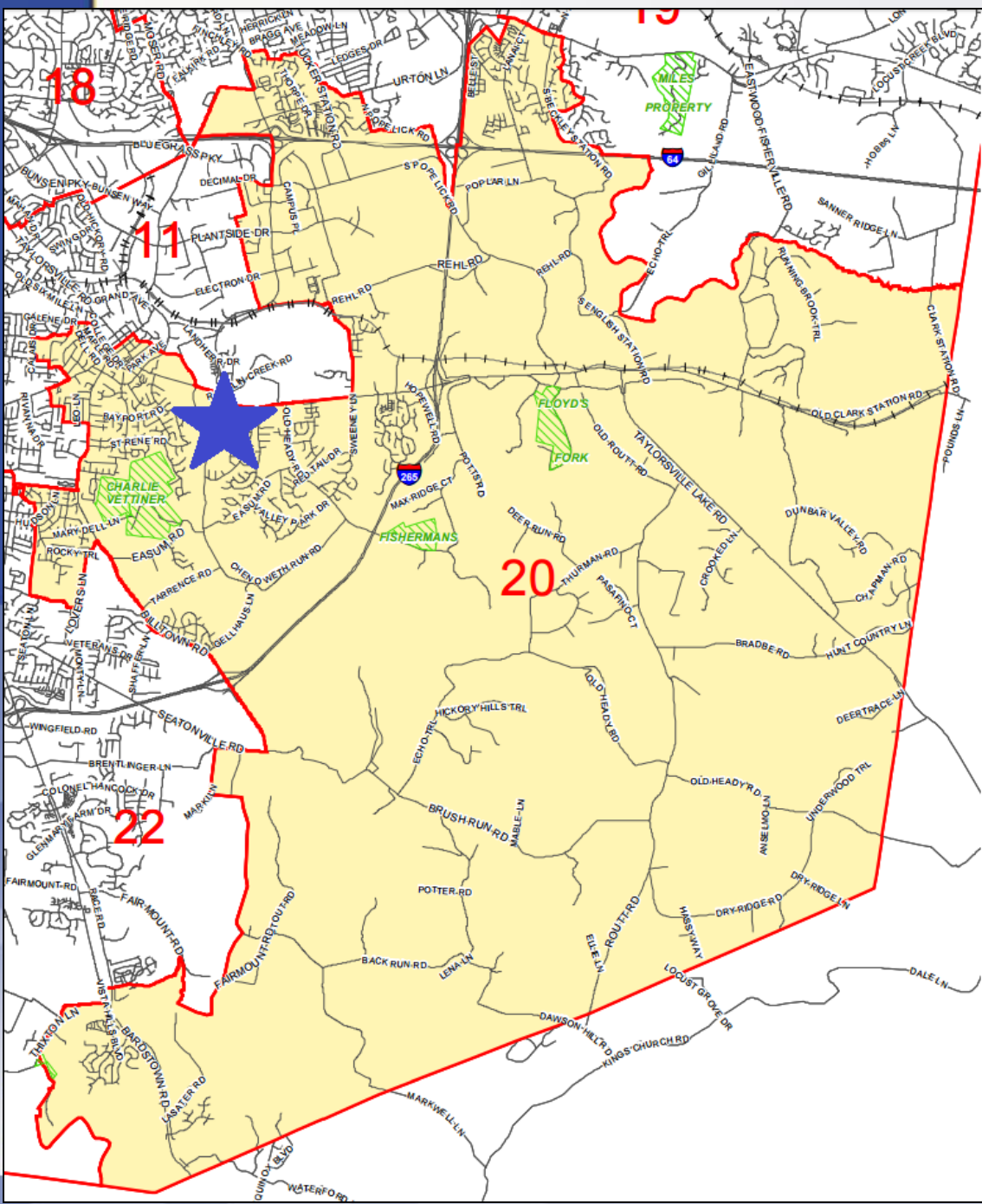


**16ZONE1020**

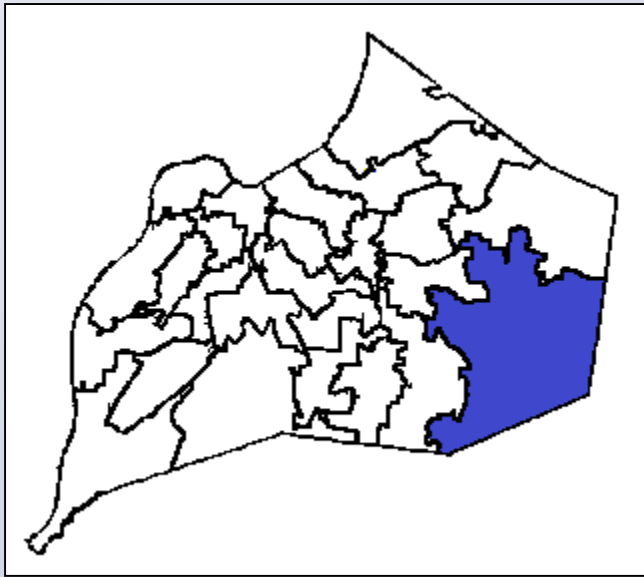
# Taylorsville Road Apartments



**Planning/Zoning, Land Design & Development**  
**January 31, 2017**



**11404, 11312 & 11314  
Taylorsville Road  
District 20 - Stuart Benson**

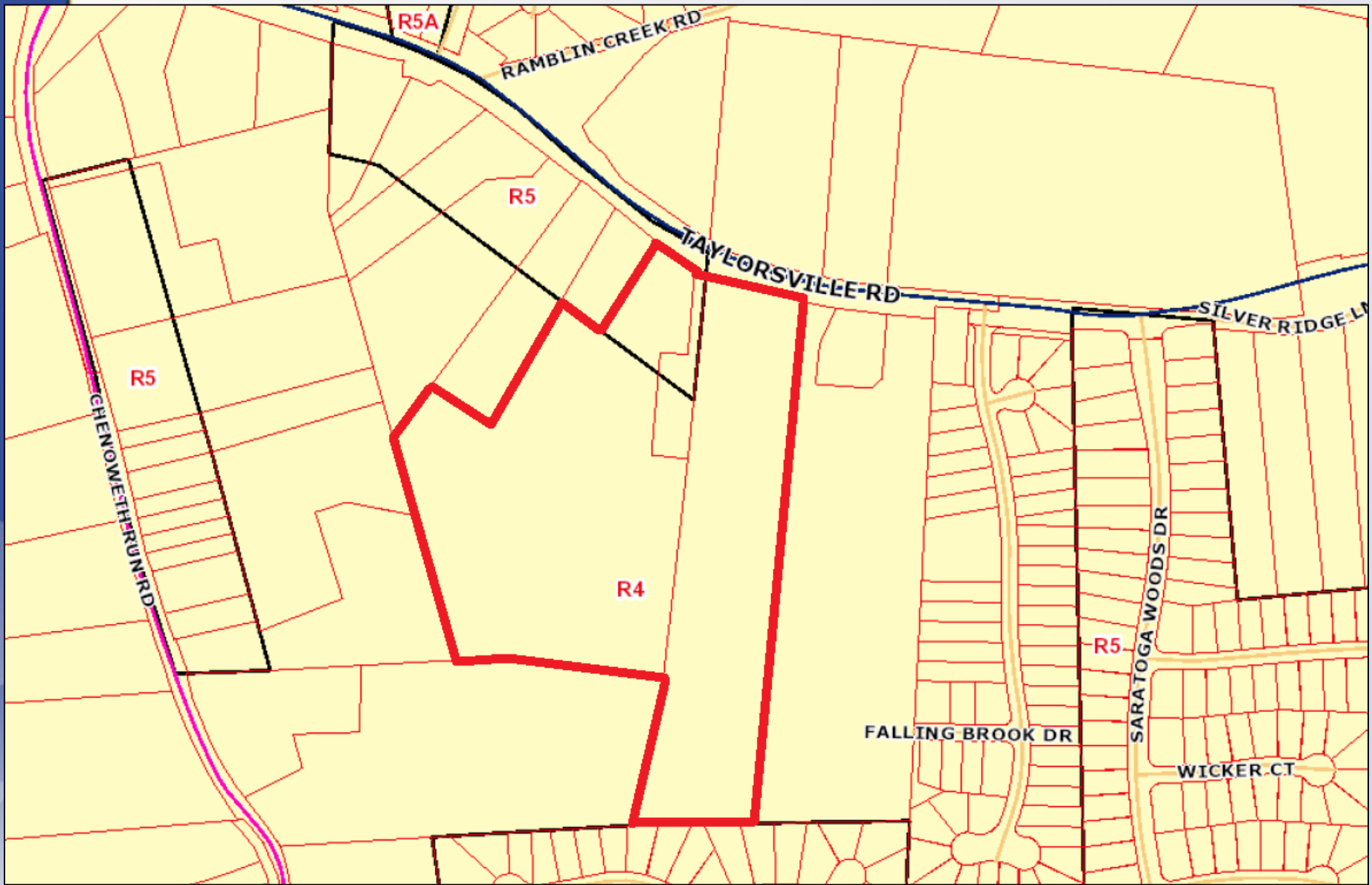


# Request(s)

- Change in zoning from R-4/R-5 to R-5A
- Variance from 5.3.1.C.2 to exceed the maximum building height of 35' by 5' making the total permitted building height 40'.
- District Development Plan with binding elements

# Case Summary / Background

- 347 apartment units on 29.07 acres
- Mainly 3 stories with some 2-story buildings
- 61% treed
- 15% of those trees to remain
- 12 du/ac where R-5A permits 12.01 du/ac.



**Adjacent Properties:**

North: R-4/N

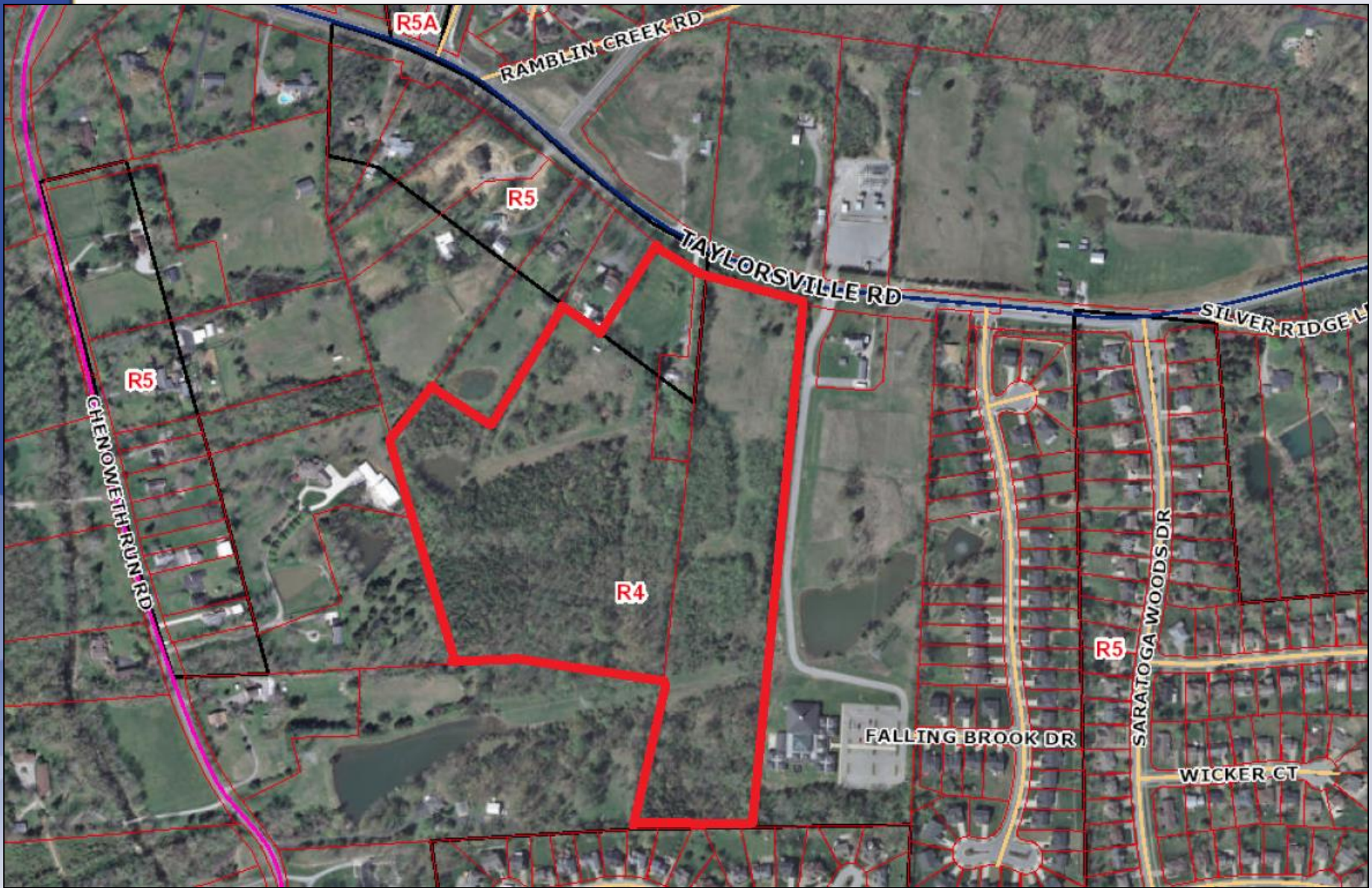
South: R-4/N

East: R-4/N

West: R-4, R-5/ N

16ZONE1020







# Site Photos-Subject Property



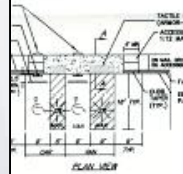
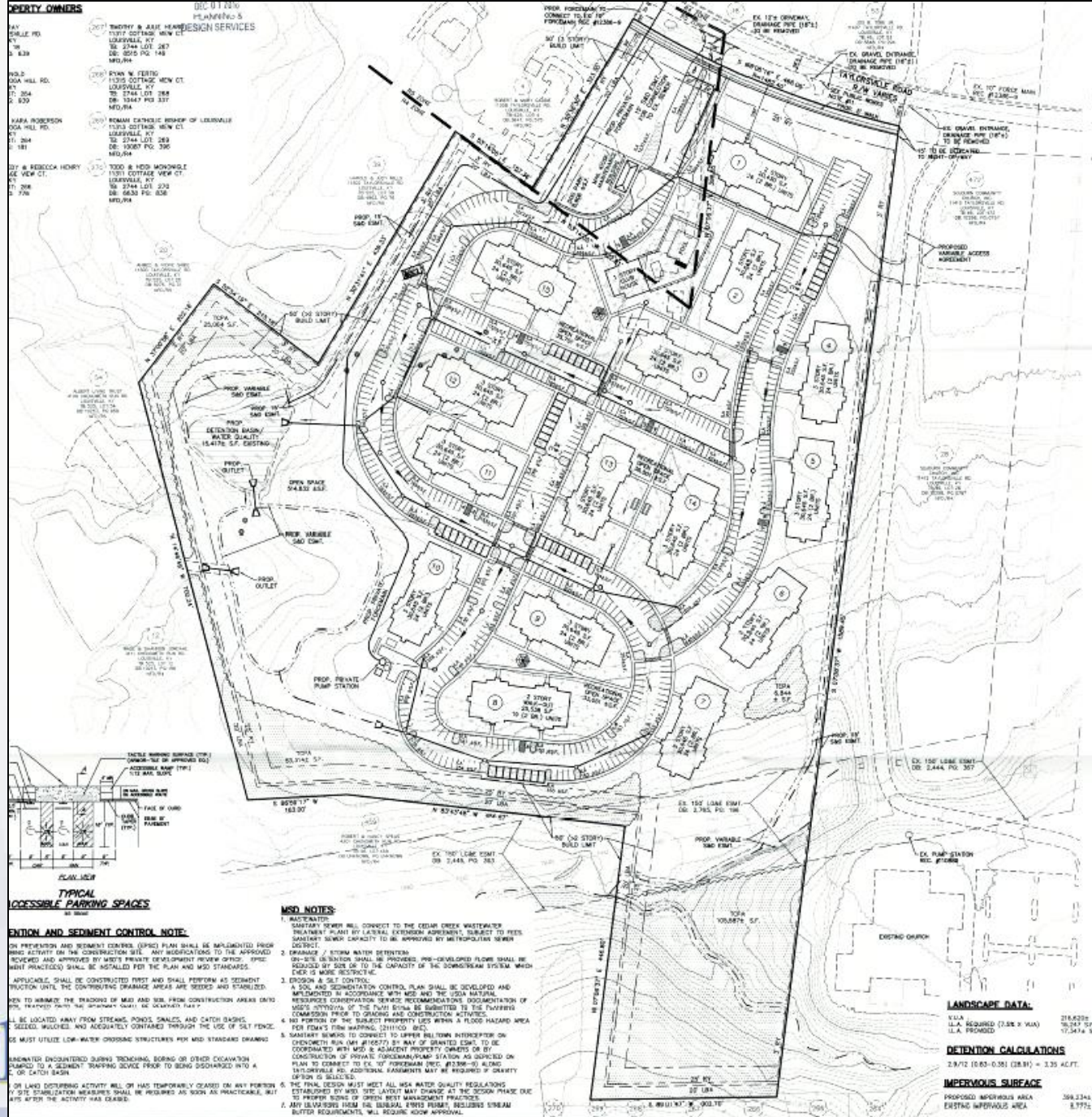


**PROPERTY OWNERS**

- RAY CHARLE POE  
11377 COTTAGE VIEW CT  
LOUISVILLE, KY  
DR: 2744 LOT 267  
DC: 2010 PG 148  
MFO,RA
- WOLFE DONA HILL RD  
11377 COTTAGE VIEW CT  
LOUISVILLE, KY  
DR: 2744 LOT 268  
DC: 2047 PG 137  
MFO,RA
- MAHA ROBERTSON  
11377 COTTAGE VIEW CT  
LOUISVILLE, KY  
DR: 2744 LOT 269  
DC: 2007 PG 390  
MFO,RA
- DIY & REBECCA HENRY  
11377 COTTAGE VIEW CT  
LOUISVILLE, KY  
DR: 2744 LOT 270  
DC: 2028 PG 036  
MFO,RA

**PLANNING & DESIGN SERVICES**

- THOMAS & JANE HENNINGSEN  
11377 COTTAGE VIEW CT  
LOUISVILLE, KY  
DR: 2744 LOT 267  
DC: 2010 PG 148  
MFO,RA
- FRANK W. FORTIN  
11377 COTTAGE VIEW CT  
LOUISVILLE, KY  
DR: 2744 LOT 268  
DC: 2047 PG 137  
MFO,RA
- FRANK CATHOLIC DESIGN OF LOUISVILLE  
11377 COTTAGE VIEW CT  
LOUISVILLE, KY  
DR: 2744 LOT 269  
DC: 2007 PG 390  
MFO,RA
- THOMAS & JANE HENNINGSEN  
11377 COTTAGE VIEW CT  
LOUISVILLE, KY  
DR: 2744 LOT 270  
DC: 2028 PG 036  
MFO,RA



**TYPICAL ACCESSIBLE PARKING SPACES**

**EROSION AND SEDIMENT CONTROL NOTE:**  
ON PREVENTION AND SEDIMENT CONTROL (P&S) PLAN SHALL BE IMPLEMENTED FROM THE START OF CONSTRUCTION. ANY MODIFICATIONS TO THE APPROVED P&S PLAN SHALL BE APPROVED BY THE METRO PRIVATE DEVELOPMENT REVIEW OFFICE. PREVENTION PRACTICES SHALL BE INSTALLED FOR THE PLAN AND MSD STANDARDS.

APPLICABLE SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT TRAP UNTIL THE CONSTRUCTIVE DRAINAGE AREAS ARE SEDED AND STABILIZED. WHEN TO NURTURE THE BENCHING OF MUD AND SOIL FROM CONSTRUCTION AREAS INTO THE TRAP, THE TRAP SHALL BE CLEANED AND MAINTAINED.  
ALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS.  
SEEDS, MULCHES, AND ACCESSORIES CONTRACT THROUGH THE USE OF SILT FENCE.  
USE MUST UTILIZE LOW-WATER CROSSING STRUCTURES FOR MUD STANDARDS DRAINAGE.  
UNSATURATED ENCLOSURES DURING TRENCHING, BORING OR OTHER OCCASION SHALL BE DAMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A CATCH BASIN.  
ON LAND DISTURBED ACTIVITY SHALL BE HAS TEMPORARILY CLOSED ON ANY PORTION BY THE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT LATE AFTER THE ACTIVITY HAS CEASED.

**MSD NOTES:**  
1. **MASTERSHIP:** MASTER'SHIP OWNER WILL CONNECT TO THE CLEAR OVERHEAD WATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. MASTER'SHIP OWNER CAPACITY TO BE APPROVED BY METRO/PRIVATE OWNER.  
2. **DRAINAGE / STORM WATER DETENTION:** ON-SITE DETENTION SHALL BE PROVIDED. PRE-DEVELOPED FLOW SHALL BE REDUCED BY SIZE OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICH DOES A MORE RESTRICTIVE.  
3. **EROSION & SILT CONTROL:** A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MDC AND THE USRA NATURAL RESOURCE CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MOST APPROVALS OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.  
4. **NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA FOR FEMA'S FIRM MAPPING (311010). SEE.**  
5. **SEWAGE TREATMENT TO CONNECT TO UPPER BELMONT INTERCEPTOR ON DOWNSWITCH RUN (M# 02577) BY WAY OF GRAVITY LINES TO BE CONSTRUCTED WITH MDC & ADJACENT PROPERTY OWNERS OR BY CONSTRUCTION OF PRIVATE FORCEMAIN/PUMP STATION AS SHOWN ON PLAN TO CONNECT TO EX. 107 FORCEMAIN (MDC #1396) ALONG SUTTONVILLE RD. ADDITIONAL AGREEMENTS MAY BE REQUIRED IF GRAVITY DESIGN IS REQUIRED.  
6. THE FINAL DESIGN MUST MEET ALL HIGH WATER QUALITY REGULATIONS ESTABLISHED BY METRO. LATEST MAY CHANGE AT THE DISCRETION OF METRO TO PROPER SENSE OF GREEN BEST MANAGEMENT PRACTICES.  
7. ANY DEVELOPERS FROM THE BELMONT AREA MUST REQUIRE STREAM BUFFER REQUIREMENTS WILL REQUIRE NOW APPROVAL.**

**LANDSCAPE DATA:**

VLLA	216,420
I.L.A. REQUIRED (7.5% VLLA)	76,214
I.L.A. PROVIDED	77,547.8

**DETENTION CALCULATIONS**

2.872 (0.83-0.86) (28.81) = 2.35 ACF.

**IMPERVIOUS SURFACE**

PROPOSED IMPERVIOUS AREA	389,234
EXISTING IMPERVIOUS AREA	8,772













# PC Recommendation

- Public Hearings were held on 9/19/2016 and 12/12/2016
  - Eight people spoke in opposition at the December 12 meeting.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 and R-5 to R-5A by a vote of 9-0-1 (10 members voted)