

17822

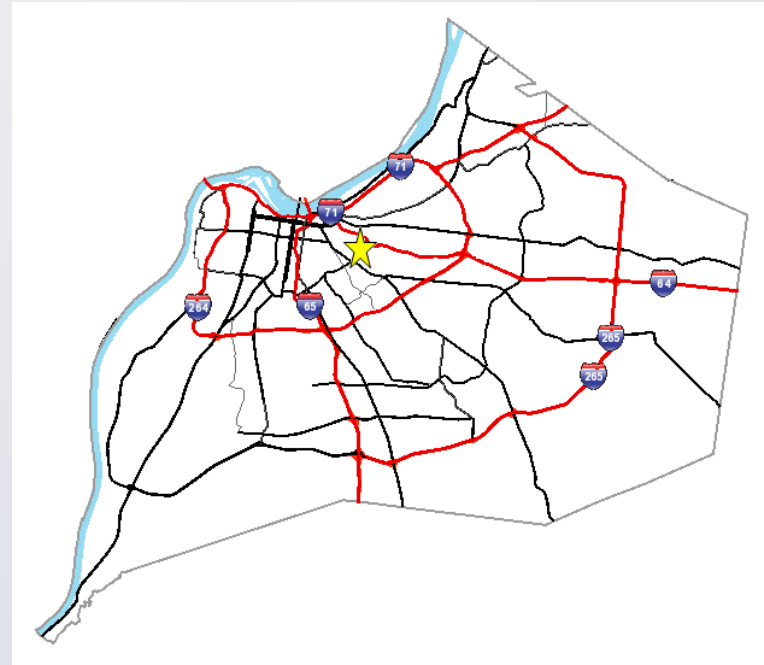
Willow Grande



Planning/Zoning, Land Design & Development
April 28, 2015

Location

- 1418 and 1426 Willow Avenue
- Located in the Cherokee Triangle Preservation District
- Two Olmsted Parks and Parkways are nearby
- Adjacent to Bardstown Road
- Council District 8 – Tom Owen



Case Summary

- The applicant proposes the construction of a new multi-family residential structure:
 - 3 lots with a total of 0.88 acres
 - 24 proposed condo units
 - Existing 3 story apartment complex to be demolished
 - Existing single-family home to remain
 - 11 story condominium building located across Baringer Avenue
 - 4 story apartments across Willow Avenue
 - Other surrounding properties are 3 story single-family residential

Request(s)

- Detailed District Development Plan
- Variances and Waivers have been approved by the Planning Commission

Background

- Rezoning application was first filed in April 2008.
- Cherokee Triangle Architectural Review Committee approved the proposal by a vote 3-2 in February 2012. Decision was appealed to the Landmarks Commission.
- Landmarks Commission upheld the Committee's decision in June 2012.
- Amended rezoning was filed in July 2012.
- Planning Commission held a public hearing in April 2013 and recommended denial.

Background

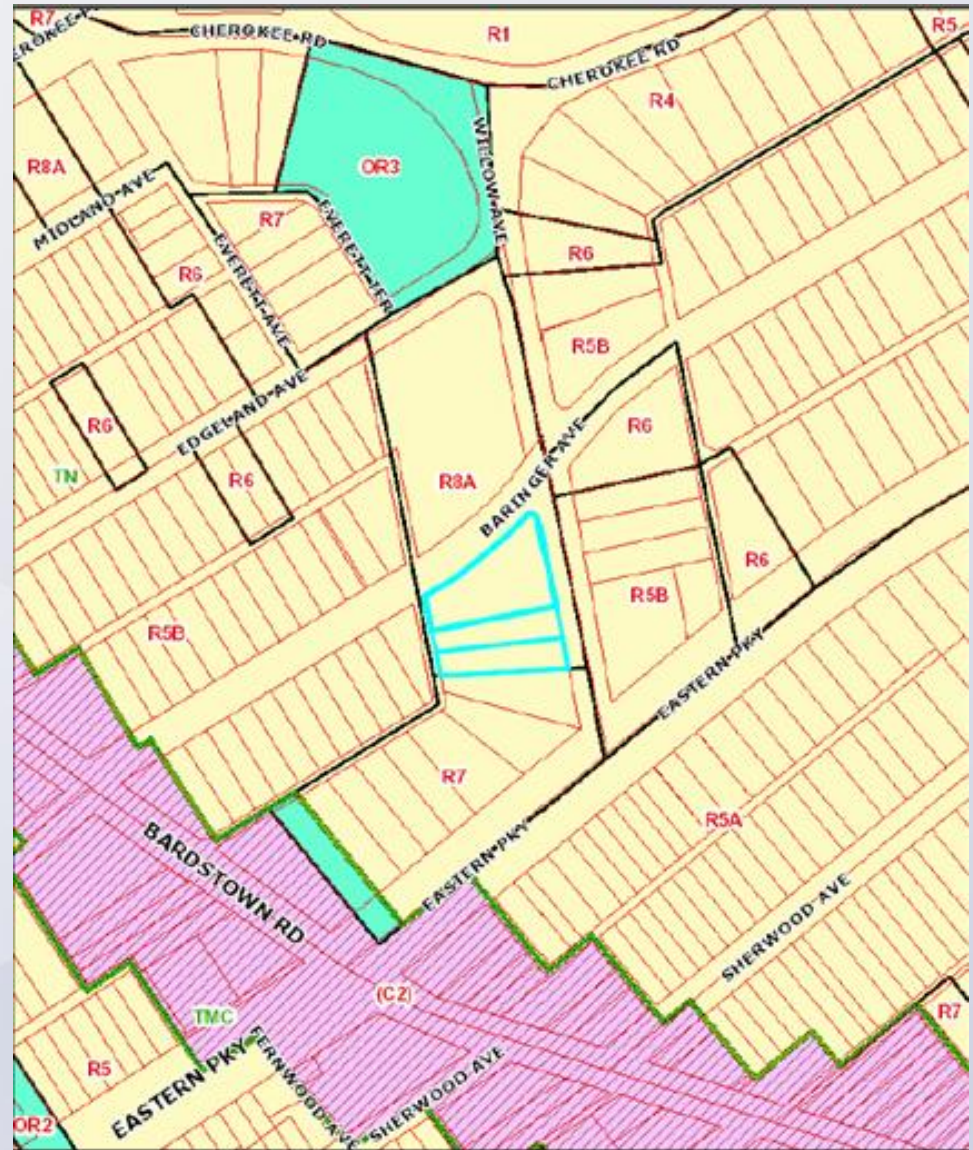
- Metro Council rejected the recommendation of the Planning Commission and approved the rezoning from R-7 to R-8A in August 2013.
- Metro Council further directed the Commission to hold a public hearing on the detailed district development plan (DDDP) and forward its recommendation to Metro Council for final approval.
- The applicant submitted its DDDP and variances/waivers in August 2014.
- Public Hearing was held on 2/25/2015 and 3/19/2015.

Comparison

	Current Plan	2012 Plan	Difference
Building Stories	15	17	2
Building Height	201.67'	213.5'	11.83'
Gross Square Footage	97,874 SF	114,238 SF	16,364 SF
FAR	2.55	2.98	0.43

Zoning/Form Districts

- Subject Property:
 - Existing: R-8A/TN
 - Proposed: R-8A/TN
- Adjacent Properties:
 - North: R-8A/TN
 - South: R-7/TN
 - East: R-6 & R-5B/TN
 - West: R-5B/TN



Aerial Photo/Land Use

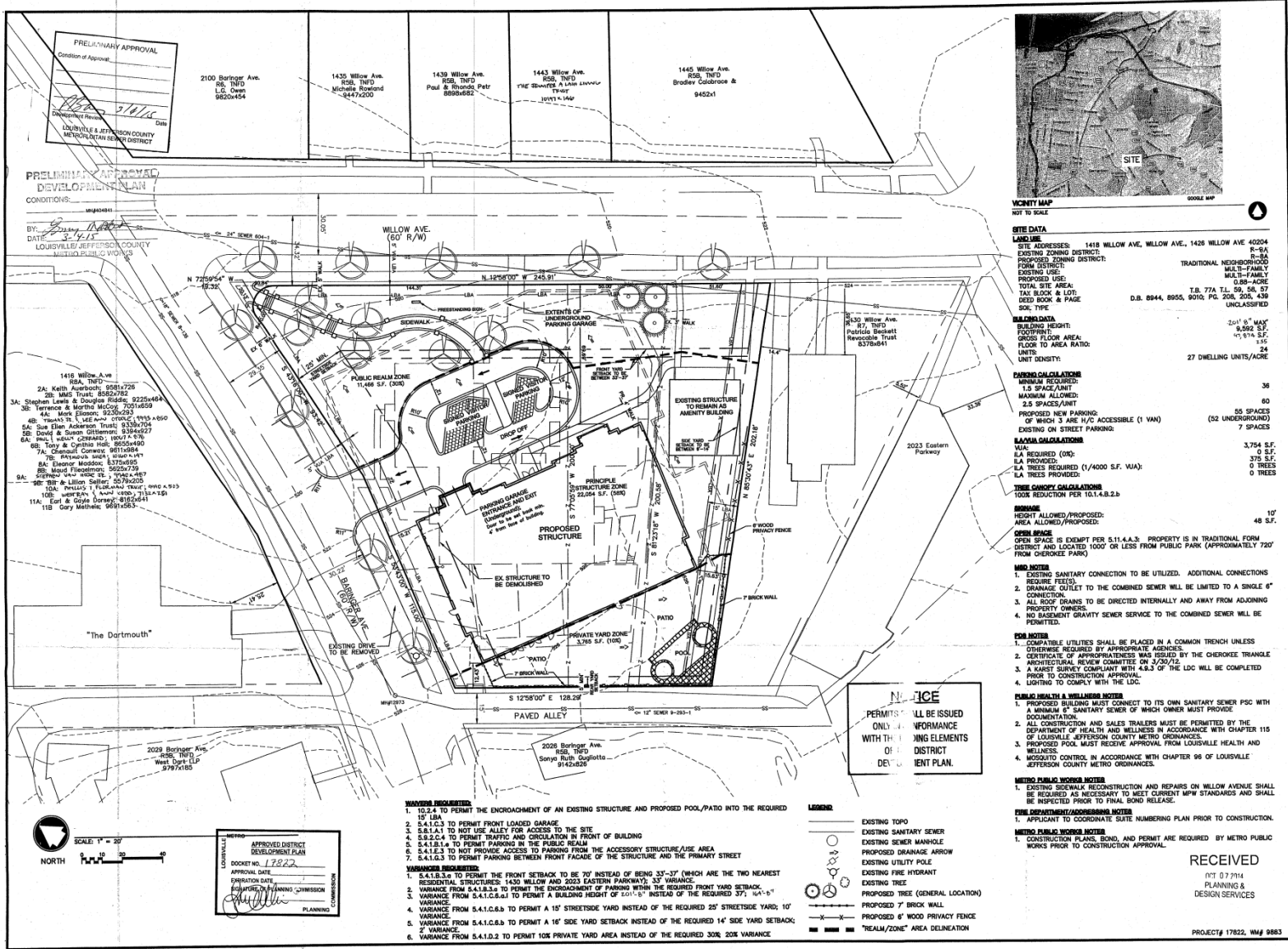
- **Subject Property:**
 - Existing: Single and Multi-Family Residential
 - Proposed: Multi-Family Residential
- **Adjacent Properties:**
 - North: Multi-Family Residential
 - South: Single Family Residential
 - East: Single and Multi-Family Residential
 - West: Single Family Residential



Site Photos-Subject Property



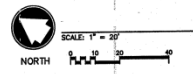
Detailed District Development Plan



PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 7/11/12
 DIVISION OF PLANNING & COMMUNITY DEVELOPMENT
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN GOVERNMENT DISTRICT

PRELIMINARY APPROVED DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 7/11/12
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

- 1416 Willow Ave. REA, TWD
 2A: Keith Auerbach: 6381725
 2B: Wade Treat: 9837332
 3A: Stephen Lewis & Douglas Ridge: 9225463
 3B: Terrence & Martha Moore: 7031659
 4A: Mark Ellison: 9235293
 4B: Thomas W. Lee: 9782400, 9954550
 5A: Sue Ellen Anderson Trust: 9339704
 5B: David & Susan Dittman: 8334627
 6A: Paul & Susan Crawford: 1807747, 876
 6B: Tony & Cynthia Hill: 8334490
 7A: Claspaul Conway: 9811094
 7B: Elizabeth Smith: 9341491
 8A: Eleanor Maddox: 8370450
 8B: Mark Pritchett: 9620474
 9A: Stephen & Vicki St. Yves: 9464445
 9B: Bill & Lillian Sells: 9703025
 10A: William & Laura L. Jones: 9184193
 10B: William & Laura L. Jones: 9184193
 11A: Earl & Gail Corney: 8135441
 11B: Gary Mathis: 6814563

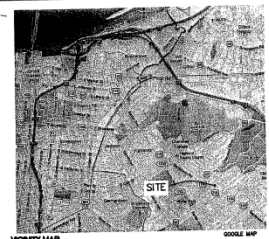


MEMPHO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 17822
 APPROVAL DATE: [Blank]
 EXPIRATION DATE: [Blank]
 EQUIPMENT PLANNING COMMISSION
 [Signature]
 PLANNING COMMISSION

- VARIANCE REQUESTS:**
- 10.2.4 TO PERMIT THE ENCROACHMENT OF AN EXISTING STRUCTURE AND PROPOSED POOL/PATIO INTO THE REQUIRED 15' LBA
 - 5.4.1.0.3 TO PERMIT FRONT LOADED GARAGE
 - 5.4.1.1 TO NOT USE ALLEY FOR ACCESS TO THE SITE
 - 5.4.2.0.4 TO PERMIT TRAFFIC AND CIRCULATION IN FRONT OF BUILDING
 - 5.4.1.0.1 TO PERMIT PARKING IN THE PUBLIC REALM
 - 5.4.1.0.2 TO NOT PROVIDE ACCESS TO PARKING FROM THE ACCESSORY STRUCTURE/USE AREA
 - 5.4.1.0.3 TO PERMIT PARKING BETWEEN FRONT FACADE OF THE STRUCTURE AND THE PRIMARY STREET
- VARIANCE REQUESTS:**
- 5.4.1.0.3.A TO PERMIT THE FRONT SETBACK TO BE 70' INSTEAD OF BEING 33'-37' (WHICH ARE THE TWO NEAREST RESIDENTIAL STRUCTURES: 1400 WILLOW AND 2023 EASTERN PARKWAY) 32' VARIANCE
 - VARIANCE FROM 5.4.1.0.3.A TO PERMIT THE ENCROACHMENT OF PARKING WITHIN THE REQUIRED FRONT YARD SETBACK
 - 5.4.1.0.3 TO PERMIT A BUILDING HEIGHT OF 31'-5" INSTEAD OF THE REQUIRED 37'-14'-8" VARIANCE
 - VARIANCE FROM 5.4.1.0.5.A TO PERMIT A 15' SIDEWALK YARD INSTEAD OF THE REQUIRED 20' SIDEWALK YARD, 10' VARIANCE
 - VARIANCE FROM 5.4.1.0.5.B TO PERMIT A 15' SIDEWALK YARD INSTEAD OF THE REQUIRED 14' SIDE YARD SETBACK 12' VARIANCE
 - VARIANCE FROM 5.4.1.0.2 TO PERMIT 100% PRIVATE YARD AREA INSTEAD OF THE REQUIRED 30% 200% VARIANCE

- LEGEND:**
- EXISTING TOPO
 - EXISTING SANITARY SEWER
 - EXISTING SEWER MANHOLE
 - PROPOSED DRAINAGE ARROW
 - EXISTING UTILITY POLE
 - EXISTING FIRE HYDRANT
 - EXISTING TREE
 - PROPOSED TREE (GENERAL LOCATION)
 - PROPOSED 7' BRICK WALL
 - PROPOSED 6" WOOD PRIVACY FENCE
 - "REALM"/ZONE AREA DELINEATION

NOTICE
 ALL BE ISSUED
 ONLY THE INFORMATION
 WITH THE PLANNING ELEMENTS
 OF THE DISTRICT
 DEVELOPMENT PLAN.



VICINITY MAP
 NOT TO SCALE

SITE DATA
LAND USE: 1418 WILLOW AVE, WILLOW AVE, 1426 WILLOW AVE 40204 R-6A
 EXISTING ZONING DISTRICT: R-6A
 PROPOSED ZONING DISTRICT: TRADITIONAL NEIGHBORHOOD FORM DISTRICT
 EXISTING USE: MULTI-FAMILY
 PROPOSED USE: MULTI-FAMILY
 TOTAL SITE AREA: 0.88-ACRE
 TAX BLOCK & LOT: T.B. 77A T.C. 59, S8, 97 D.B. 8844, 8955, 9010, PC, 208, 205, 439
 DEED BOOK & PAGE: UNCLASSIFIED
 SOE TYPE: UNCLASSIFIED

BUILDING DATA:
 BUILDING HEIGHT: 20'-0" MAX
 FOOTPRINT: 4,599 S.F.
 GROSS FLOOR AREA: 47,914 S.F.
 FLOOR TO AREA RATIO: 1.55
 UNITS: 24
 UNIT DENSITY: 27 DWELLING UNITS/ACRE

PARKING CALCULATION:
 MINIMUM REQUIRED: 1.5 SPACE/UNIT = 36
 MAXIMUM ALLOWED: 2.5 SPACE/UNIT = 60
 PROPOSED NEW PARKING: 55 SPACES (52 UNDERGROUND)
 EXISTING ON STREET PARKING: 7 SPACES

LANDSCAPE CALCULATION:
 L.A. REQUIRED (0%): 3,794 S.F.
 L.A. PROVIDED: 0 S.F.
 L.A. TREES REQUIRED (1/4000 S.F. W.A.): 0 TREES
 L.A. TREES PROVIDED: 0 TREES

TREE CANOPY CALCULATION:
 100% REDUCTION PER 10:1.4:8.2.6

SETBACK:
 HEIGHT ALLOWED/PROPOSED: 48.5'
 AREA ALLOWED/PROPOSED: 100%

OPEN SPACE:
 OPEN SPACE IS EXEMPT PER 5.11.4.4.3. PROPERTY IS IN TRADITIONAL FORM DISTRICT AND LOCATED 1000' OR LESS FROM PUBLIC PARK (APPROXIMATELY 200' FROM CHEROKEE PARK)

MEMO NOTE:

1. EXISTING SANITARY CONNECTION TO BE UTILIZED. ADDITIONAL CONNECTIONS REQUIRE FEES.
2. DRAINAGE OUTLET TO THE COMBINED SEWER WILL BE LIMITED TO A SINGLE 6" CONNECTION.
3. ALL ROOF DRAINS TO BE DIRECTED INTERNALLY AND AWAY FROM ADJOINING PROPERTY OWNERS.
4. NO BASEMENT GRAVITY SEWER SERVICE TO THE COMBINED SEWER WILL BE PERMITTED.

FORM NOTE:

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. CERTIFICATE OF APPROPRIATENESS WAS ISSUED BY THE CHEROKEE TRIANGLE ARCHITECTURAL REVIEW COMMITTEE ON 3/30/12.
3. A KANSAI SURVEY COMPLIANT WITH 4.0.3 OF THE LDC WILL BE COMPLETED PRIOR TO CONSTRUCTION APPROVAL.
4. LISTING TO COMPLY WITH THE LDC.

PUBLIC HEALTH & WELLNESS NOTE:

1. PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER OF WHICH OWNER MUST PROVIDE DOCUMENTATION.
2. CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
3. PROPOSED POOL MUST RECEIVE APPROVAL FROM LOUISVILLE HEALTH AND WELLNESS DEPARTMENT.
4. MGD&D CONTROL IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.

METRO PUBLIC WORKS NOTE:

1. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS ON WILLOW AVENUE SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE RESPECTED PRIOR TO FINAL BOND RELEASE.

FIRE DEPARTMENT/ADDRESSING NOTE:

1. APPLICANT TO COORDINATE SUITE NUMBERING PLAN PRIOR TO CONSTRUCTION.

METRO PUBLIC WORKS NOTE:

1. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

RECEIVED
 07/11/12
 PLANNING & DESIGN SERVICES

WILLOW GRADE
 1418, 1426 WILLOW AVENUE 40204
 DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 07/11/12	BY: [Signature]
DATE: 07/11/12	BY: [Signature]
DATE: 07/11/12	BY: [Signature]
DATE: 07/11/12	BY: [Signature]
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DATE: 07/11/12	BY: [Signature]
DATE: 07/11/12	BY: [Signature]
DATE: 07/11/12	BY: [Signature]
DATE: 07/11/12	BY: [Signature]

FORM NO. 1
 SHEET NO. 1
 DATE: 07-02-14
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DESIGNED BY: [Blank]
 DATE: 07-02-14
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DESIGNED BY: [Blank]



Rendered Site Plan



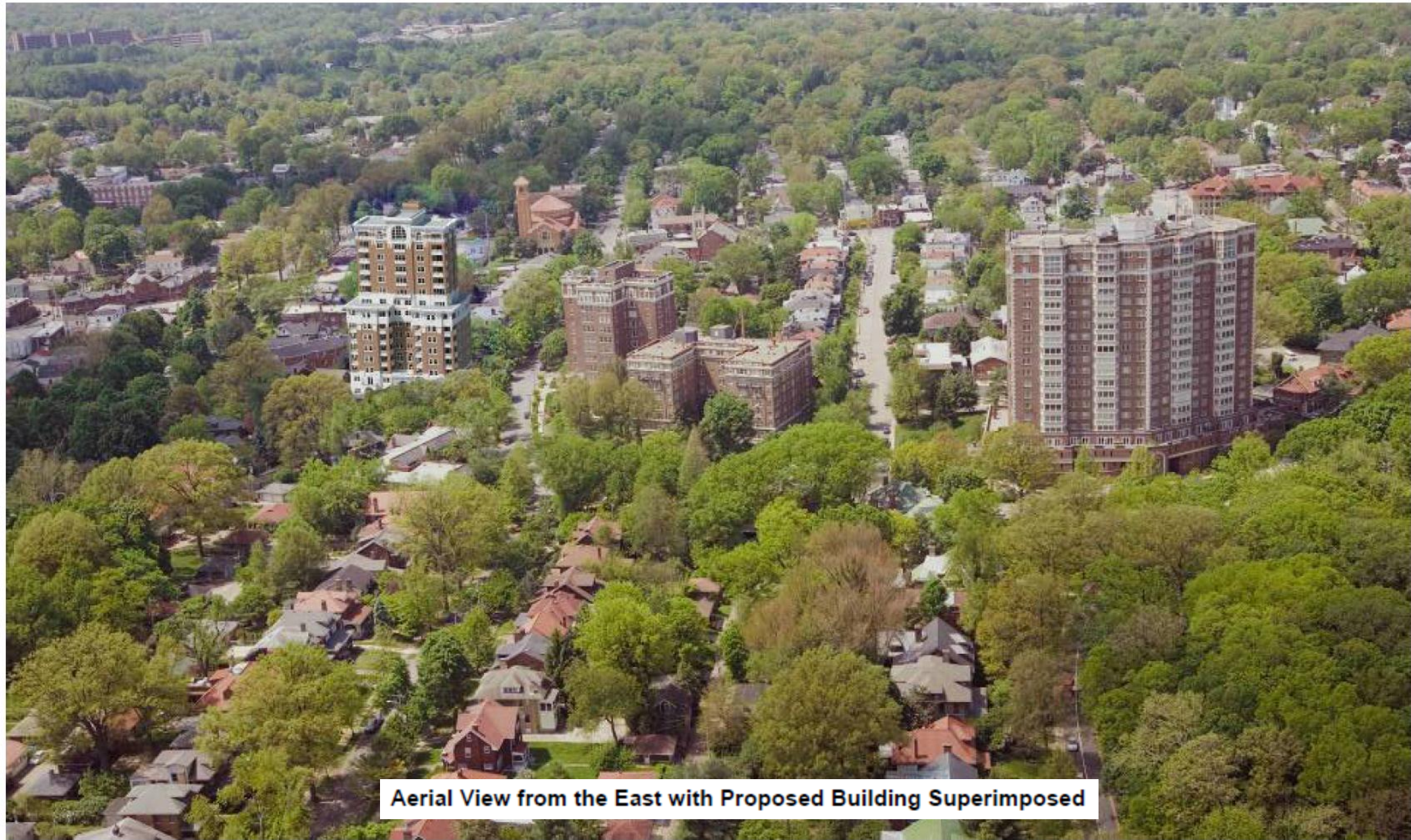
Building Elevations



Louisville

17822

Aerial View with Proposed Building Superimposed



Aerial View from the East with Proposed Building Superimposed

PC Recommendation

- Public Hearing was held on 2/25/2015 and continued to 3/19/2015
 - 12 people spoke in favor of the requests.
 - 22 people spoke in opposition to the requests.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020 and the Land Development Code with the except of the variances and waivers which were approved
- The Commission recommended approval of the development plan to Louisville Metro Council by a vote of 6-1 (7 members voted)