

19DEVPLAN1031

Beecher Terrace Phase 2



Louisville Metro Board of Zoning Adjustment

Public Hearing

Jay Lockett, Planner I

April 22, 2019

Requests

- **Variances**

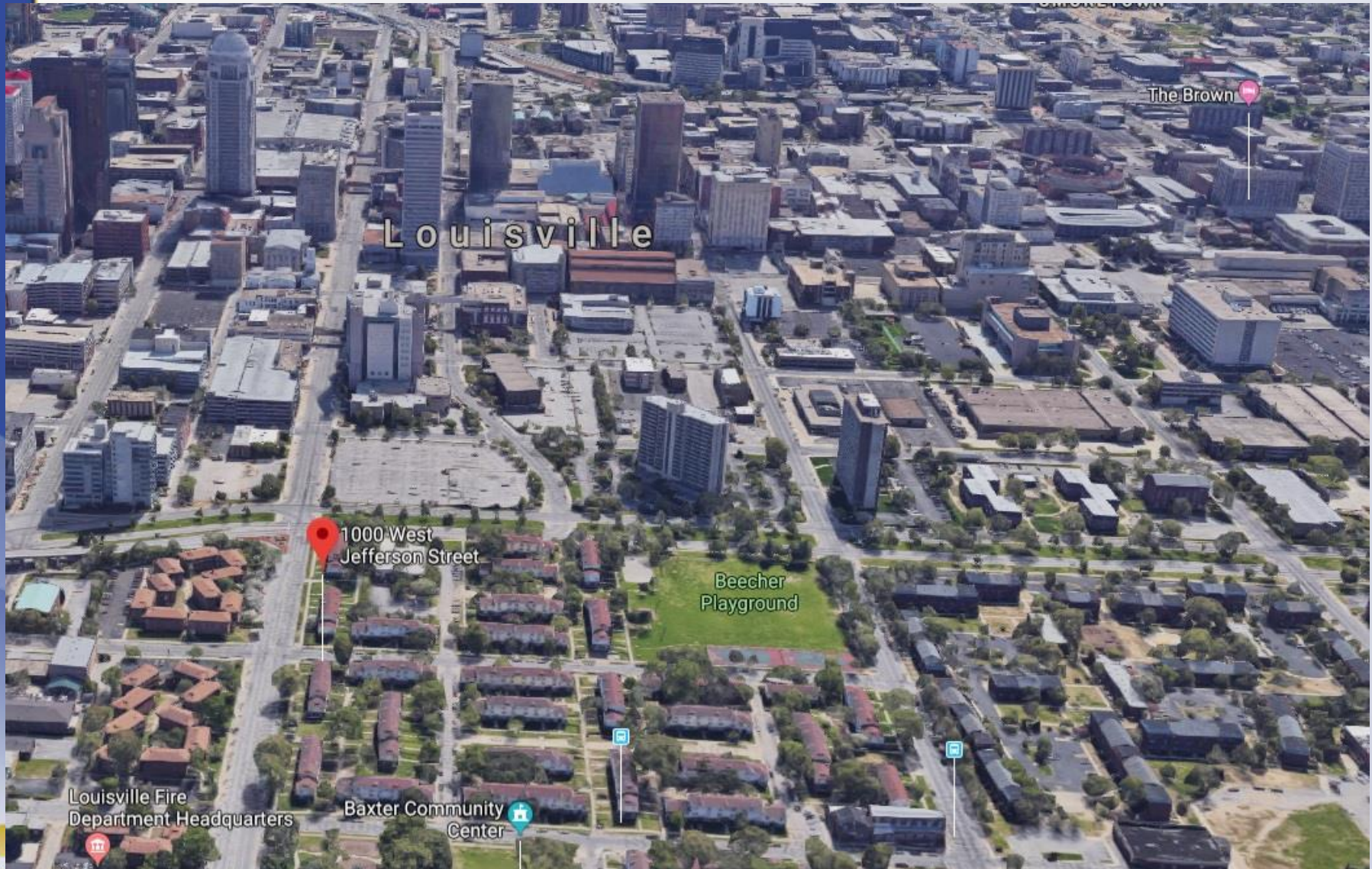
1. **Variance** of Land Development Code section 5.2.1.C.6 to allow structures on a corner lot within the Downtown form district to exceed the 0 foot maximum setback within 50 feet of an intersection. Applicable on all corners, variance up to 30 feet as shown on the development plan.

- **Waivers**

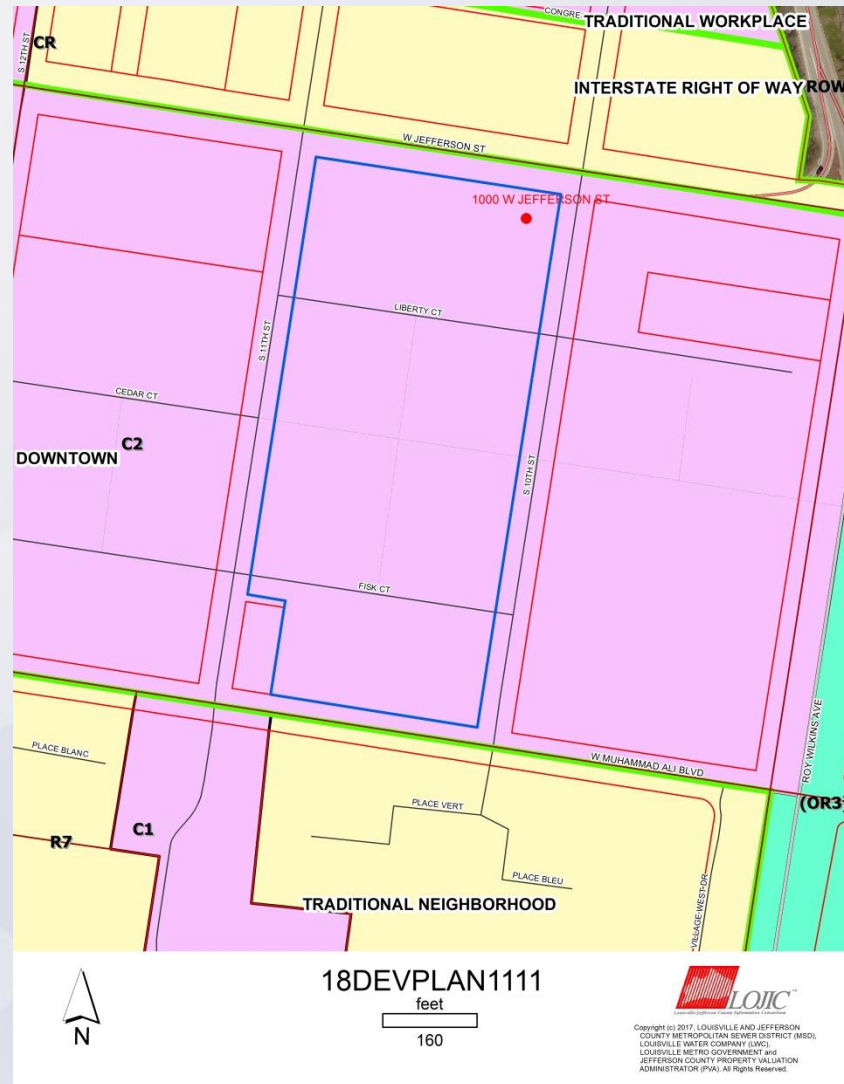
1. **Waiver** of Land Development Code section 5.2.1.C.2 to not maintain a minimum 3-story street wall along all frontages within the development.
2. **Waiver** of Land Development Code section 5.8.1.C.1.b to not provide sidewalks at least 84 inches wide in the Downtown form district. Applicable to all sidewalks within the development.

- **Category 3 Development Plan**

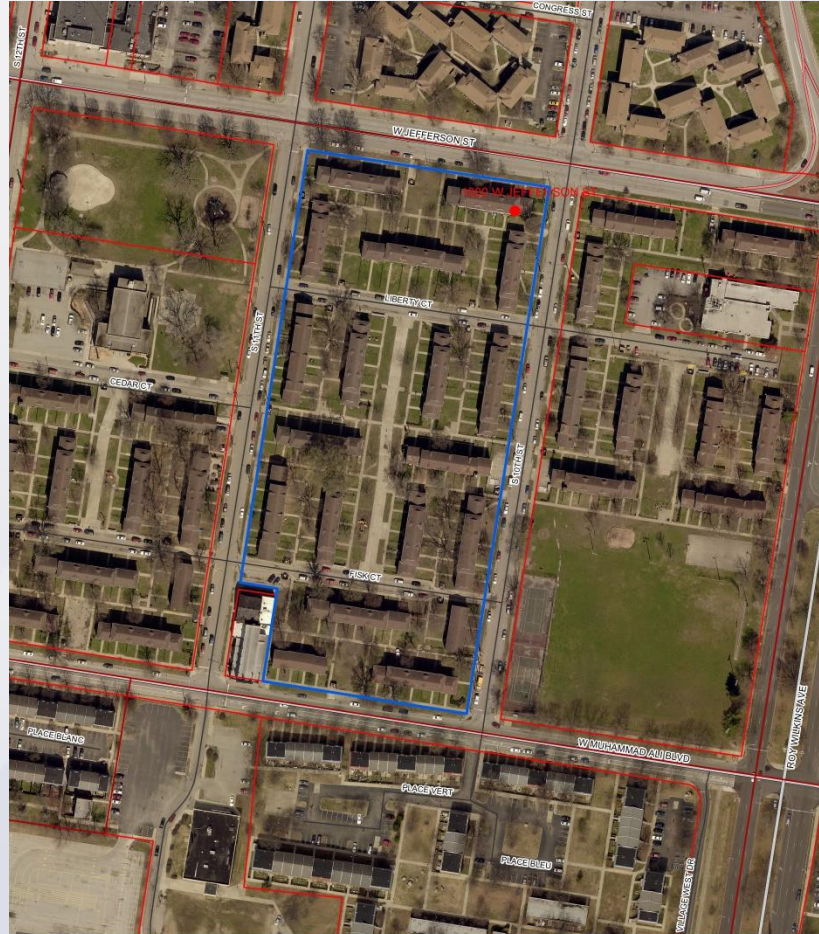
Site Context



Zoning / Form District

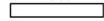


Aerial Photo



18DEVPLAN1111

feet



160



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Previously Approved Site Plan

STORMWATER NOTES:

APPROXIMATE AREA: 28,850 SQ FT
ROOF AREA: 23,850 SQ FT
PAVED AREA: 1,000 SQ FT
PARKING AREA: 1,000 SQ FT
TOTAL PAVED AREA: 3,000 SQ FT
TOTAL AREA: 28,850 SQ FT

LANDSCAPING SUMMARY:

LANDSCAPING AREA: 17,200 SQ FT
TOTAL VEHICLE USE AREA: 3,000 SQ FT
TOTAL VEHICLE USE AREA: 3,000 SQ FT
TOTAL VEHICLE USE AREA: 3,000 SQ FT
TOTAL VEHICLE USE AREA: 3,000 SQ FT

PARKING SUMMARY:

TOTAL PARKING SPACES: 100
TOTAL PARKING SPACES: 100
TOTAL PARKING SPACES: 100
TOTAL PARKING SPACES: 100

TREE CANOPY CALCULATIONS:

TOTAL PROJECT AREA: 28,850 SQ FT
GLASS CANOPY: 2,385 SQ FT
NEW TREE CANOPY COVERAGE AREA: 1,000 SQ FT
TOTAL TREE CANOPY COVERAGE AREA: 3,385 SQ FT

VARIANCES REQUESTED:

- 1. VARIANCE FROM SECTION 1.2.1 TO ALLOW FOR THE CONSTRUCTION OF A STREET WALL AT LEAST 2.0 FEET IN HEIGHT...
- 2. VARIANCE FROM SECTION 1.2.1 TO ALLOW FOR THE CONSTRUCTION OF A STREET WALL AT LEAST 2.0 FEET IN HEIGHT...
- 3. VARIANCE FROM SECTION 1.2.1 TO ALLOW FOR THE CONSTRUCTION OF A STREET WALL AT LEAST 2.0 FEET IN HEIGHT...
- 4. VARIANCE FROM SECTION 1.2.1 TO ALLOW FOR THE CONSTRUCTION OF A STREET WALL AT LEAST 2.0 FEET IN HEIGHT...

WAIVERS REQUESTED:

- 1. WAIVER FROM SECTION 1.2.1 TO ALLOW FOR THE CONSTRUCTION OF A STREET WALL AT LEAST 2.0 FEET IN HEIGHT...
- 2. WAIVER FROM SECTION 1.2.1 TO ALLOW FOR THE CONSTRUCTION OF A STREET WALL AT LEAST 2.0 FEET IN HEIGHT...

APCD NOTE:

THE FOLLOWING VARIANCES ARE BEING REQUESTED FOR THIS SITE:

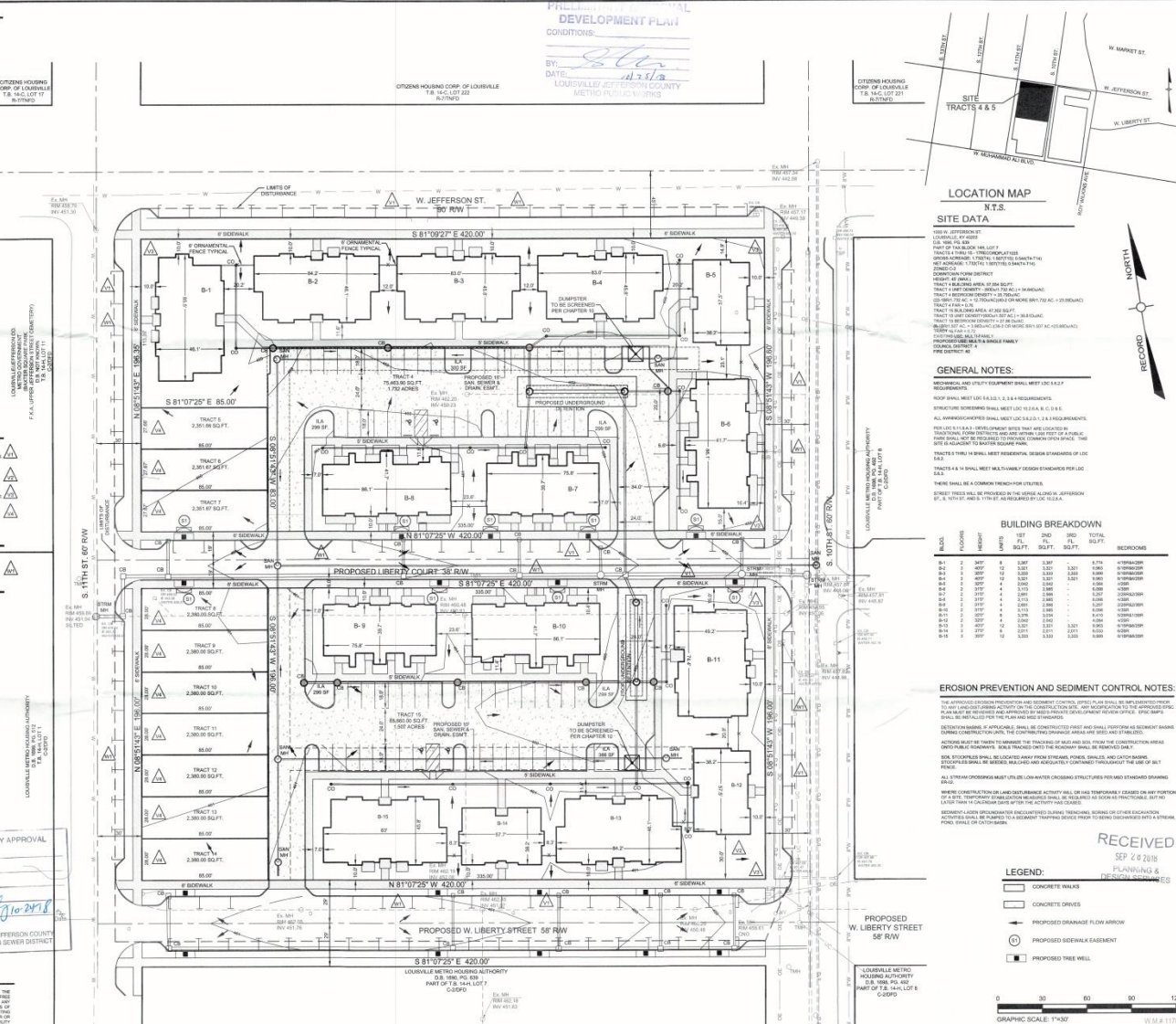
- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE APCD...
- 2. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS...
- 3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS...
- 4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS...

PUBLIC WORKS NOTES:

- 1. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR LANDSCAPING...
- 2. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS...
- 3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS...
- 4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS...

UTILITY PROTECTION NOTES:

- 1. ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. PROVISIONAL SERVICE LINES ARE NOT SHOWN...
- 2. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS...
- 3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS...



PROPOSED PRELIMINARY DEVELOPMENT PLAN CONDITIONS:
BY: *[Signature]*
DATE: 6/23/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



GENERAL NOTES:

1. STRUCTURE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC 2015 AND IBC 2018.
2. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE IBC 2015 AND IBC 2018.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS.
4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS.

BUILDING BREAKDOWN

| FLOOR | AREA (SQ FT) | NO. OF UNITS | TOTAL AREA (SQ FT) | NO. OF BEDROOMS |
|-------|--------------|--------------|--------------------|-----------------|
| B-1 | 2,385 | 1 | 2,385 | 1 |
| B-2 | 2,385 | 1 | 2,385 | 1 |
| B-3 | 2,385 | 1 | 2,385 | 1 |
| B-4 | 2,385 | 1 | 2,385 | 1 |
| B-5 | 2,385 | 1 | 2,385 | 1 |
| B-6 | 2,385 | 1 | 2,385 | 1 |
| B-7 | 2,385 | 1 | 2,385 | 1 |
| B-8 | 2,385 | 1 | 2,385 | 1 |
| B-9 | 2,385 | 1 | 2,385 | 1 |
| B-10 | 2,385 | 1 | 2,385 | 1 |
| B-11 | 2,385 | 1 | 2,385 | 1 |

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. ALL STREAM CHANNELS MUST BE CONSTRUCTED TO MEET ALL APPLICABLE REGULATIONS.
2. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE REGULATIONS.

LEGEND:

- CONCRETE WALLS
- CONCRETE DRIVES
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED SIDEWALK EASEMENT
- PROPOSED TREE WALL

GRAPHIC SCALE: 1" = 30'

RECEIVED SEP 20 2018 PLANNING & DEVELOPMENT

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 06/23/18 | ISSUED FOR PERMIT |
| 2 | 06/23/18 | ISSUED FOR PERMIT |
| 3 | 06/23/18 | ISSUED FOR PERMIT |
| 4 | 06/23/18 | ISSUED FOR PERMIT |

CIVIL DESIGN, INC.
300 EAST SPRING CIRCLE
LOUISVILLE, KENTUCKY 40202
PHONE: 502.636.0131
FAX: 502.636.0131

CITY OF LOUISVILLE
METRO PUBLIC WORKS

DATE: JUN 25, 2018
DRAWN BY: CAT 3
SCALE: 1" = 30'

CATEGORY 3 PLAN - BEECHER TERRACE - PHASE II
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS
LOUISVILLE, KENTUCKY 40202
TRACTS 4 & 5/TRECDDCP/18202

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

19DEVPLAN1031

Subject Site



Subject Site



Subject Site



Example Elevations

4 BUILDING 1 - REAR ELEVATION
18'-11 1/2"

2 BUILDING 1 - LEFT SIDE ELEVATION
18'-11 1/2"

3 BUILDING 1 - RIGHT SIDE ELEVATION
18'-11 1/2"

1 BUILDING 1 - FRONT ELEVATION
18'-11 1/2"

RECEIVED
JUN 25 2018
PLANNING &
DESIGN SERVICES

A1.3

18 DEVPLAN 1111

**SHERMAN
CARTER
ARCHITECTS**

**MCCORMACK
BARON
SALAZAR**

**BEECHER TERRACE
PHASE II**
LOUISVILLE, KENTUCKY

**BUILDINGS 1 (5 UNIT GARRETT) -
BUILDING ELEVATIONS**

| DATE | BY |
|------|----|
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REVISIONS

| No. | Description | Date |
|-----|-------------|------|
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Example Elevations

4 BUILDINGS 2,4,13 - REAR ELEVATION
1/8" = 1'-0"

2 BUILDINGS 2,4,13 - LEFT SIDE ELEVATION
1/8" = 1'-0"

3 A2.3 - BUILDINGS 2,4,13 - RIGHT SIDE ELEVATION
1/8" = 1'-0"

1 BUILDINGS 2,4,13 - FRONT ELEVATION
1/8" = 1'-0"

RECEIVED
JUN 25 2018
PLANNING & DESIGN SERVICES

18 DEVPLAN 1111

A2.3

SHERMAN CARTER ARCHITECTS

MCCORMACK BARON SALAZAR

BEECHER TERRACE PHASE II
LOUISVILLE, KENTUCKY

BUILDINGS 2,4,13 (12 UNIT GARDEN) - BUILDING ELEVATIONS

| | | |
|--------------------|----------------------|------|
| JOB NO. | 1770 | |
| DATE | 06/13/2018 | |
| DRAWN | RES | |
| CHECKED | AK | |
| COMPILED & PLOTTED | FORNIA WATERS BARHAM | |
| REVISIONS | | |
| NO. | Description | Date |
| | | |
| | | |
| | | |

Example Elevations

4 BUILDINGS 6,8,10 - REAR ELEVATION
1/8" = 1'-0"

2 BUILDINGS 6,8,10 - LEFT SIDE ELEVATION
1/8" = 1'-0"

3 BUILDINGS 6,8,10 - RIGHT SIDE ELEVATION
1/8" = 1'-0"

1 BUILDINGS 6,8,10 - FRONT ELEVATION
1/8" = 1'-0"

RECEIVED
JUN 25 2018
PLANNING & DESIGN SERVICES

18 DEVPLAN 1111

A5.3

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SHERWIN CARTER ARCHITECTS

MCCORMACK BARON SALAZAR

BEECHER TERRACE PHASE II
LOUISVILLE, KENTUCKY

BUILDINGS 6,8,10 (3333 TOWNHOUSE) - BUILDING ELEVATIONS

| | |
|----------|-------------|
| DATE | DESCRIPTION |
| DESIGNED | ASB |
| CHECKED | KW |
| DATE | DESCRIPTION |
| DATE | DESCRIPTION |

Staff Analysis and Conclusions

- The requests are adequately justified and meet the standards of review.

Required Actions

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