

18DEVPLAN1122

Bridwell Apartments



Louisville Metro Planning Commission

Dante St. Germain, Planner II

October 18, 2018

Request

- Revised Detailed District Development Plan

Site Context



Case Summary

- The applicant proposes to construct two new two-story multi-family buildings.

Previous Cases on Site

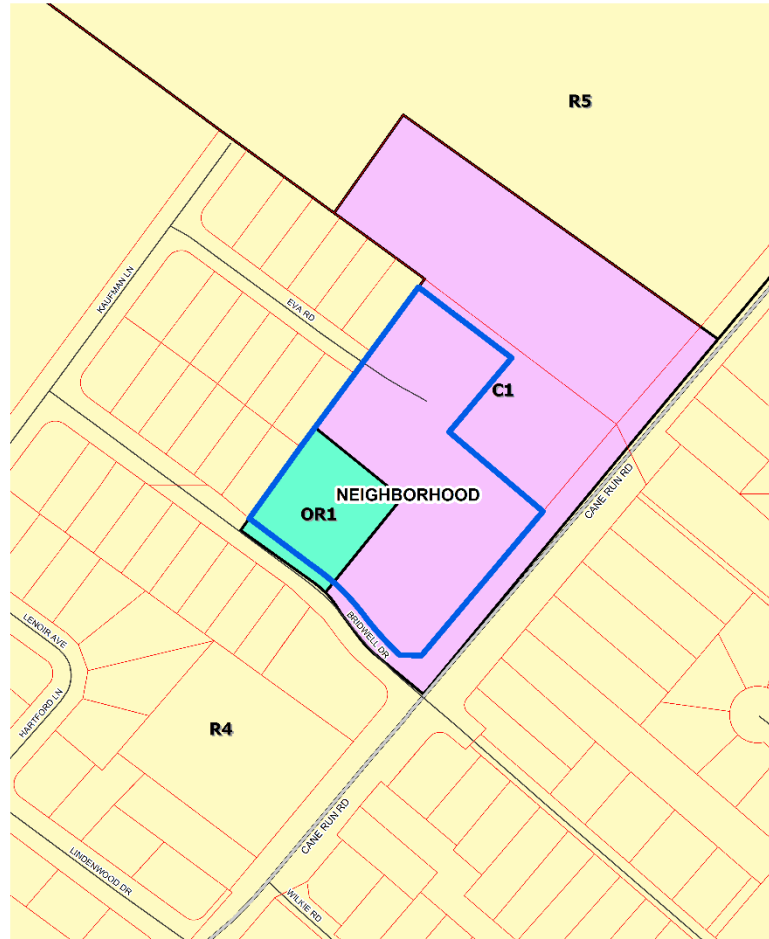
- 9-8498-07 - Property was rezoned in 2007 from R-4 Single Family Residential to C-1 Commercial and OR-1 Office Residential.
- 18988 - RDDDP in 2013 for a Family Dollar on part of the lot.

Case Summary

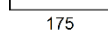
Previous Cases on Site

- 19311 - Minor plat to divide the Family Dollar from the larger tract.
- 18DEVPLAN1059 - RDDDP for a car wash on the front of the tract next to Cane Run Road.
- 18MINORPLAT1089 - Minor plat currently under review to divide the car wash from the larger tract.

Zoning/Form Districts



4856 Cane Run Road
feet



Map Created: 9/20/2018



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Aerial Photo



4856 Cane Run Road

feet



110

Map Created: 9/20/2018



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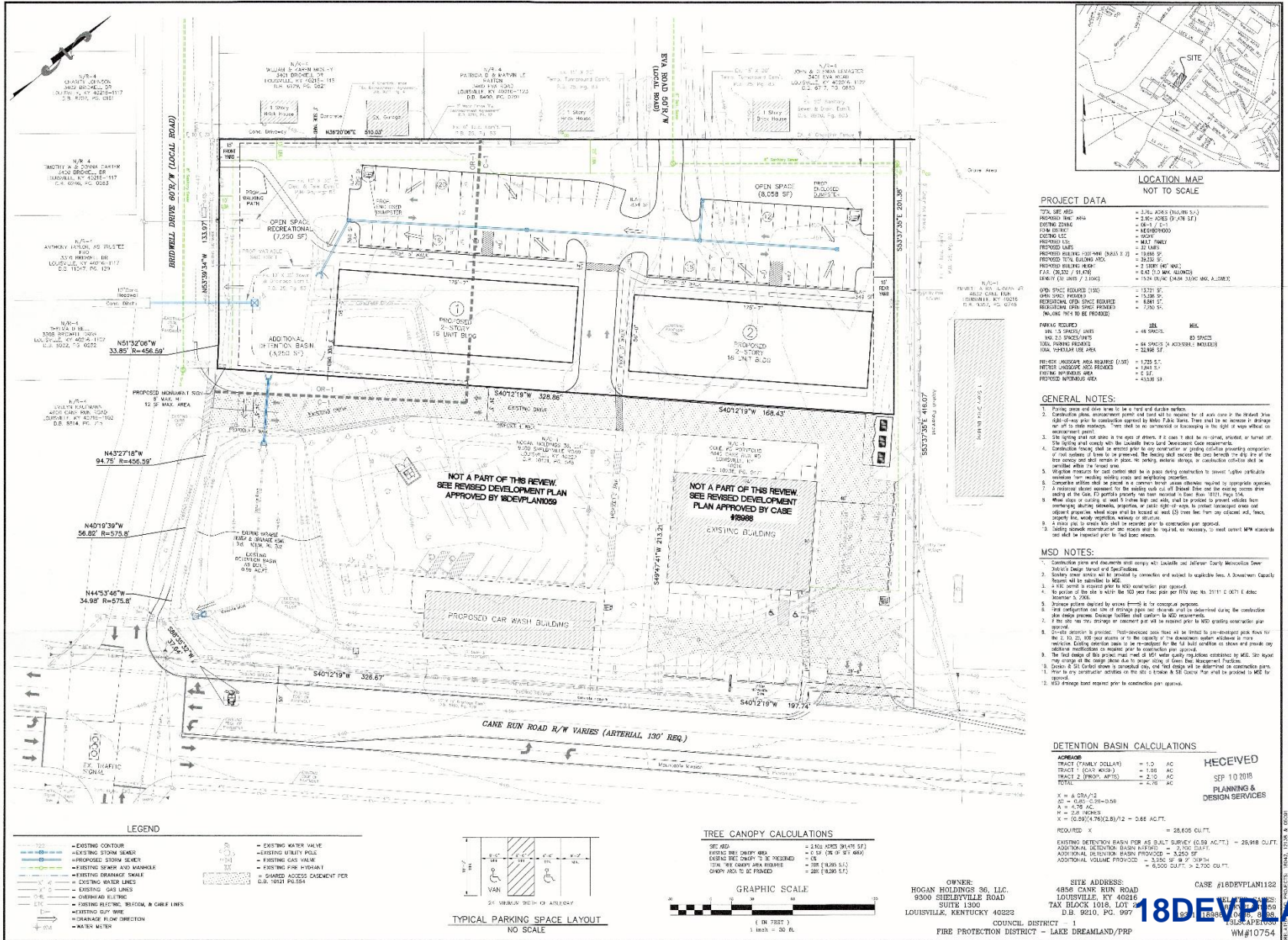
Site Photos-Subject Property



Google

Image capture: Dec 2015 © 2018 Google, United States Terms Report a problem

Applicant's Development Plan



REVISIONS

NO.	DATE	DESCRIPTION	AGENT COMMENTS

PROJECT DATA

PROJECT DATA	FILE NAME: 18DEVPLAN1122
SCALE: 1" = 20'	SCALE OF 100'
LOCALITY: KY	LOCALITY: KY

GENERAL NOTES:

1. Construction plans and documents shall comply with Kentucky and Jefferson County Metropolitan Sewer District's Design Manual and Specifications.
2. Existing structures shall be removed and replaced with appropriate lines. A Development Capacity Report shall be submitted to the City.
3. A 4" EIR permit is required prior to any construction plan approval.
4. No portion of the site shall be used for any other purpose than that shown on this plan.
5. Any structure erected by anyone other than the applicant shall be removed during the construction phase process. Existing structures shall conform to the City's Zoning Ordinance.
6. If the site has any drainage or easement plan, it will be required prior to any construction plan approval.
7. The site plan and notes shall be read in conjunction with the City's Zoning Ordinance and all other applicable laws and regulations.
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DEFINITION BASIN CALCULATIONS

EXISTING DEFINITION BASIN PER AS-BUILT SURVEY (0.53 AC/71') = 26,918 CU FT.
ADDITIONAL DEFINITION BASIN (1.53 AC/71') = 23,250 CU FT.
TOTAL DEFINITION BASIN (2.06 AC/71') = 50,168 CU FT.
ADDITIONAL VOLUME PROVIDED = 3,250 SF @ 3.75' DEPTH = 12,188 CU FT.
TOTAL VOLUME PROVIDED = 62,356 CU FT.

OWNER: HOGAN HOLDINGS 96, LLC
9300 SHIPLEYVILLE ROAD, SUITE 1300, LOUISVILLE, KENTUCKY 40222

PROJECT ADDRESS: 4855 CANE RUN ROAD, LOUISVILLE, KY 40216
TAX BLOCK 1016, LOT 107

REVISIONS: 18DEVPLAN1122

DATE: 08/11/2018

PROJECT NO.: WM#10754

COUNCIL DISTRICT: 1

FIRE PROTECTION DISTRICT: LAKE DREAMLAND/PRP

LD&D
LAND DESIGN & DEVELOPMENT, INC.
1100 ANNE ARDREY AVENUE, SUITE 100, LOUISVILLE, KY 40203
TEL: 502.261.1100 FAX: 502.261.1101

BRIDWELL APARTMENTS
4855 CANE RUN ROAD
TIOGAN HOLDINGS 96, LLC
9300 SHIPLEYVILLE ROAD, SUITE 1300
LOUISVILLE, KY, 40222

18DEVPLAN1122

Applicant's Rendering



FRONT / REAR ELEVATIONS
SCALE: $\frac{1}{8}'' = 1'-0''$



END ELEVATIONS
SCALE: $\frac{3}{16}'' = 1'-0''$

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PLANNING &
DESIGN SERVICES

18DEVPLAN1122

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Staff Finding

- Staff finds that the requested RDDDP generally complies with the Comprehensive Plan and Land Development Code.

Required Actions

- **Approve or Deny the Revised Detailed District Development Plan and Proposed Binding Elements**