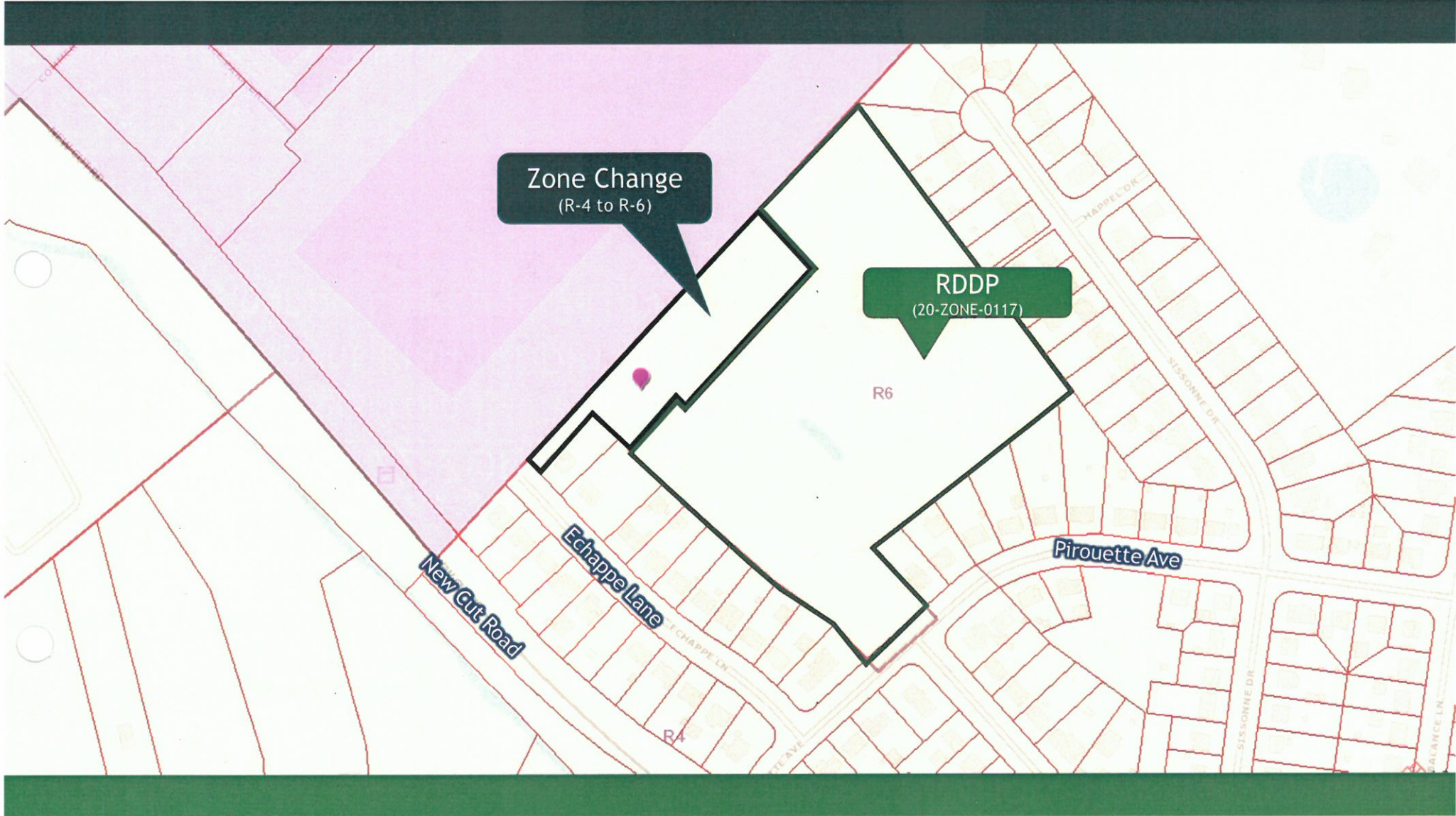


Louisville Metro Planning Commission Public Hearing - November 17, 2022
Louisville Metro Land Development & Transportation Committee - October 27, 2022
Neighborhood Meeting - November 23, 2021

Docket No. 22-ZONE-0004

Zone Change from R-4 to R-6 and a Revised Detailed District
Development Plan (RDDP) on property located at
423 Echappe Lane and 9418 Pirouette Avenue

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development Inc.



Zone Change
(R-4 to R-6)

RDDP
(20-ZONE-0117)

R6

New Cut Road

Echappe Lane

Pirouette Ave

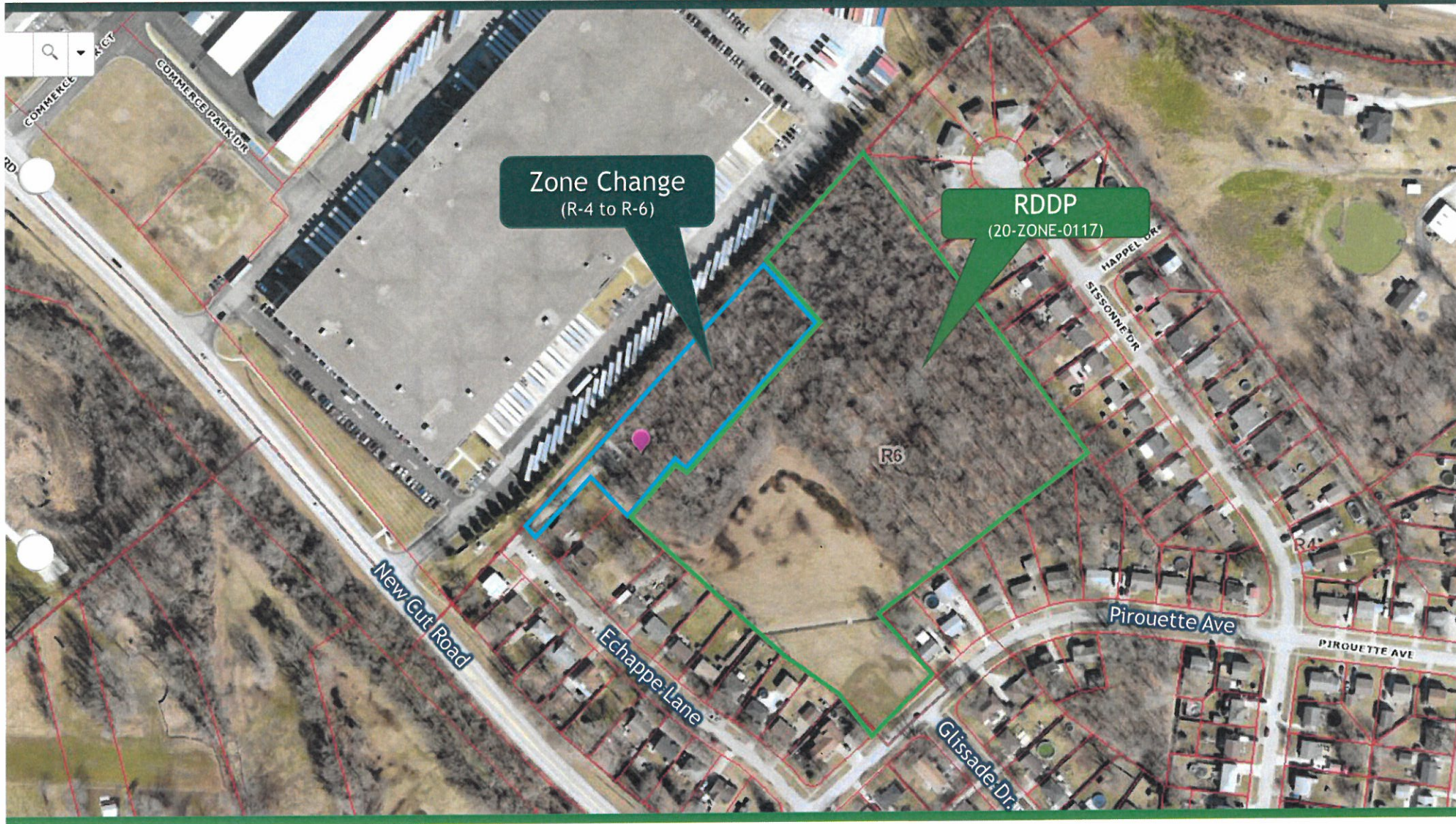
HAPPEL DR

SISSONNE DR

SISSONNE DR

BALANCE LN

R4



Zone Change
(R-4 to R-6)

RDDP
(20-ZONE-0117)



R6

R4

COMMERCE PARK DR

New Cut Road

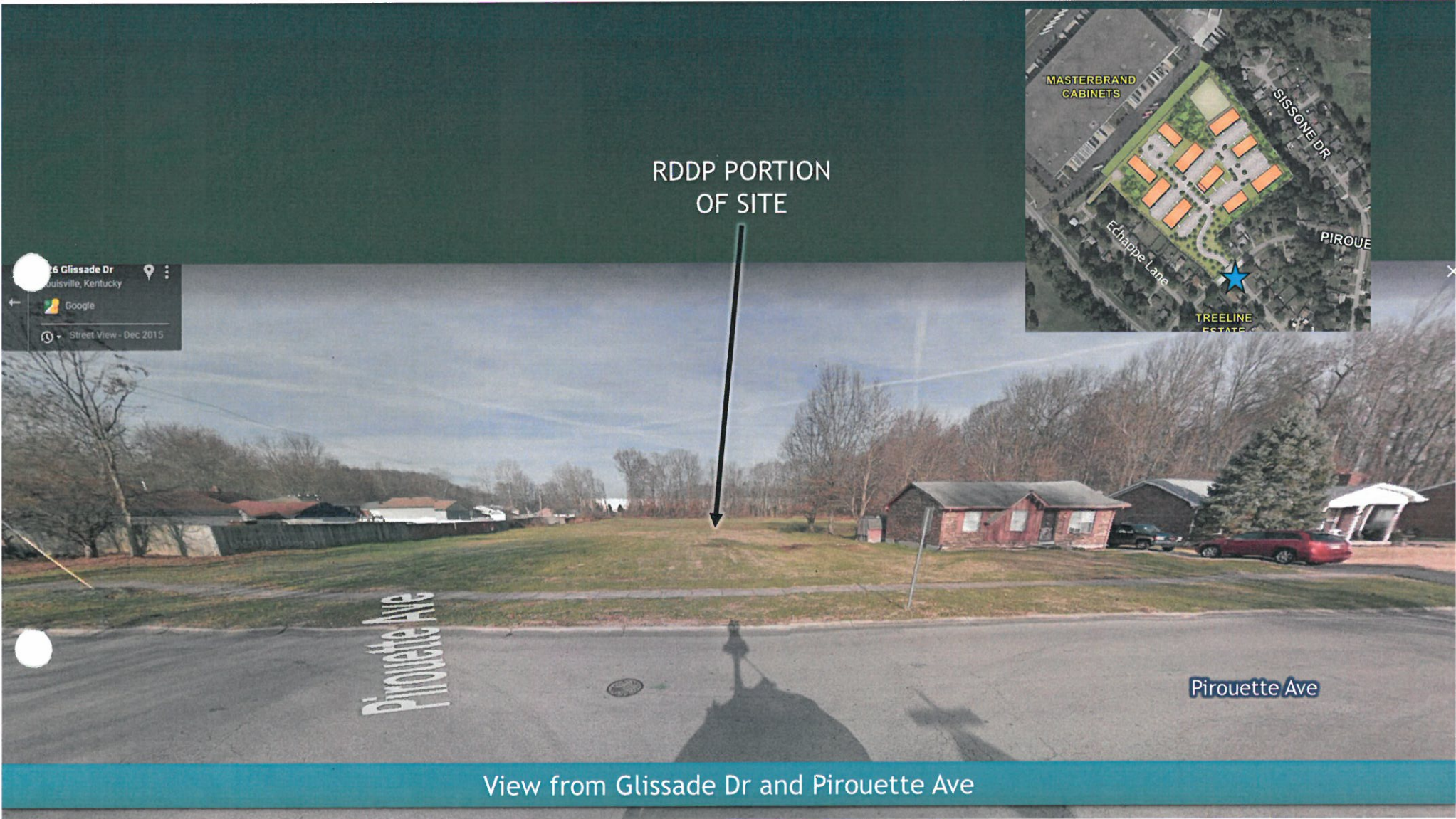
Echappe Lane

Glissade Dr

Pirouette Ave

PIROUETTE AVE

HAPPEL DR
SISSONNE DR



RDDP PORTION
OF SITE

MASTERBRAND
CABINETS

SISON DR

PIROUETTE

Echappe Lane

TREELINE
ESTATE

26 Glissade Dr
Louisville, Kentucky
Google
Street View - Dec 2015

Pirouette Ave

Pirouette Ave

View from Glissade Dr and Pirouette Ave

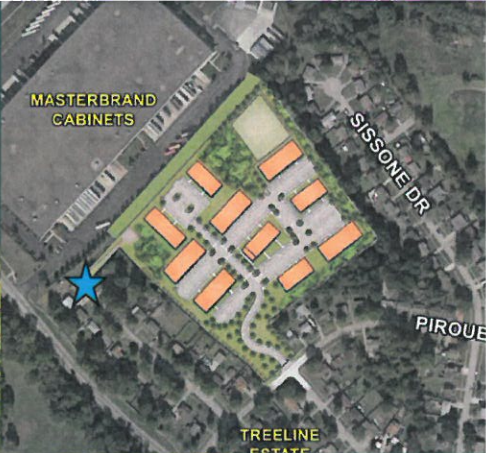


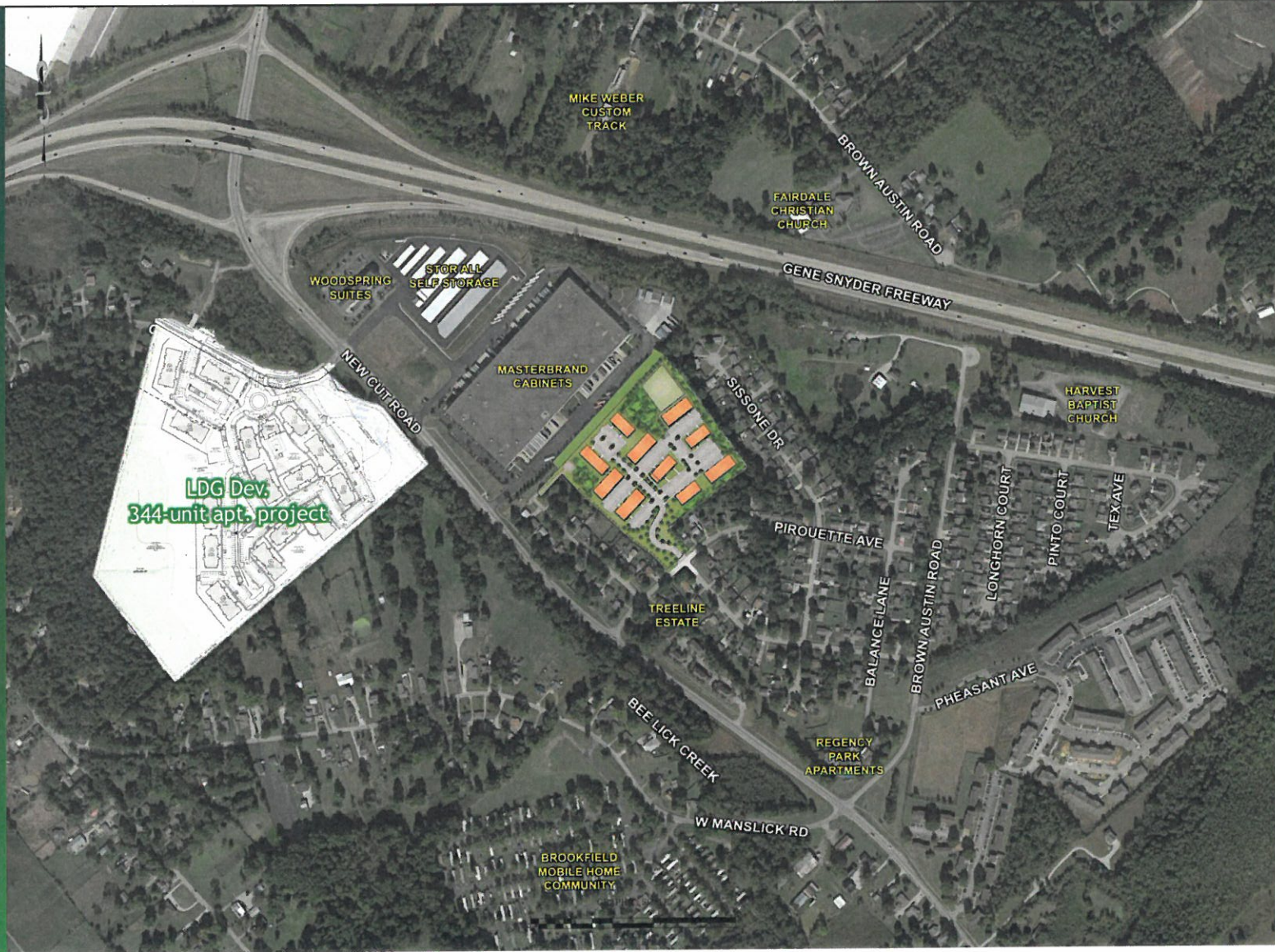
Looking east down Pirouette Ave



Looking west down Pirouette Ave

ZONE CHANGE PORTION OF SITE - no connection to Echappe Lane





LDG Dev.
344-unit apt. project

WOODSPRING SUITES

STORALL SELF STORAGE

MASTERBRAND CABINETS

TREELINE ESTATE

REGENCY PARK APARTMENTS

BROOKFIELD MOBILE HOME COMMUNITY

MIKE WEBER CUSTOM TRACK

FAIRDALE CHRISTIAN CHURCH

HARVEST BAPTIST CHURCH

GENE SNYDER FREEWAY

NEW CUT ROAD

SISSONE DR

PIROUETTE AVE

BALANCE LANE

BROWN/AUSTIN ROAD

LONGHORN COURT

PINTO COURT

TEX AVE

PHEASANT AVE

BEE LICK CREEK

W MANSLICK RD

Approved Development Plan
for 9418 Pirouette Ave
20-ZONE-0117



Proposed Zone Change and RDDP

Zone Change
(R-4 to R-6)

RDDP
(20-ZONE-0117)



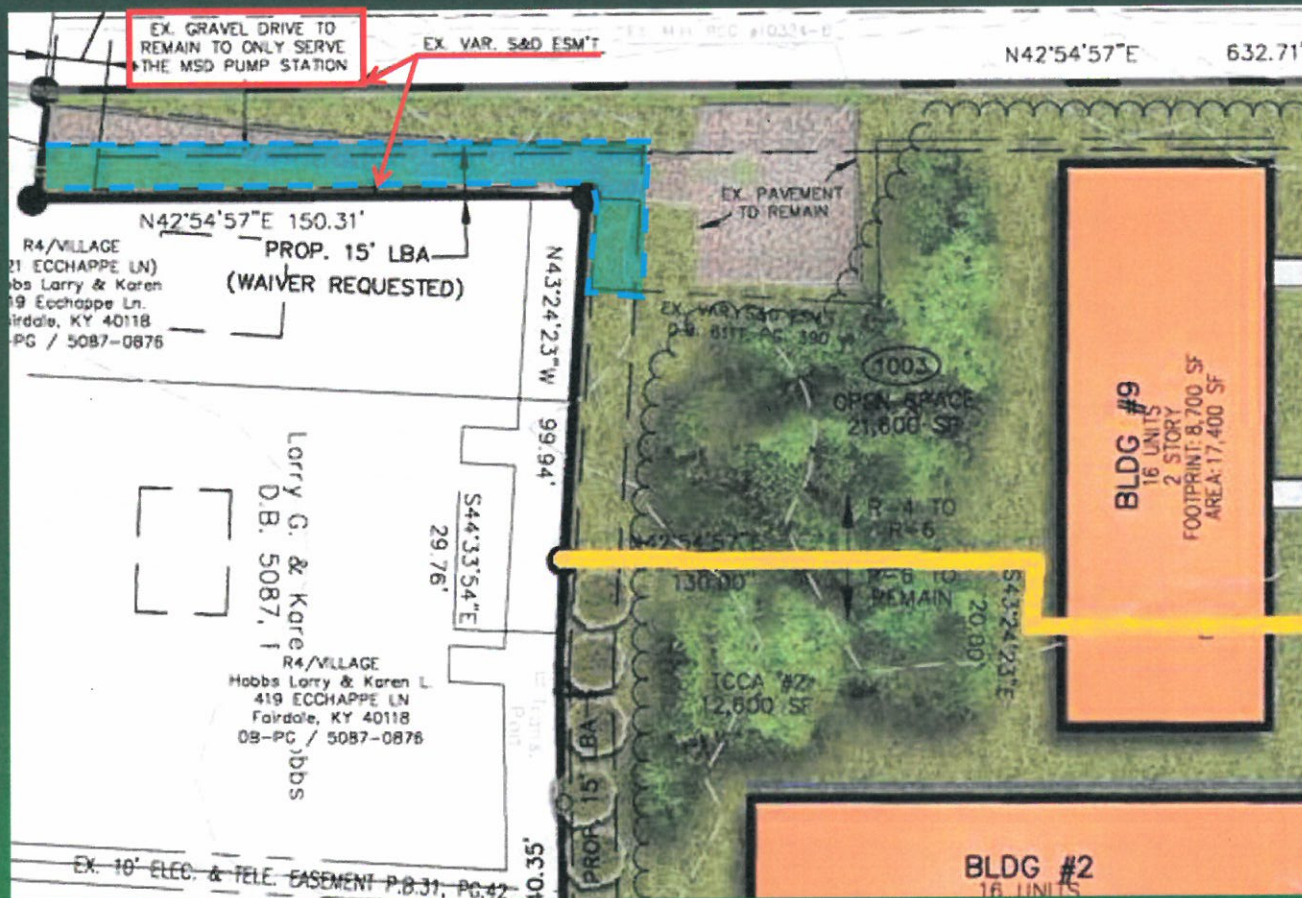
Previously Approved Development Plan - 128 Units (20-ZONE-0117)



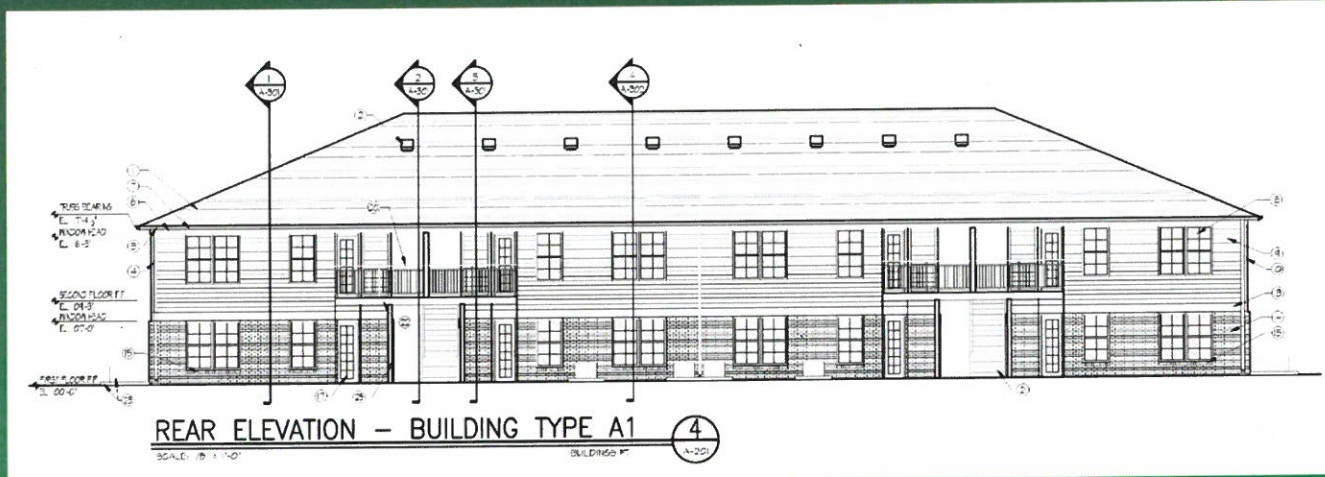
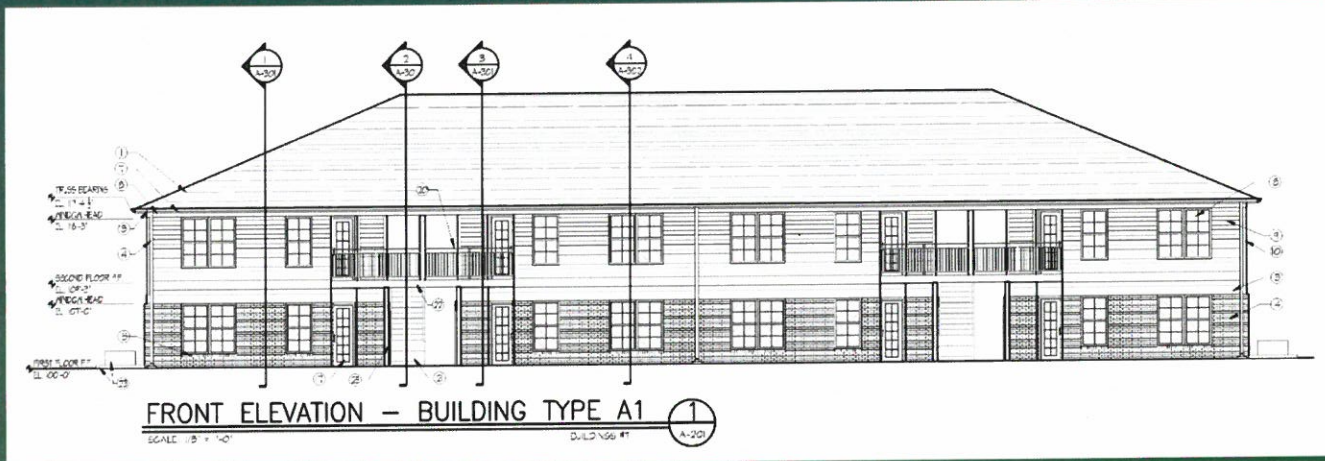
Proposed Development Plan - 160 Units

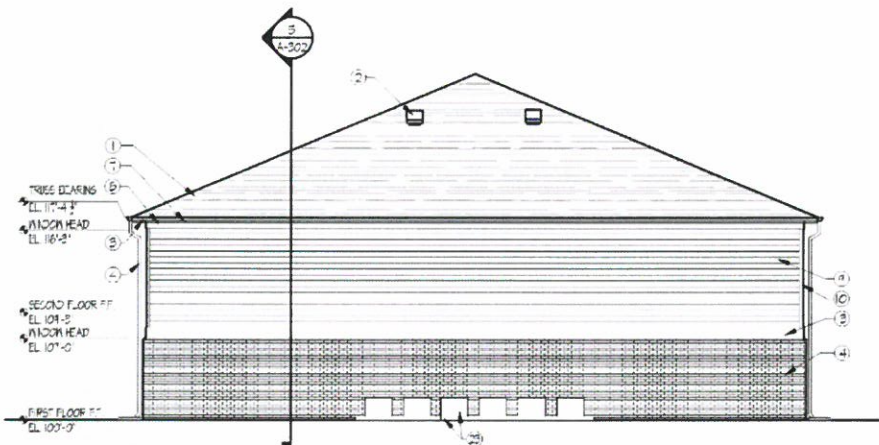


Waivers from 10.2.4 to permit over 50% overlap of an easement with an LBA
(22-WAIVER-0184)

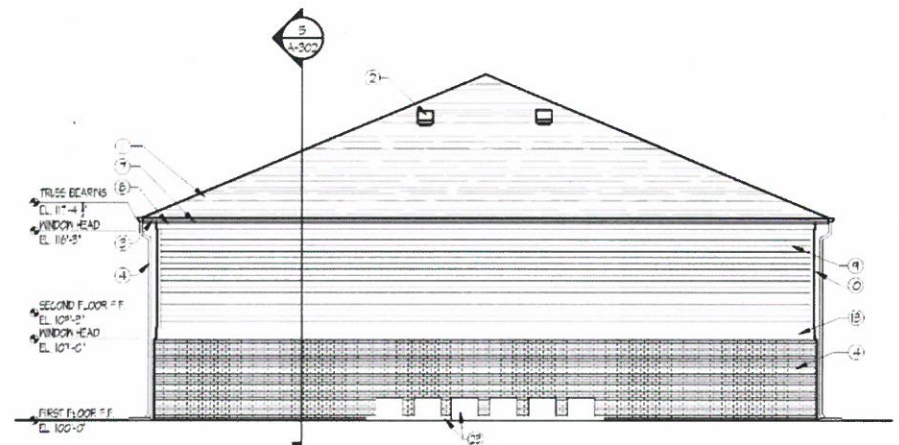


Style and Design of Proposed Apartments





LEFT ELEVATION – BUILDING TYPE A1 (2)
 SCALE: 1/8" = 1'-0" BUILDINGS #6. #7 A-20



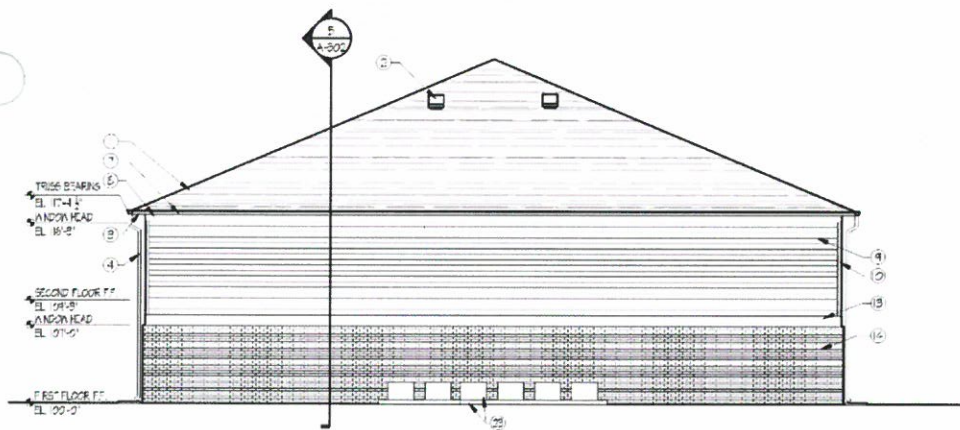
RIGHT ELEVATION – BUILDING TYPE A1 (3)
 SCALE: 1/8" = 1'-0" BUILDINGS #6. #7 A-20



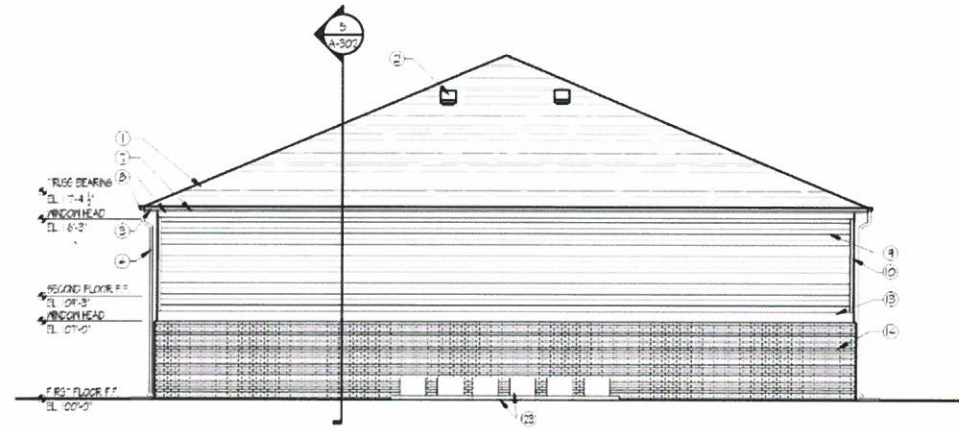
REAR ELEVATION — BUILDING TYPE A2 (4)
 SCALE: 1/8" = 1'-0" BUILDINGS # 10, 15, 16, 18 A-200



FRONT ELEVATION — BUILDING TYPE A2 (1)
 SCALE: 1/8" = 1'-0" BUILDINGS # 10, 15, 16, 18 A-200



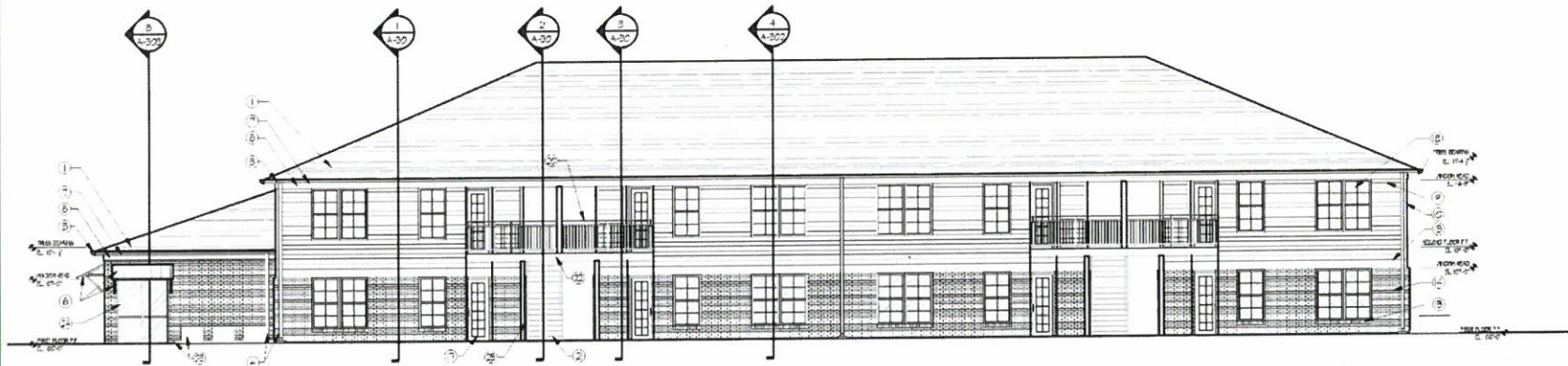
LEFT ELEVATION - BUILDING TYPE A2 (2)
 SCALE: 1/8" = 1'-0"
 BUILDING #1 #2 #3 #4 #5 A-202



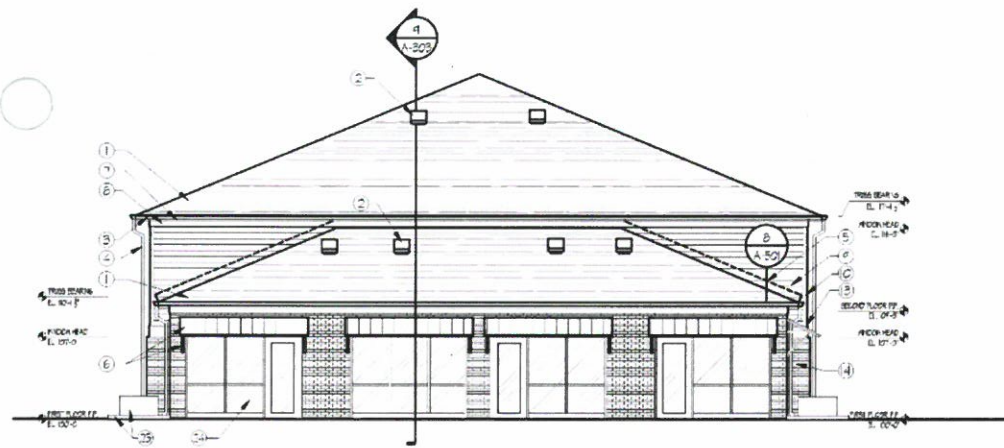
RIGHT ELEVATION - BUILDING TYPE A2 (3)
 SCALE: 1/8" = 1'-0"
 BUILDING #1 #2 #3 #4 #5 A-202



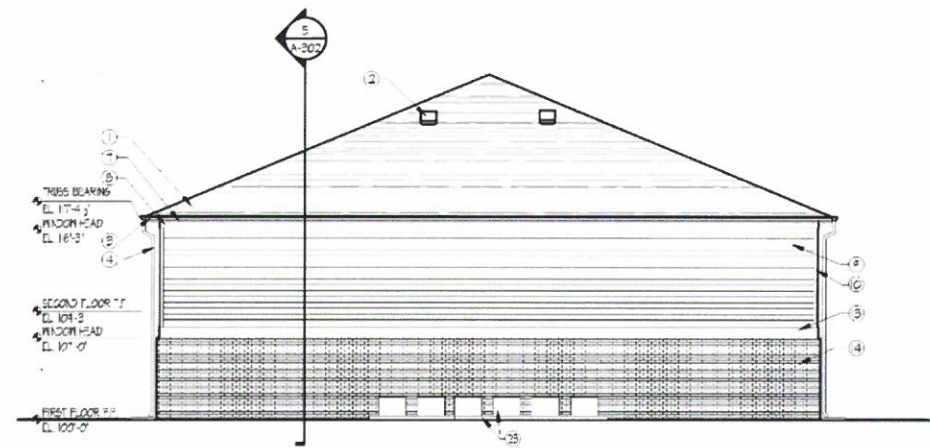
REAR ELEVATION — BUILDING TYPE A3 (4)
 SCALE 1/8" = 1'-0" BUILDING #4 A-209



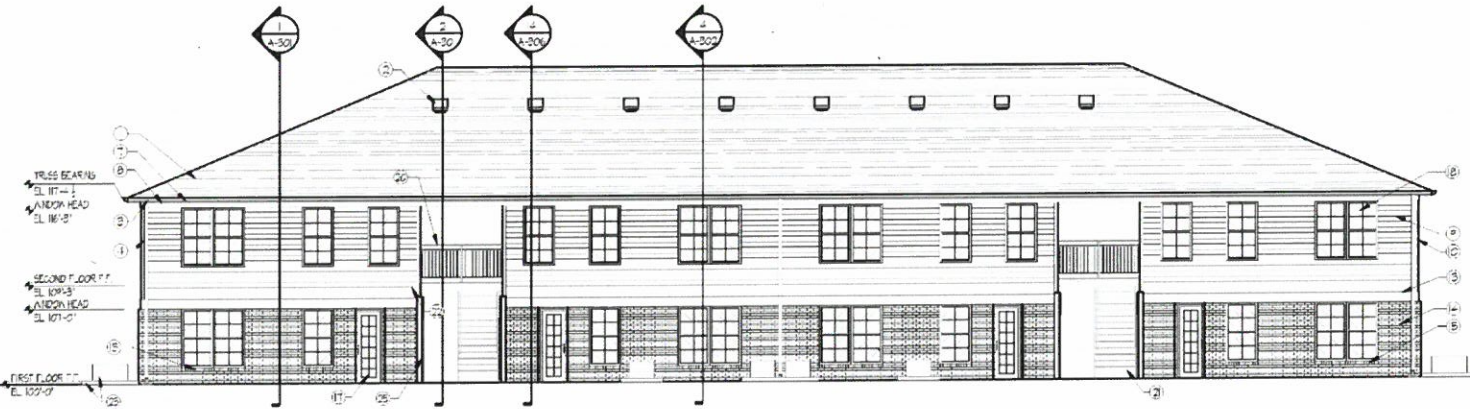
FRONT ELEVATION — BUILDING TYPE A3 (1)
 SCALE 1/8" = 1'-0" BUILDING #4 A-209



LEFT ELEVATION — BUILDING TYPE A3 2
 SCALE 1/8" = 1'-0" BUILDING # A-203



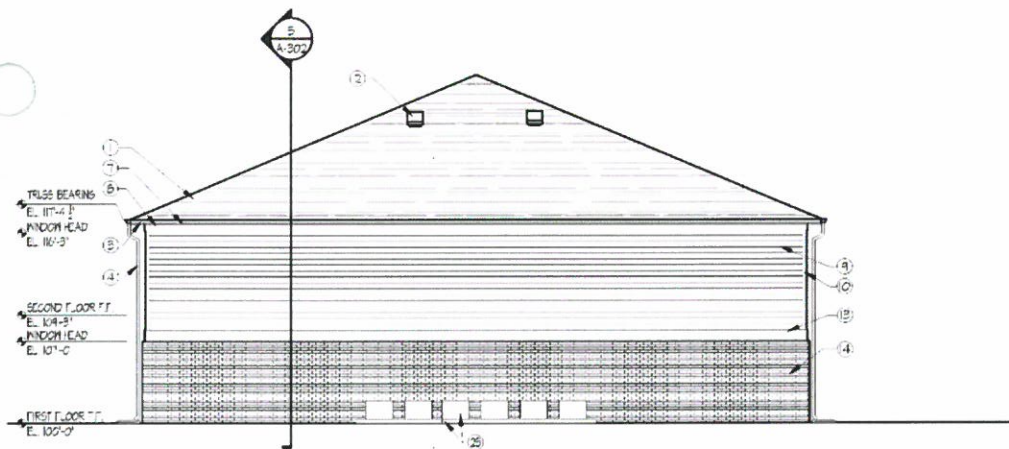
RIGHT ELEVATION — BUILDING TYPE A3 3
 SCALE 1/8" = 1'-0" BUILDING # A-203



REAR ELEVATION - BUILDING TYPE A4 4
 SCALE: 1/8" = 1'-0" BUILDING #5: A-204



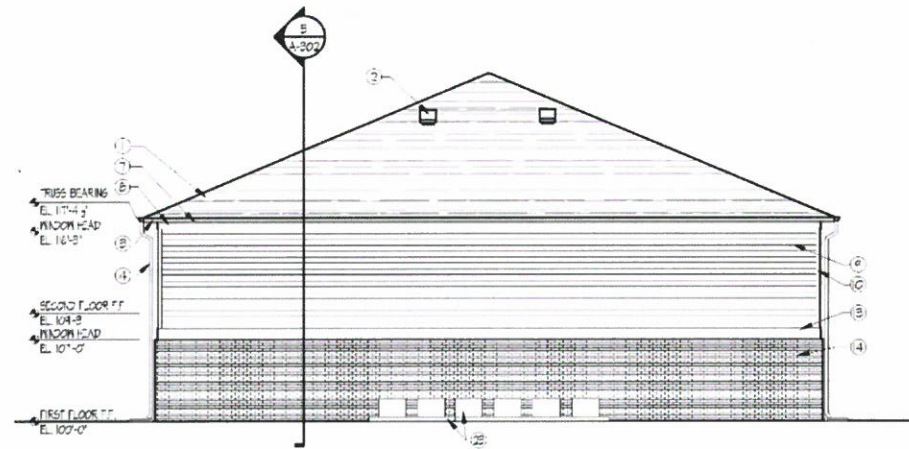
FRONT ELEVATION - BUILDING TYPE A4 1
 SCALE: 1/8" = 1'-0" BUILDING #5: A-204



LEFT ELEVATION - BUILDING TYPE A4 (2)

SCALE: 1/8" = 1'-0"

BUILDING # A-204



RIGHT ELEVATION - BUILDING TYPE A4 (3)

SCALE: 1/8" = 1'-0"

BUILDING # A-204

Questions?

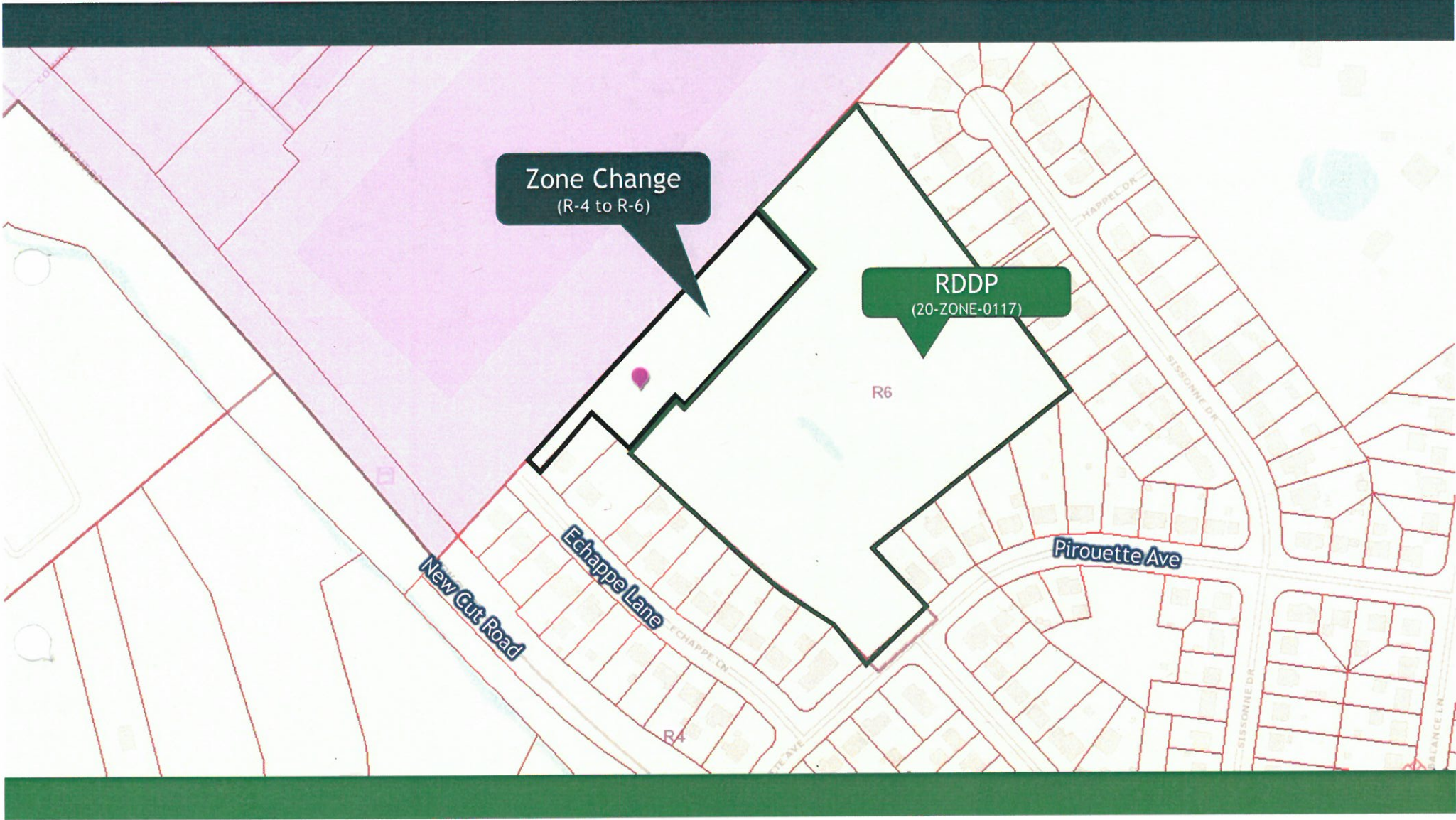


Louisville Metro Land Development & Transportation Committee - October 27, 2022
Neighborhood Meeting - November 23, 2021

Docket No. 22-ZONE-0004

Zone Change from R-4 to R-6 on and a Revised Detailed
Development Plan (RDDP) on property located at
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Zone Change
(R-4 to R-6)

RDDP
(20-ZONE-0117)

R6

New Cut Road

Echappe Lane

Pirouette Ave

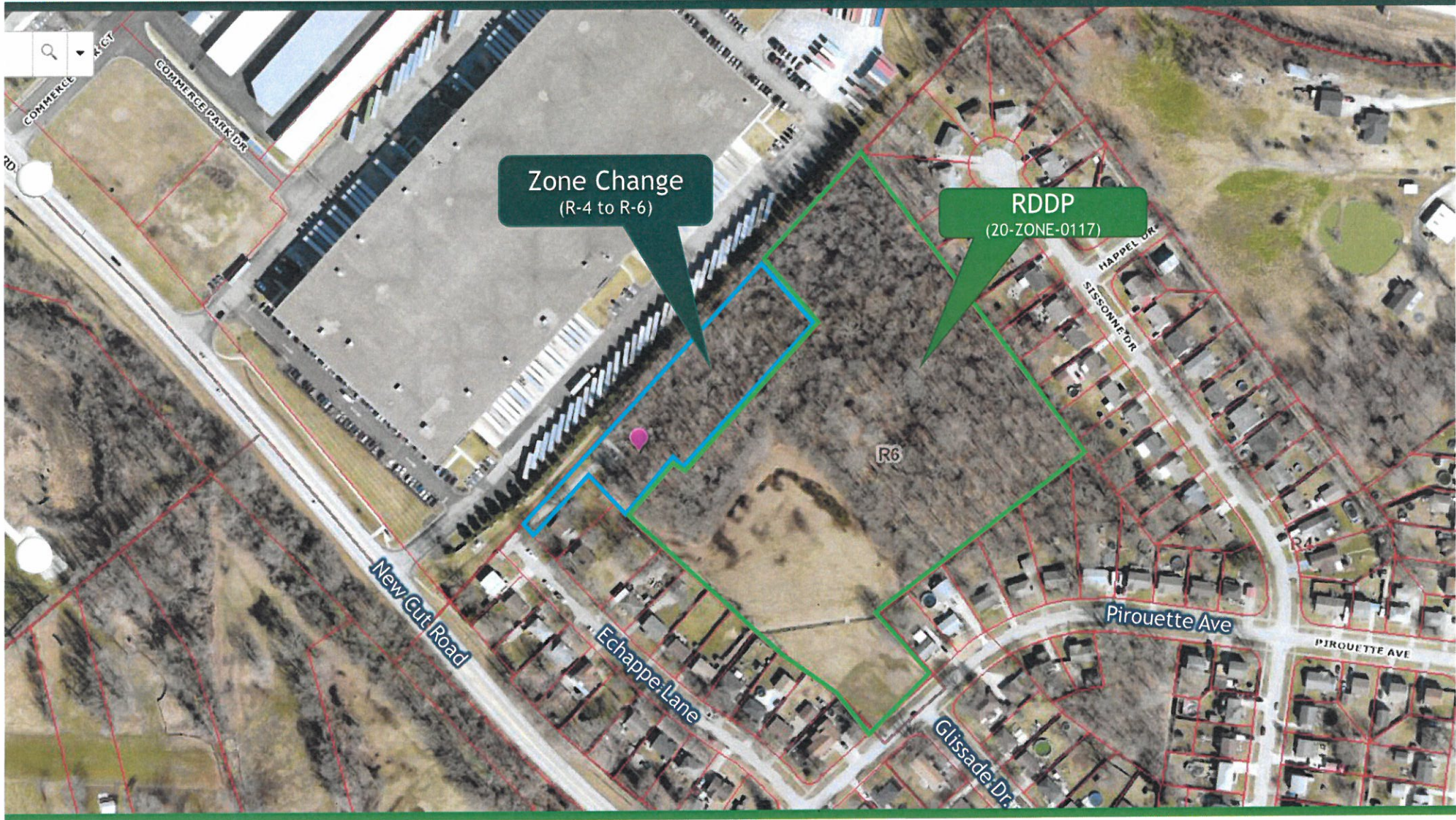
R4

Happel Dr

Sissonne Dr

Sissonne Dr

Blance Ln



Zone Change
(R-4 to R-6)

RDDP
(20-ZONE-0117)



COMMERCE PARK DR

COMMERCE PARK DR

New Cut Road

Echappe Lane

Glissade Dr

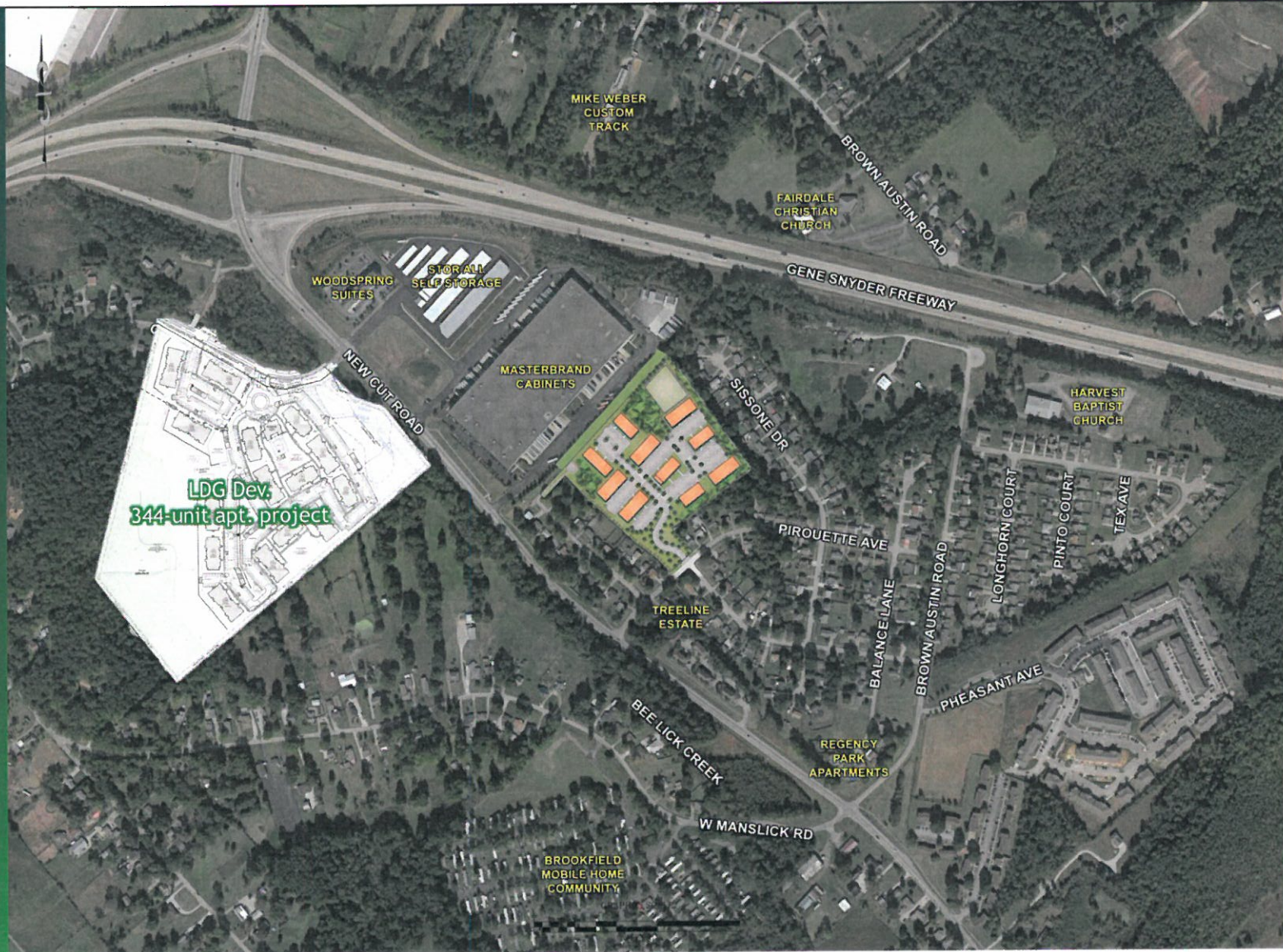
Pirouette Ave

PIROUETTE AVE

R6

R4

HAPPEL DR
SISSONNE DR



Approved Development Plan
for 9418 Pirouette Ave
20-ZONE-0117

Zone Change
(R-4 to R-6)

RDDP
(20-ZONE-0117)

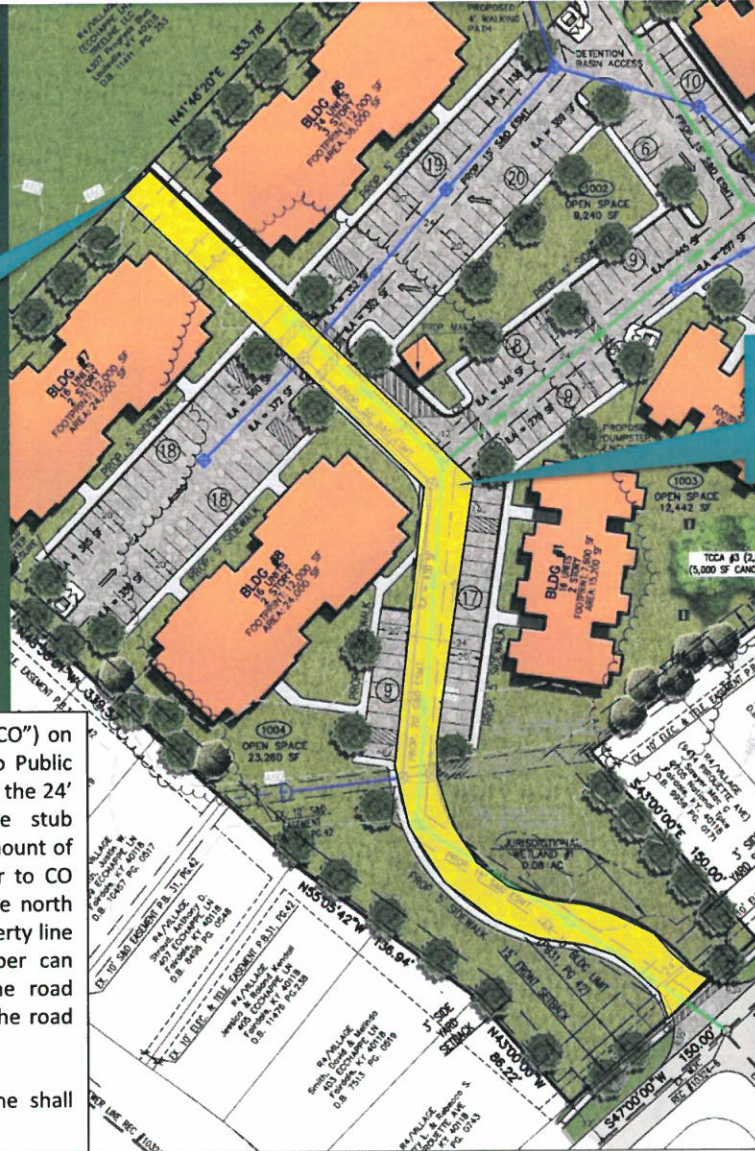


May 10, 2021 Development Plan with requested Waiver

Proposed Stub Connection

24' wide access roadway to stub connection

11. Prior to developer requesting a Certificate of Occupancy ("CO") on the first apartment building, developer shall request Metro Public Works ("Public Works") to inspect the road infrastructure for the 24' wide access roadway leading from Pirouette Avenue to the stub connection to the north property line to determine what amount of bond, if any, the developer shall be required to post prior to CO issuance. The access roadway to the stub connection at the north property line shall be built to the terminus at the north property line prior to release of said bond, if applicable. The developer can request a bond release and Public Works to inspect the road infrastructure for the access roadway for same whenever the road infrastructure construction is complete.
12. The access roadway connection to the north property line shall remain open and available to thru traffic.



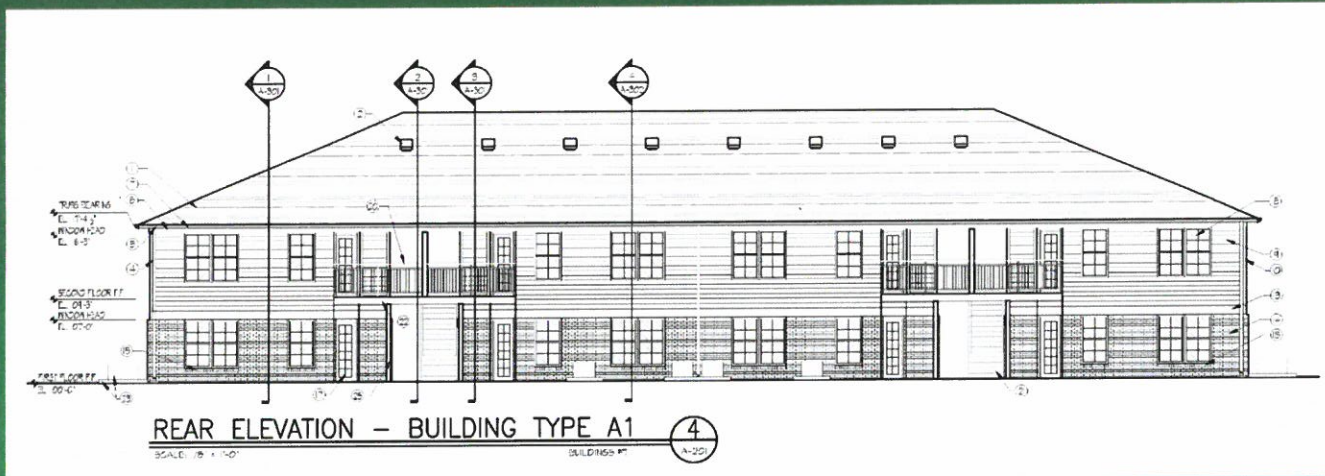
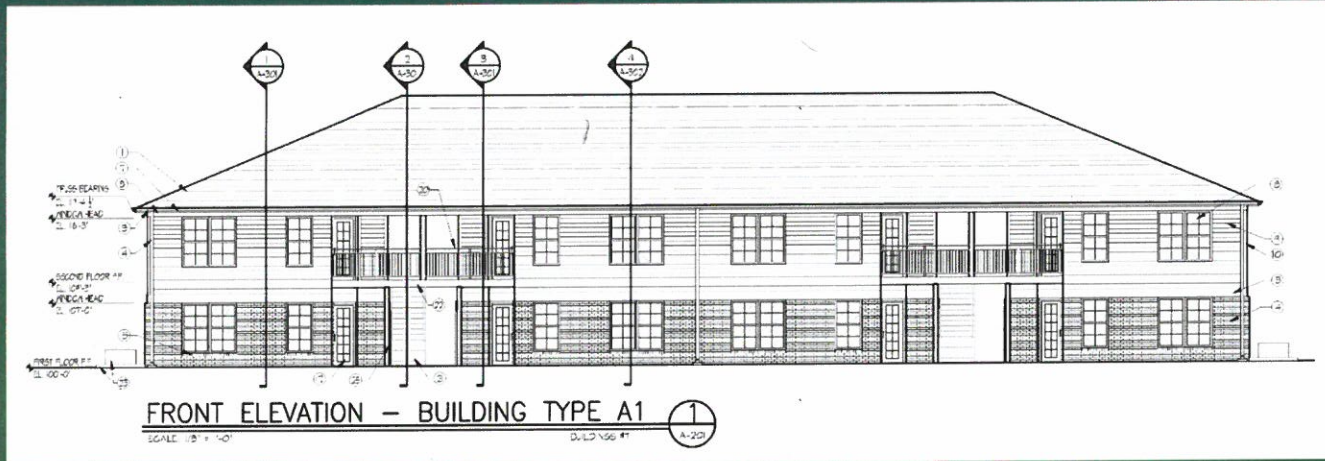
Previously Approved Development Plan - 128 Units (20-ZONE-0117)

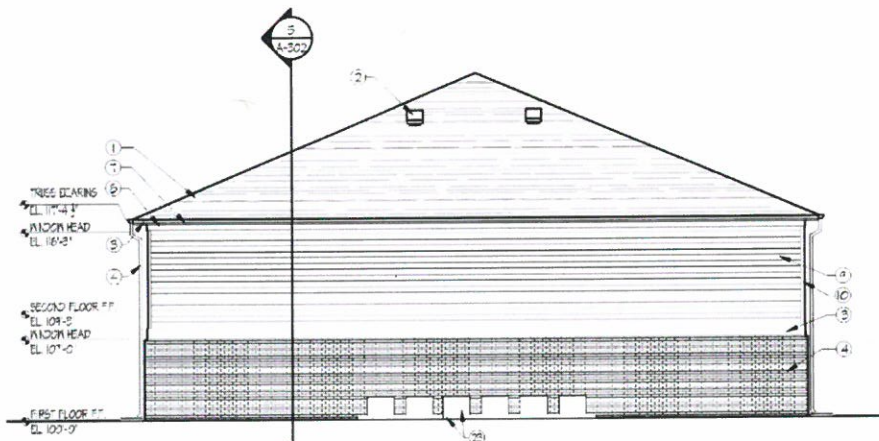


Proposed Development Plan - 152 Units

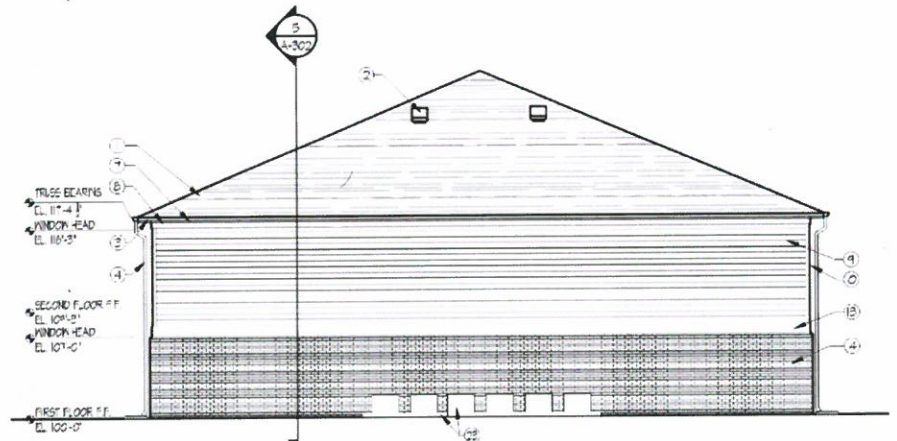


Style and Design of Proposed Apartments





LEFT ELEVATION – BUILDING TYPE A1 (2)
 SCALE: 1/8" = 1'-0" BUILDINGS #6, #7 A-20



RIGHT ELEVATION – BUILDING TYPE A1 (3)
 SCALE: 1/8" = 1'-0" BUILDINGS #6, #7 A-20



REAR ELEVATION — BUILDING TYPE A2 (4)

SCALE: 1/8" = 1'-0"

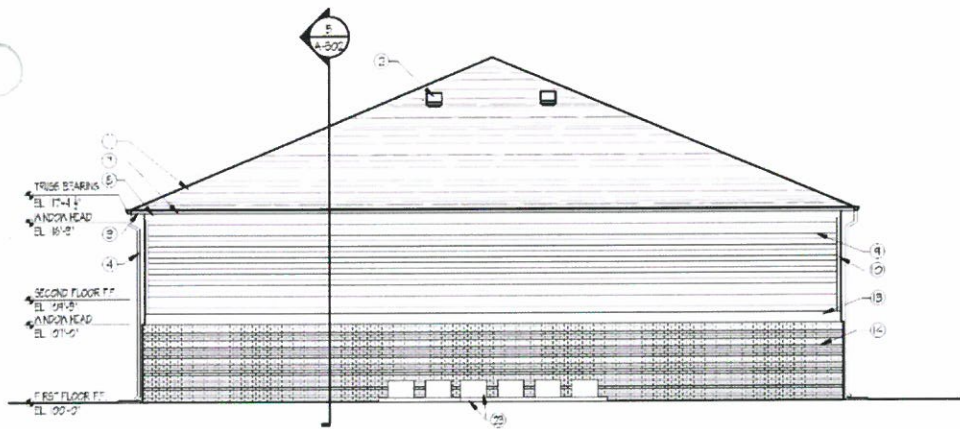
BUILDINGS # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



FRONT ELEVATION — BUILDING TYPE A2 (1)

SCALE: 1/8" = 1'-0"

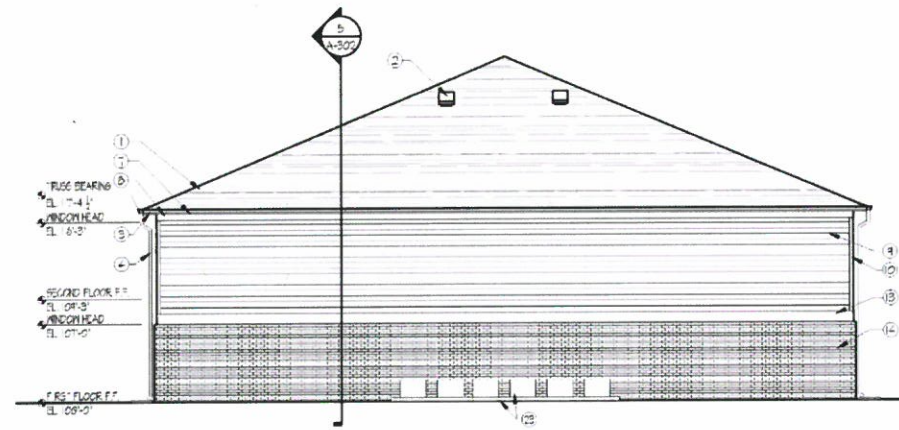
BUILDINGS # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



LEFT ELEVATION — BUILDING TYPE A2 (2)

SCALE: 1/8" = 1'-0"

BUILDINGS #1, #2, #3, #4 A-200



RIGHT ELEVATION — BUILDING TYPE A2 (3)

SCALE: 1/8" = 1'-0"

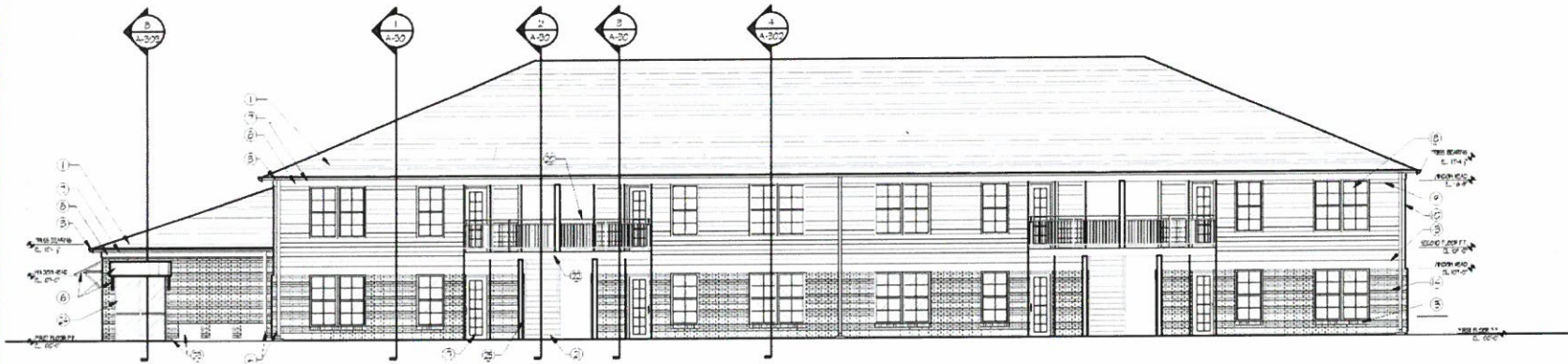
BUILDINGS #1, #2, #3, #4 A-200



REAR ELEVATION — BUILDING TYPE A3 4

SCALE: 1/8" = 1'-0"

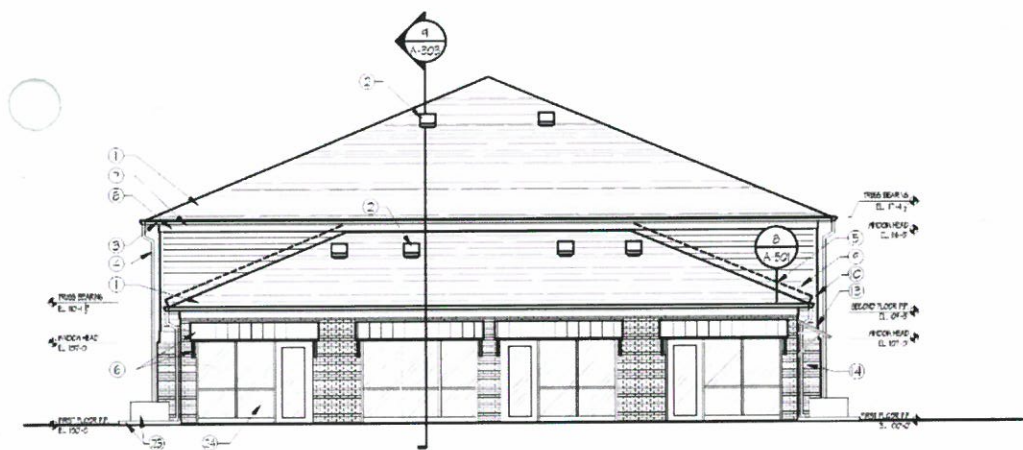
BUILDING #4 A-209



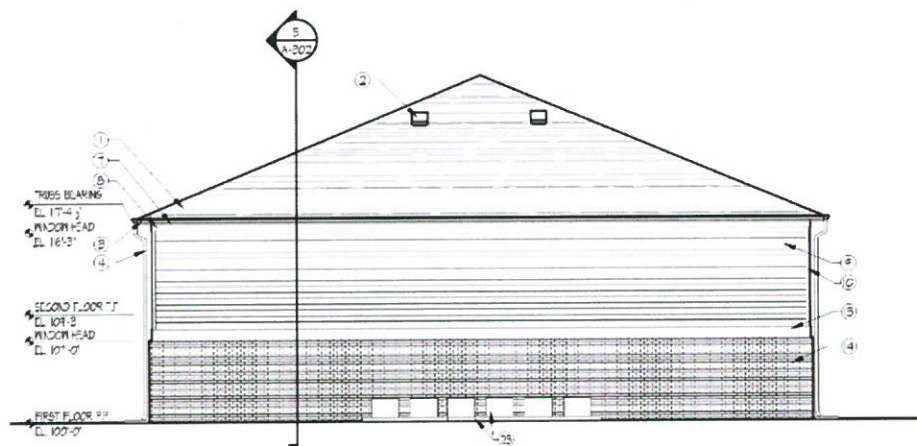
FRONT ELEVATION — BUILDING TYPE A3 1

SCALE: 1/8" = 1'-0"

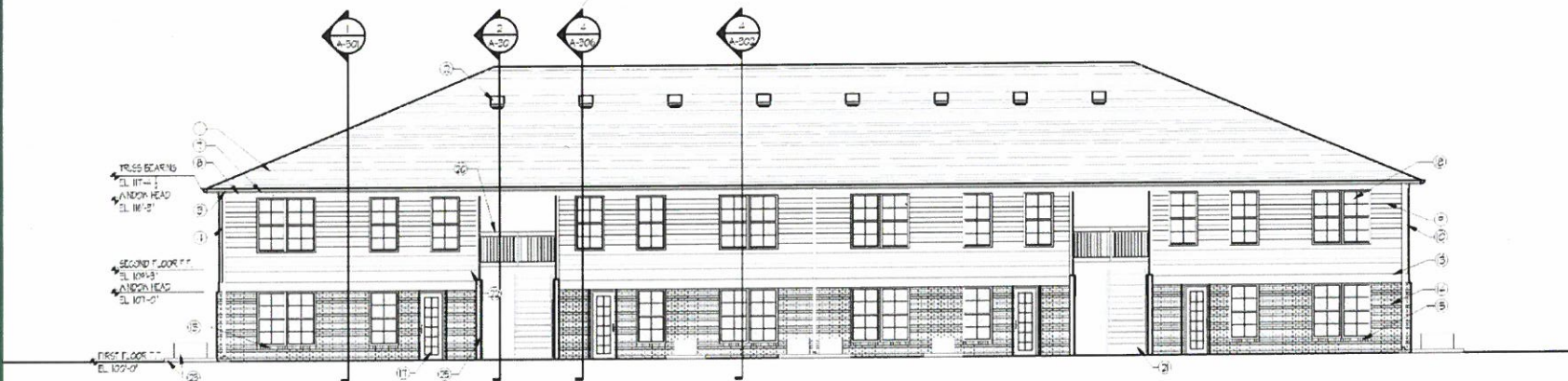
BUILDING #4 A-209



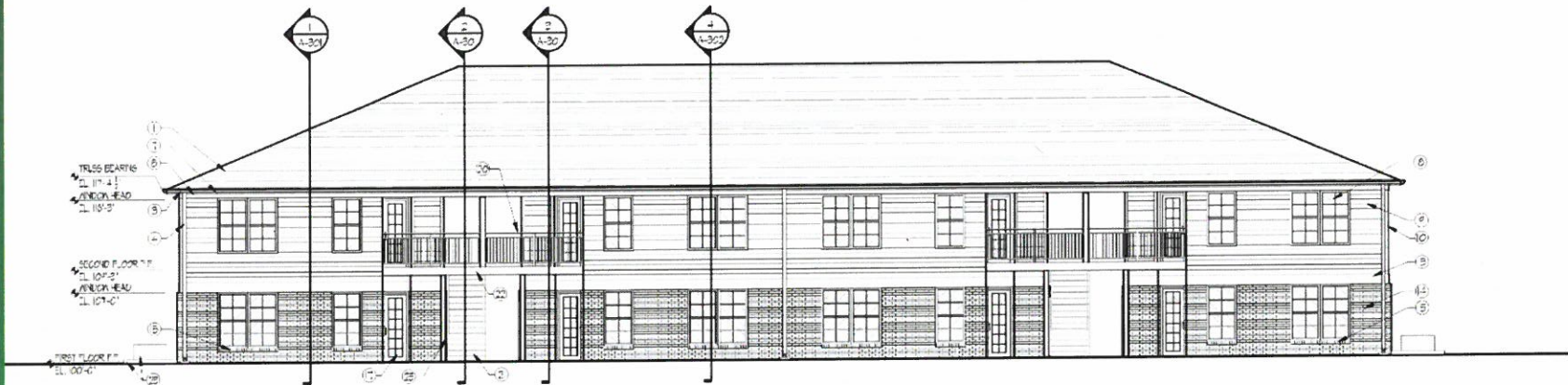
LEFT ELEVATION - BUILDING TYPE A3 2
 SCALE 1/8" = 1'-0" BUILDING # A-208



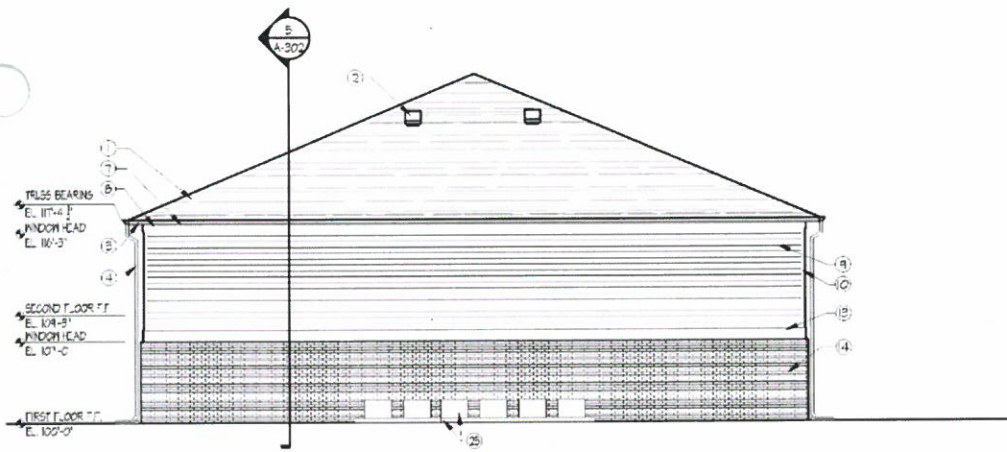
RIGHT ELEVATION - BUILDING TYPE A3 3
 SCALE 1/8" = 1'-0" BUILDING # A-208



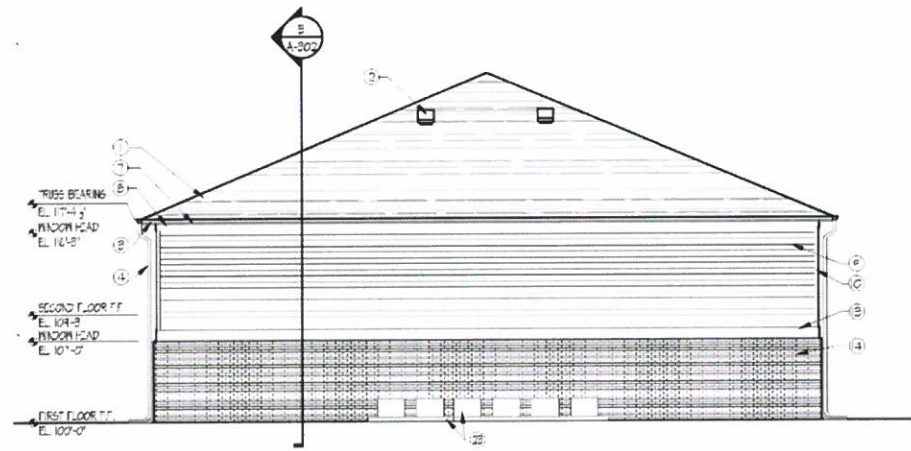
REAR ELEVATION - BUILDING TYPE A4 (4)
 SCALE: 1/8" = 1'-0" BUILDING # A-204



FRONT ELEVATION - BUILDING TYPE A4 (1)
 SCALE: 1/8" = 1'-0" BUILDING # A-204



LEFT ELEVATION - BUILDING TYPE A4 (2)
 SCALE 1/8" = 1'-0"
 BUILDING # A-204



RIGHT ELEVATION - BUILDING TYPE A4 (3)
 SCALE 1/8" = 1'-0"
 BUILDING # A-204

RDDP PORTION
OF SITE



226 Glissade Dr
Louisville, Kentucky

Google

Street View - Dec 2015

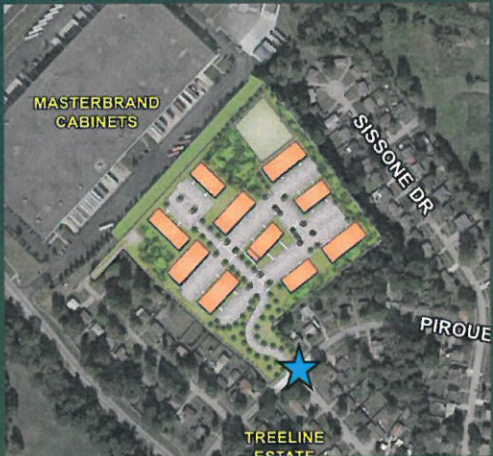


Pirouette Ave

View of site from Glissade Dr and Pirouette Ave



Looking east down Pirouette Ave



Looking west down Pirouette Ave

ZONE CHANGE PORTION OF SITE - no connection to Echappe Lane



Google



Questions?