

18ZONE1071

6875 S. Hurstbourne Parkway



Louisville Metro Planning Commission

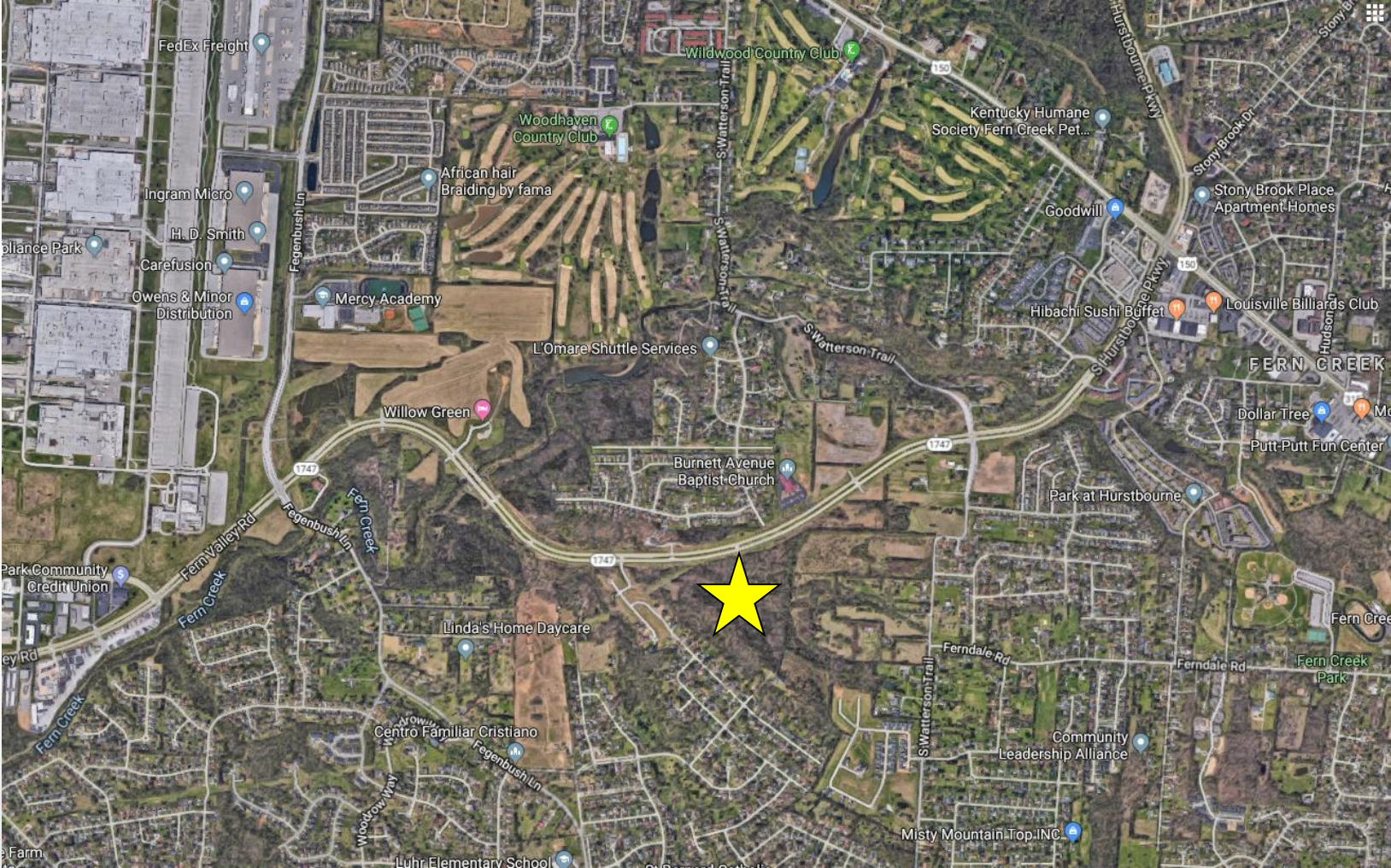
Joel P. Dock, AICP, Planner II

August 1, 2019

Requests

- **Change-in-Zoning** from R-4, Single-family Residential to R-6, Multi-family Residential and CN, Commercial-Neighborhood
- **Detailed District Development Plan**

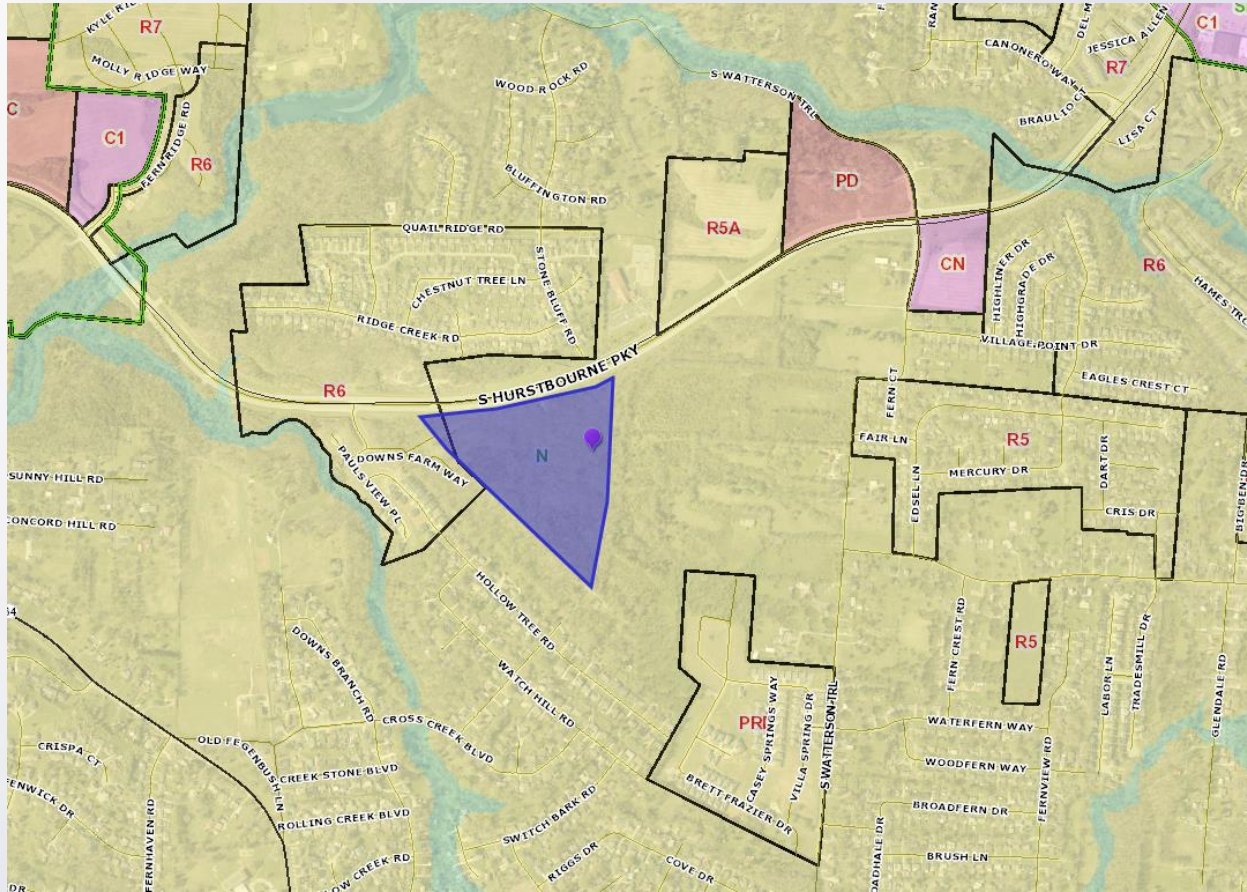
Site Context



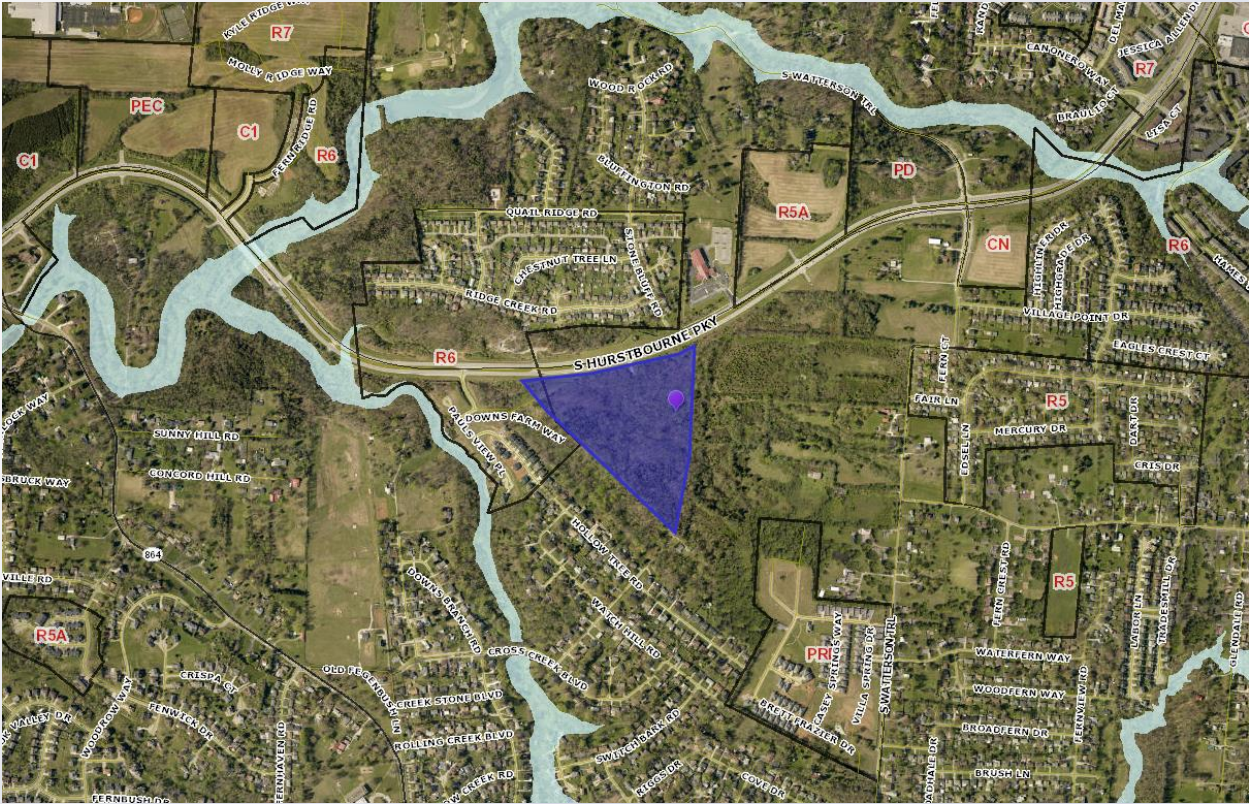
Case Summary

- The proposed CN district will front S. Hurstbourne Parkway and share access with the multi-family district.
- The CN district is a low intensity, neighborhood serving district “intended as a specialized district for the location of convenience services near the neighborhoods they are intended to serve.”
- The R-6 district allows for a maximum of 17.42 dwelling units per acre or 360 dwellings across the development site

Zoning/Form Districts



Aerial Photo



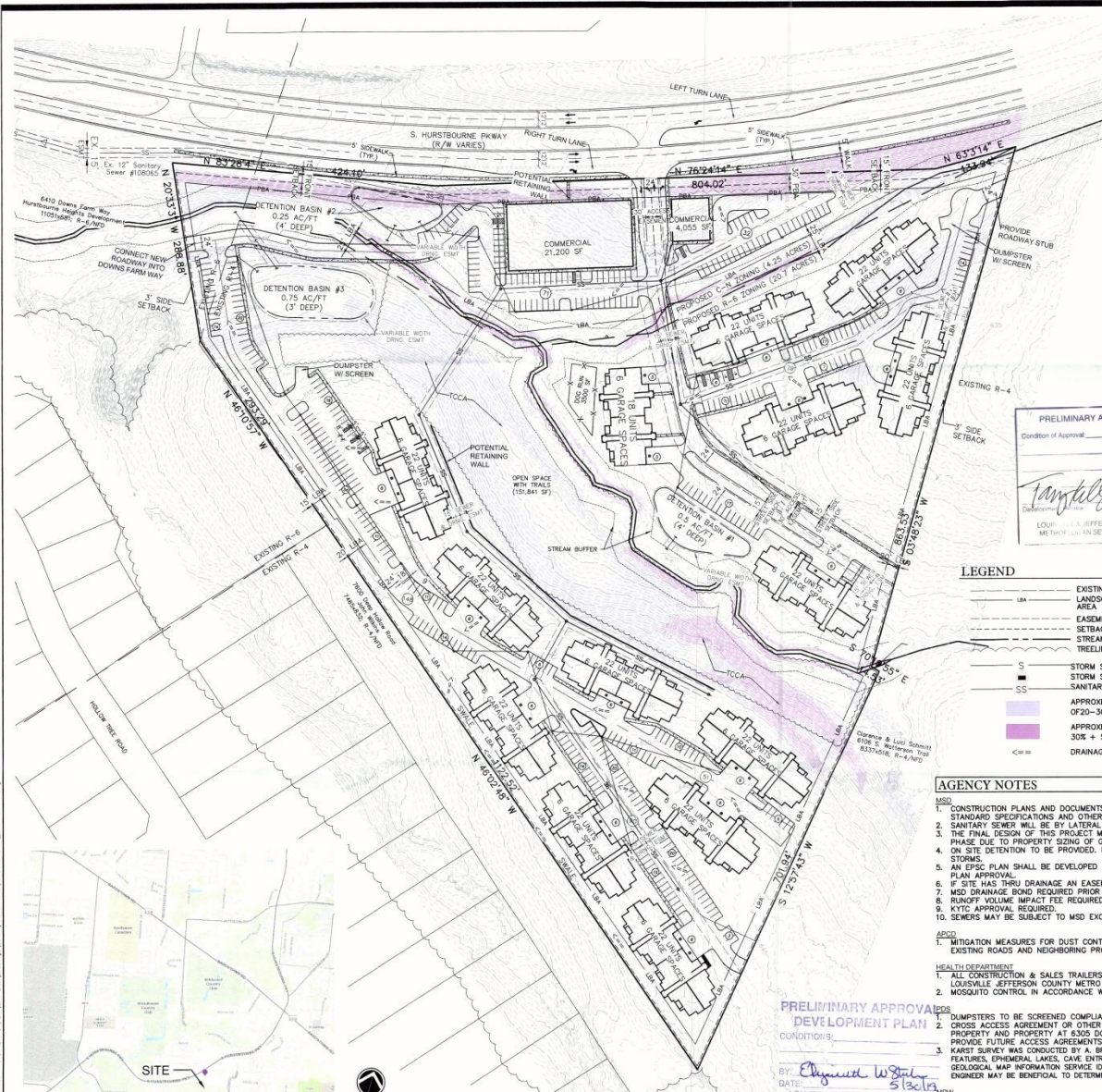
Site Photos-Site Context



Site Photos-Adjacent Property



Date: 12/15/2018 10:48 AM
 User: J:\Projects\8875 S. Hurstbourne Parkway\8875 S. Hurstbourne Parkway.dwg
 Plot Date: 12/15/2018 10:48 AM
 Plot User: J:\Projects\8875 S. Hurstbourne Parkway\8875 S. Hurstbourne Parkway.dwg



SITE DATA

LAND USE:
 SITE ADDRESS: 6875 S. HURSTBOURNE PARKWAY 40291
 TAX BLOCK & LOT: T.B. 636, 45; T.L. 145
 EXISTING ZONING DISTRICT: R-4, R-6
 PROPOSED ZONING DISTRICT: R-6, C-N
 EXISTING FORM DISTRICT: NEIGHBORHOOD
 PROPOSED FORM DISTRICT: NEIGHBORHOOD
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL
 EXISTING PARCEL AREA: 24.95 ACRES
 PROPOSED R-6 AREA: 20.7 ACRES
 PROPOSED C-N AREA: 4.25 ACRES
 DEED BOOK & PAGE: 10442648

BUILDING DATA:
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 360 UNITS (17.42/ACRE)
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 304 UNITS (14.69/ACRE)
 BUILDING HEIGHT: 35'
 BUILDING FOOTPRINT: 176,400 SF
 GROSS FLOOR AREA: 509,747 SF
 FLOOR TO AREA RATIO: 6.57
 OPEN SPACE REQUIRED: 15% (39,204 SF)
 RECREATIONAL OPEN SPACE REQUIRED: 7.5% (19,602 SF) OF THE 10% REQ.

C-N:
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 74 UNITS (17.42/ACRE)
 PROPOSED RESIDENTIAL UNITS: 0 UNITS (0/ACRE)
 BUILDING HEIGHT: 45' MAX.
 BUILDING FOOTPRINT: 25,255 SF
 GROSS FLOOR AREA: 25,255 SF
 FLOOR TO AREA RATIO: 0.15

PARKING CALCULATIONS:
R-6:
 MINIMUM REQUIRED (1.5 SPACES/UNIT): 456 SPACES
 MAXIMUM PERMITTED (3 SPACES/UNIT): 912 SPACES
 RESIDENTIAL PARKING PROVIDED: 459 SPACES
 BIKE PARKING REQUIRED: NONE REQUIRED
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 8 SPACES, OF WHICH 2 ARE VAN

C-N:
 MINIMUM REQUIRED (1/250 S.F.): 101 SPACES
 MAXIMUM PERMITTED (1/150 S.F.): 168 SPACES
 COMMERCIAL PARKING PROVIDED: 110 SPACES
 BIKE PARKING REQUIRED: 2 LONG TERM, 1/25,000 S.F. SHORT TERM
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 8 SPACES, OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS:
 SITE AREA: 1,086,849 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 76-100%
 PRESERVED TREE CANOPY: 14% (151,844 S.F.)
 NEW TREE CANOPY REQUIRED: 6% (65,211 S.F.)
 TOTAL TREE CANOPY REQUIRED: 20% (217,055 S.F.)

LANDSCAPE CALCULATIONS:
VEHICULAR USE AREA: 173,815 S.F.
INTERIOR LANDSCAPE AREA (7.5%): 13,036 S.F.
L.A. TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 54 TREES
VEHICULAR USE AREA: 50,678 S.F.
INTERIOR LANDSCAPE AREA (7.5%): 3,801 S.F.
L.A. TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 16 TREES

FREESTANDING STORAGE:
 PERMITTED HEIGHT: 10' (1 TENANT) / 12' (2-3 TENANTS) / 14' (4+ TENANTS)
 PERMITTED AREA: 80 SF/100 SF/120 SF

EGGS DATA:
 EXISTING IMPERVIOUS AREA: 2,586 S.F.
 PROPOSED IMPERVIOUS AREA: 422,665 S.F.
 SENSITIVE FEATURES: INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
 SOIL TYPE: CoD2, CrC, CrG, CoF2, Co22, UnC
 HYDROLOGIC SOIL GROUP: MOSTLY D

RETENTION CALCULATION:
Basin 1:
 $AC = 0.28$
 $0.28 \times 2.8 \times 7.4 / 12 = 0.48$ ACRE/FEET
 $AC = 0.43$
 $0.43 \times 2.8 \times 2.28 / 12 = 0.23$ ACRE/FEET
Basin 2:
 $AC = 0.66$
 $0.66 \times 2.8 \times 8.82 / 12 = 0.74$ ACRE/FEET

LEGEND

- EXISTING TOPO
- LANDSCAPE BUFFER AREA
- EASEMENT
- SETBACK
- STREAM
- TREELINE
- S — STORM SEWER
- SS — STORM STRUCTURE
- SS — SANITARY SEWER
- APPROXIMATE LOCATION OF 20-30% SLOPES
- APPROXIMATE LOCATION 30% + SLOPES
- DRAINAGE ARROW

AGENCY NOTES

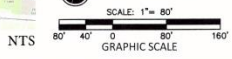
- MSD:
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DERBY GULFHE WWTG. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES
 - ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
 - AN EPIC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
 - KYTC APPROVAL REQUIRED.
 - SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
- ADOT:
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT:
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITION(S):
 BY: *Chymel W. Staley*
 DATE: 5/24/19
 LOUISVILLE JEFFERSON COUNTY METRO PLANNING SERVICES

- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- CROSS ACCESS AGREEMENT OR OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BETWEEN SUBJECT PROPERTY AND PROPERTY AT 6300 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. 25' WIDENING SHALL PROVIDE FUTURE ACCESS AGREEMENTS WITH ADJUTING PROPERTIES UPON THEIR REQUEST.
- KARST SURVEY WAS CONDUCTED BY A. BRUCE FALLER, P.E. ON 03/17/2018 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SHINGOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINCE POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.

- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
- ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.



Engineering Planning
 8875 S. Hurstbourne Parkway
 Louisville, Kentucky 40291
 502.252.2222
 502.252.2222
 502.252.2222

8875 S. Hurstbourne Parkway
 Rezoning Plan
 6875 S. Hurstbourne Parkway
 Louisville, Kentucky 40291
 Courteney Investments LLC
 Louisville, Kentucky 40291

REV #	DATE	DESCRIPTION
1	12/15/2018	Initial Design
2	12/15/2018	Revised Design
3	12/15/2018	Final Design

Planning & Design Services
 Job No: 18326.000
 Date: December 28, 2018
 Scale: 1" = 60'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title: 8875 S. Hurstbourne Parkway Rezoning Plan
 Drawing No: WM #11886
 PROJECT # 183261071

Staff Finding

- The proposed zoning districts conform to the land use and development policies of Plan 2040, as well as the Highview Neighborhood Plan.
- The proposal contains a mixture of compatible land uses that encourage vitality and a sense of place by providing a neighborhood center within close proximity to the residents it is intended to serve.
- It is appropriately located along an arterial roadway and transitions from commercial services to residential.
- The proposal supports the housing needs of Louisville Metro and allows for greater flexibility in the provisioning of housing.

Required Actions

-
- **RECOMMEND** to the Louisville Metro Council that the change in zoning from R-4 & R-5, Single-family Residential to R-6, Multi-family Residential and CN, Commercial-Neighborhood on property described in the attached legal description be **APPROVED** or **DENIED**
- **APPROVE** or **DENY** the **Detailed District Development Plan** subject to proposed binding elements