

# 20-DDP-0026

## The Station

### at Middletown Apartments



Louisville Metro Land Development and  
Transportation Committee

Lacey Gabbard, AICP, Planner I

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# Requests

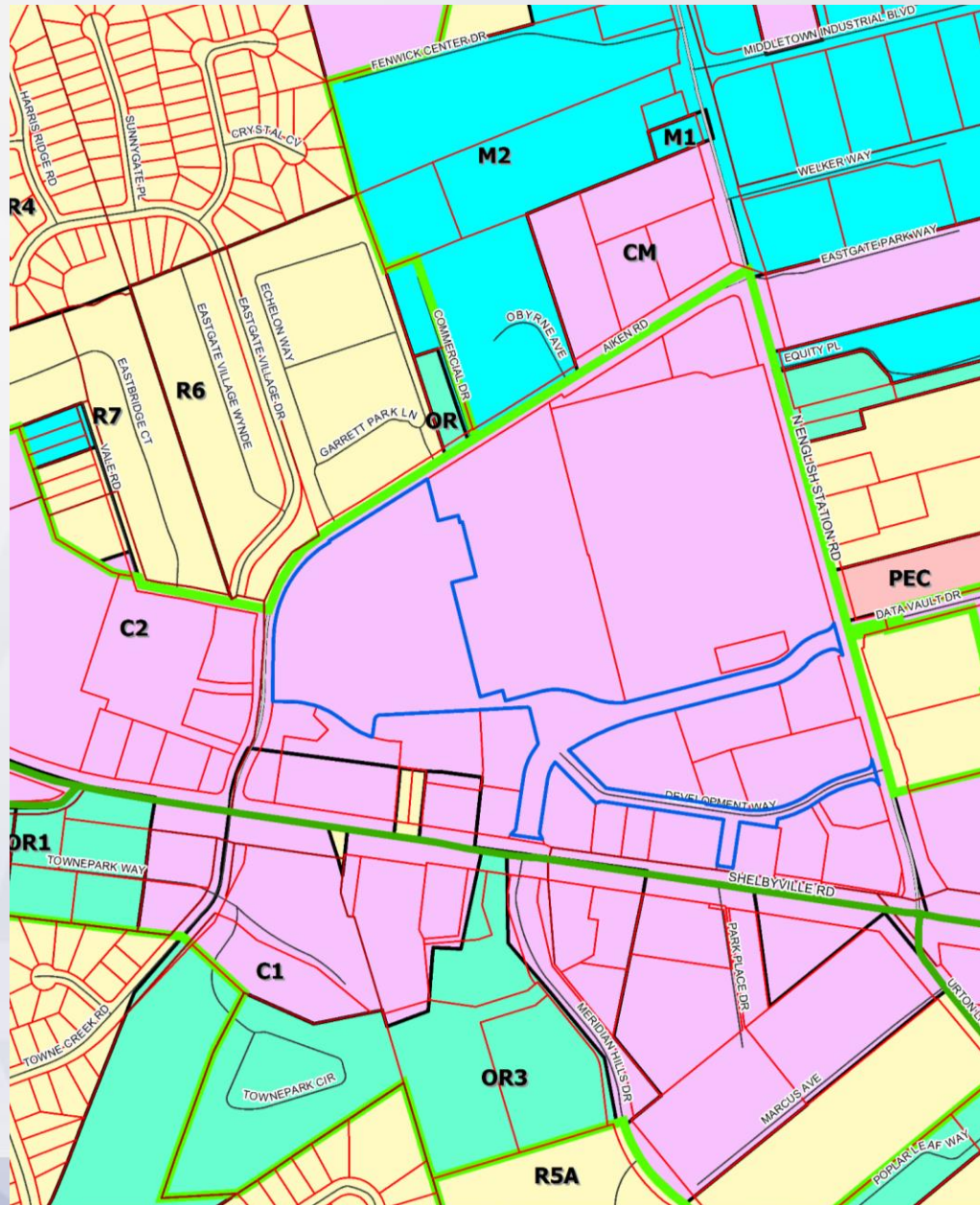
- **Detailed District Development Plan**
- **Waiver** from Land Development Code section 10.2.9 to not provide a required 6' screen within the 5' landscape buffer area between the proposed apartment parking and the existing Target parking (20-WAIVER-0048)
- **Waiver** from Land Development Code section 10.2.4.B.1 to allow a variable height retaining wall in portions of the property perimeter buffer (20-WAIVER-0044)

# Case Summary

- Property is zoned C-2 Commercial in the Suburban Marketplace Corridor form district.
- 326 unit apartment community with four multi-story apartment buildings with a combination of surface and tuck-under parking
- Previously approved plan, 19-DDP-0024
- Currently proposed plan includes a waiver to allow the retaining wall to encroach into the property perimeter buffer area
- Currently proposed plan includes a waiver to not provide the 6' screen in the landscape buffer area on the east side of the site between the subject site and the Target parking lot.



# Zoning/Form Districts















# Elevations



BUILDING 1 SOUTH ELEVATION



BUILDING 2 EAST ELEVATION



# Renderings





# Renderings





# Renderings



# Staff Finding

- The revised district development plan and waivers appear to be adequately justified.



# Required Actions

- **RECOMMEND APPROVAL or DENIAL** of the following **Waivers to Middletown**:
  - **1. Waiver of Land Development Code (LDC - City of Middletown), section 10.2.9 to not provide a required 6' screen within the 5' landscape buffer area between the proposed apartment parking and the existing Target parking (20-WAIVER-0048)**
  - **2. Waiver of Land Development Code (LDC - City of Middletown) section 10.2.4.B.1 to allow a variable height retaining wall in portions of the property perimeter buffer (20-WAIVER-0044)**
- **Recommend to the City of Middletown that the Revised Detailed District Development Plan be APPROVED or DENIED**