes disturbance of environmentally sensitive areas on the subject site and meets all tree canopy preservation requirements.
- The waiver is adequately justified.

Required Actions

- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Major Preliminary Subdivision** with land disturbing activity on slopes greater than 20% and Conditions of Approval