

Planning Commission Staff Report

October 29, 2020



Case No:	19-CAT3-0014
Project Name:	Veridian at Prospect's Edge
Location:	10500 & 10600 US Highway 42
Owner(s):	LDG Land Holdings, LLC
Applicant:	LDG Land Holdings, LLC
Jurisdiction:	Louisville Metro
Council District:	16 – Scott Reed
Case Manager:	Joel Dock, AICP, Planner II

REQUEST

- **Category 3 Development Plan**

CASE SUMMARY

The development plan calls for 164 multi-family dwellings on 13 acres of land north of I-265 along US Hwy 42. A combination of 2- and 3-story structures are proposed with 308 parking spaces. Thirty-two of the dwellings will be on the east side of an intermittent stream crossing the site. Pedestrian and vehicular connectivity is proposed to US Hwy 42 from each structure. Public sidewalks will also be provided along the frontage.

The subject property is zoned for R-6, multi-family residential (11.9 acres) and R-4, single-family residential (1.2 acres) uses. Dwellings and parking are contained within the property zoned for multi-family use. A detention basin and portion of the recreational open space is in the R-4 district. No waivers or variances from the Land Development Code (LDC) have been requested.

STAFF FINDING

The category 3 development plan meets the requirements for approval contained with the Land Development Code.

TECHNICAL REVIEW

- Preliminary development plan approval has been received from MSD, Transportation Planning, and KYTC. Following approval by the Planning Commission, construction plan review and approval will be required from each agency.
- The R-6, multi-family residential district allows 17.42 dwellings per acre for a maximum of 207 units on the property. 164 units are proposed.
- In accordance with LDC 11.6.4.B.3, "The Planning Commission or designated Committee shall approve the proposed development if it complies with the requirements of this code; associated binding elements, if any; and other applicable law."

INTERESTED PARTY COMMENTS

In advance of the public hearing, interested party comments were made available to the Planning Commission.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Category 3 Development Plan**

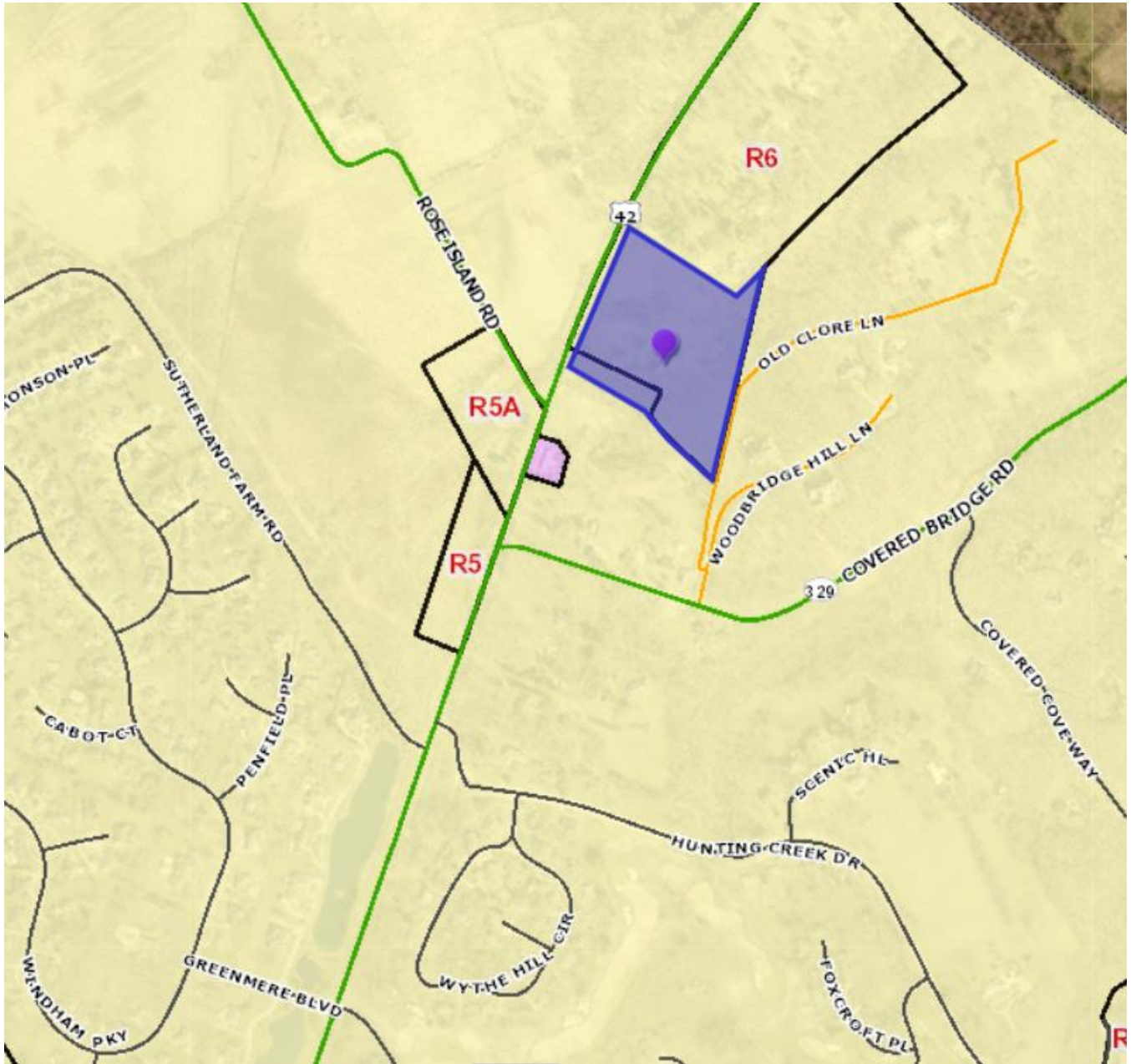
NOTIFICATION

Date	Purpose of Notice	Recipients
10/16/20	Hearing before LD&T	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 16

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

