

# 18ZONE1086

## Clover Senior Housing



**Louisville Metro Planning Commission**

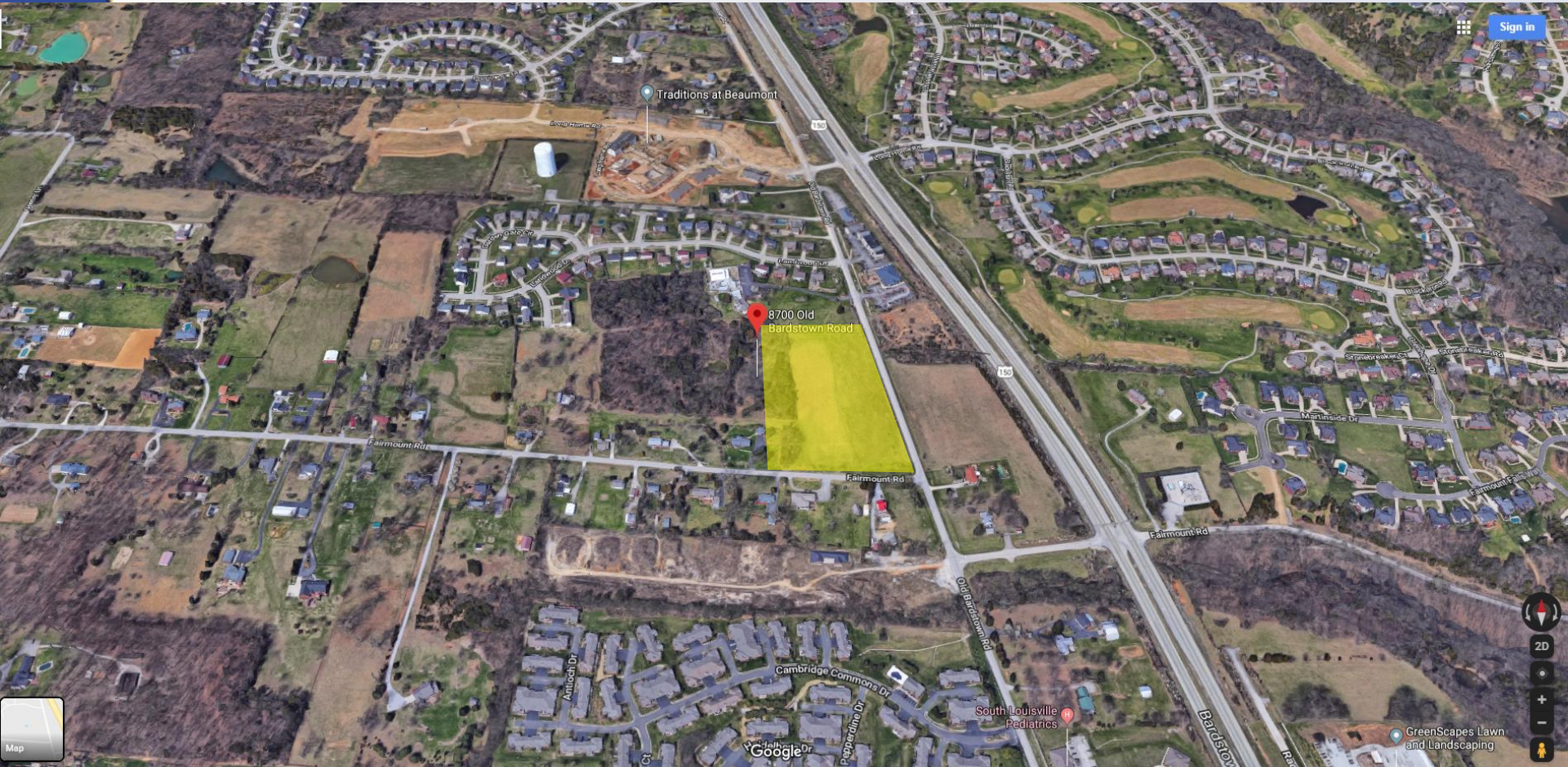
Dante St. Germain, AICP, Planner II

August 15, 2019

# Requests

- Zoning change from R-4 Single Family Residential to R-7 Multi-Family Residential
- Detailed District Development Plan with Binding Elements

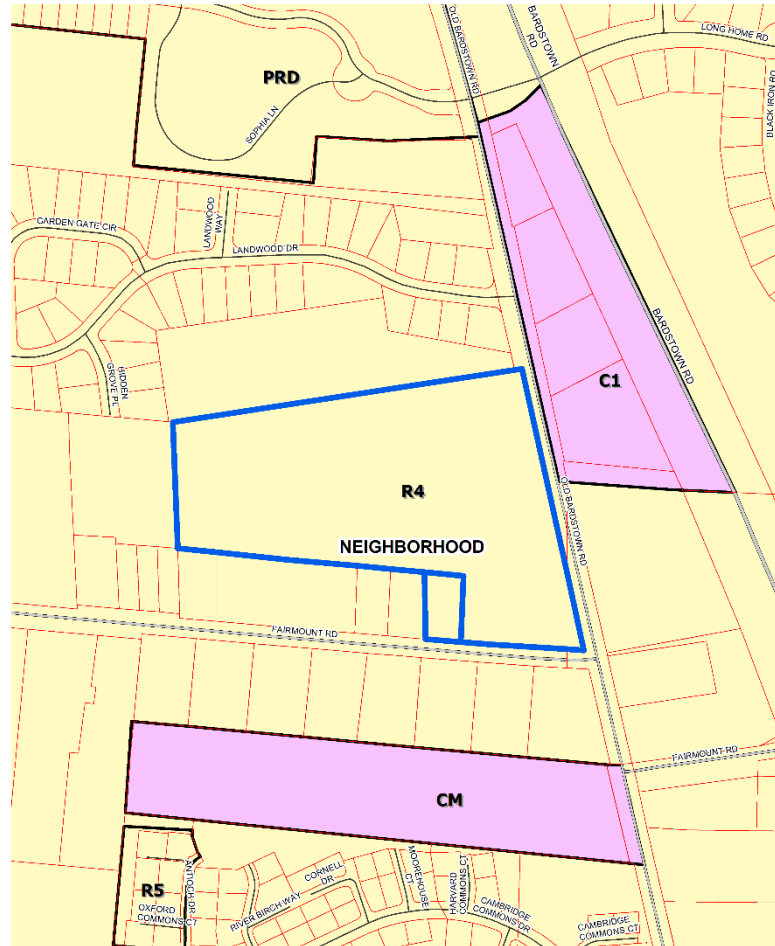
# Site Context



# Case Summary

- The lot is currently undeveloped.
- Proposed to be used for a senior living facility.
- Residents will be 55 years of age and up.

# Zoning/Form Districts



8700 Old Bardstown Road  
feet

290

Map Created: 12/27/2018



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# Aerial Photo



8700 Old Bardstown Road  
feet

290

Map Created: 12/27/2018



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# Site Photos-Site Context

View of subject property from Old Bardstown at Fairmount



View from Fairmount Road



# Site Photos-Site Context

View from  
Fairmount Road



View from  
near the  
kennels



# Site Photos-Surrounding Areas

Commercial  
center across  
Old Bardstown  
Road



Kennels and  
single-family  
residential  
to the north



18ZONE1086

# Site Photos-Surrounding Areas



Single Family  
across  
Fairmount to  
the South



# Elevations



| LEGEND - EXTERIOR MATERIALS                                                         |                                                                                                                                 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                   | 04P VINYL SIDING<br>MANUFACTURER: WEATHERPANEL<br>SERIES: EXTERIOR PORTFOLIO<br>COLOR: CAYENNE                                  |
| 2                                                                                   | 04P VINYL SIDING<br>MANUFACTURER: WEATHERPANEL<br>SERIES: EXTERIOR PORTFOLIO<br>COLOR: LAY                                      |
| 3                                                                                   | VINYL SIDING - CEDAR SHINGLE<br>MANUFACTURER: WEATHERPANEL<br>SERIES: EXTERIOR PORTFOLIO<br>COLOR: CAYENNE                      |
| TRIM NOTES                                                                          |                                                                                                                                 |
| 1. ALL VERTICAL VINYL TRIM / MATERIAL BREAKS SHALL BE ALSO IN EQUAL COLOR BY OWNER. |                                                                                                                                 |
| 2. ALL HORIZONTAL VINYL TRIM / MATERIAL BREAKS SHALL BE ALSO IN EQUAL COLOR WHITE.  |                                                                                                                                 |
| 4                                                                                   | STONE VENEER<br>MANUFACTURER: BOKAL<br>SERIES: VENEER<br>STYLE: LEXINGTON<br>COLOR: PLUM CREEK                                  |
| 5                                                                                   | ASPHALT SHINGLES OVER 30# BUILDING FELT<br>MANUFACTURER: TARGO<br>STYLE: HERITAGE 30-YEAR ARCHITECTURAL<br>COLOR: CHARCOAL GREY |
| 6                                                                                   | SHUTTERS - 6" WIDE BY RAISED PANEL<br>COLOR: BLACK                                                                              |
| LEGEND - LIGHT FIXTURES                                                             |                                                                                                                                 |
| 7                                                                                   | FIGURE D1<br>HAMILTON DAY<br>OUTDOOR LIGHT<br>COLOR: BLACK                                                                      |
| 8                                                                                   | FIGURE D1<br>HAMILTON DAY<br>OUTDOOR LIGHT<br>COLOR: BLACK                                                                      |
| 9                                                                                   | FIGURE D1<br>HAMILTON DAY<br>OUTDOOR LIGHT<br>COLOR: BLACK                                                                      |



**CLOVER SENIOR HOUSING**

OLD BARDSTOWN ROAD - LOUISVILLE, KY



LOUISVILLE

18ZONE1086

# Staff Finding

- The zoning change appears to be appropriate given the site context, and appears to be compliant with Plan 2040.
- Plan 2040 recommends increased variety of housing in all neighborhoods to increase the variety of ownership options and unit costs.
- Plan 2040 also recommends expanding opportunities for people to live in quality, variably priced housing in locations of their choice.

# Staff Finding

- The proposed development plan appears to comply with Plan 2040, and the requirements of the Land Development Code.
- No waivers or variances are requested at this time.

# Required Actions

- **RECOMMEND** that the Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to R-7
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**