

19-DDP-0045

422 E Main St Development



Development Review Committee

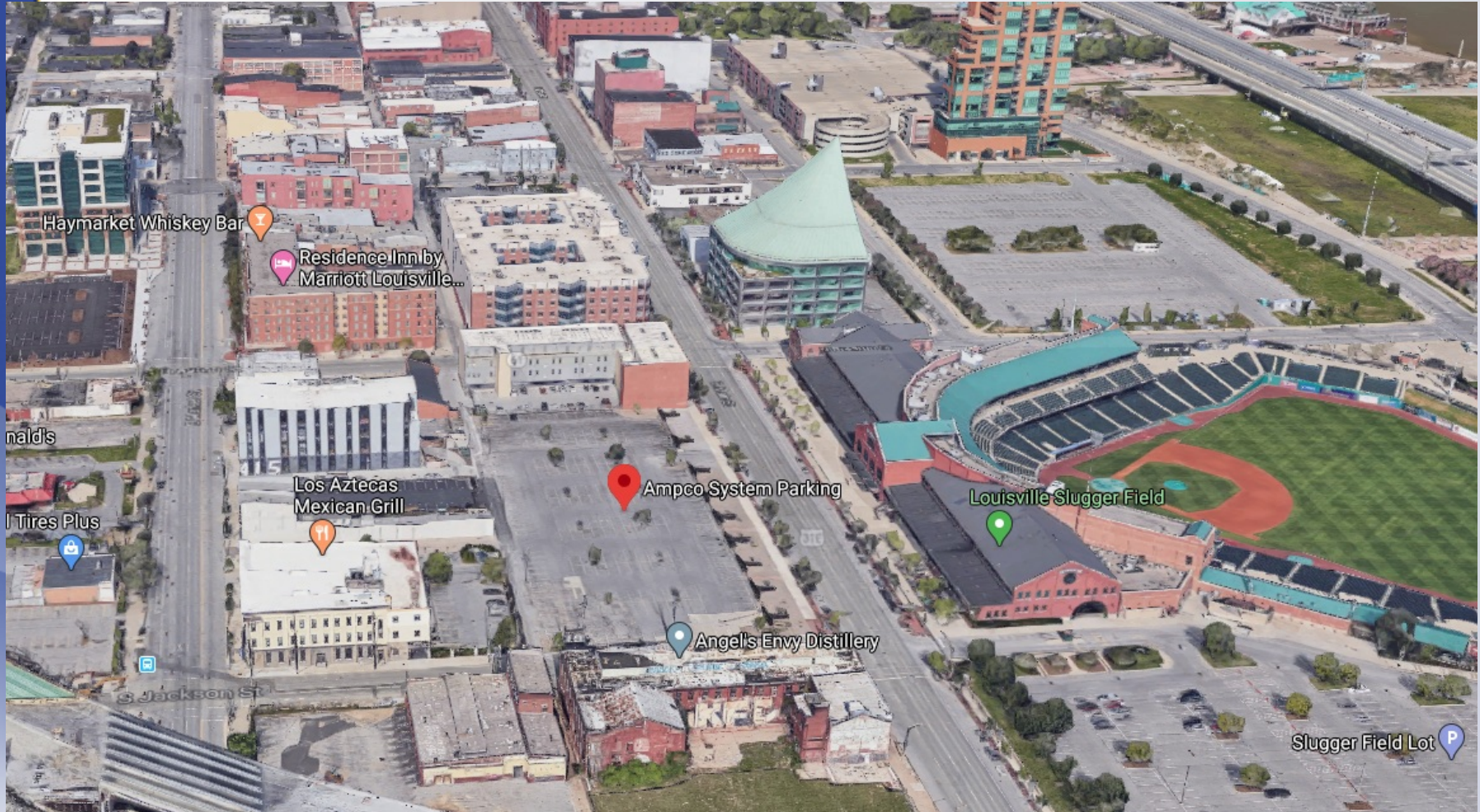
Jay Lockett, AICP, Planner I

February, 19 2020

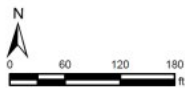
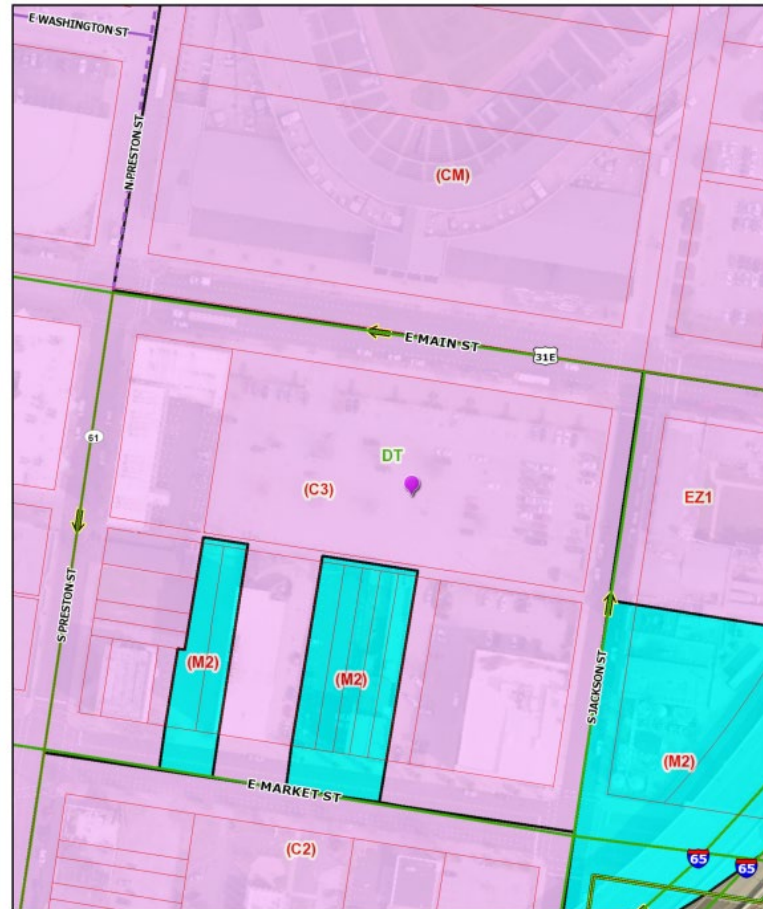
Requests

- **Waivers:**
 - Waiver from 5.9.2.D.1 (19-Waiver-0092) to allow a loading dock to be accessed directly from Jackson St where alley access is available
- **Revised Detailed District Development Plan** with revisions to binding elements

Site Context



Zoning / Form District



19-DDP-0045

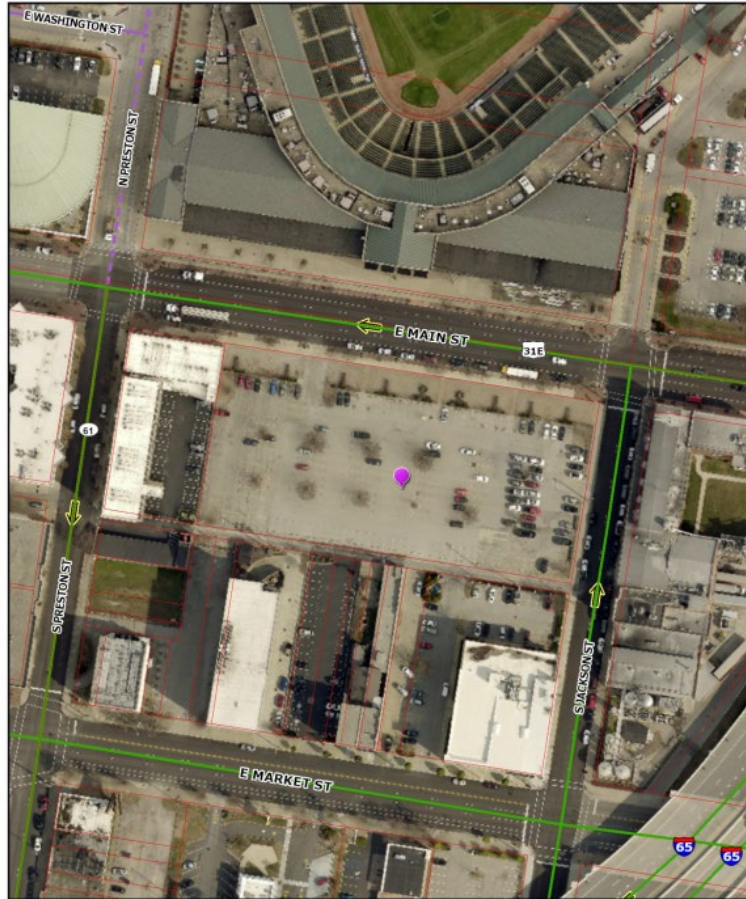
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Aerial Photo



19-DDP-0045

Thursday, February 13, 2020 | 1:34:35 PM



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Site History

Historically an industrial site. Archaeology on site shows extensive evidence of pottery production dating to 1815.

Former DW Silks company manufacturing site.

Rezoned from M-2 to C-3 under docket 9987 in 2007 with and approved District Development Plan for an 18-story office and retail complex.

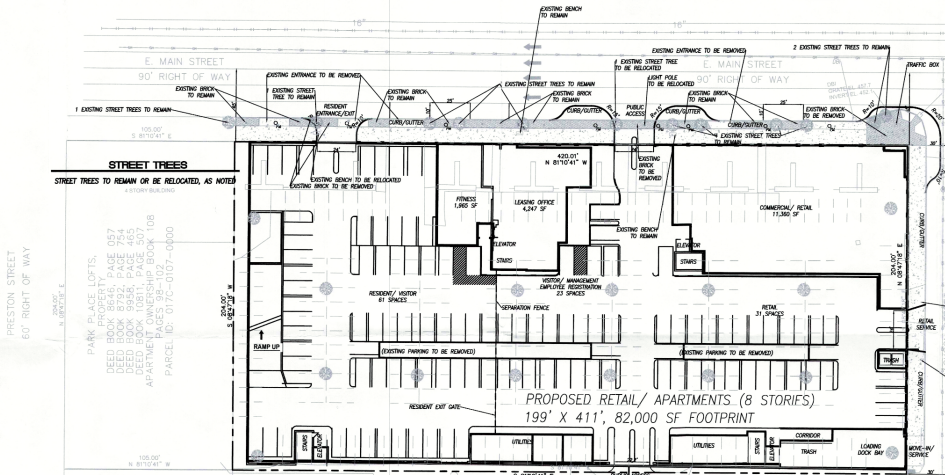
Revised Detailed District Development Plan approved in 2010 under docket 14173 to demolish historic manufacturing facility and construct surface parking lot.

Current proposal is for 8-story structure with 343 multifamily dwelling units and 11,360 SF of first-floor retail space.

Proposed Site Plan

GENERAL NOTES:

- MSD WATER MANAGEMENT #9766.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION SCHEDULING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION REGARDING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULED CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CURBS/EDGES UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- DESIGN-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL REQUIRE APPROVAL FOR JOB MIX FORMULA.
- ALL SUBGRADES SHALL BE COMPACTED TO SIZE OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PARADESIS SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- TRACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF CURBS OR WALLS UNLESS SHOWN OTHERWISE. ALL ROAD SHOWN ARE ON FACE OF CURB.
- SEWER/SANITARY SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W/P. ON A 4" D.O.A. BASE. SEWER/SANITARY AT DRAININGS SHALL HAVE A MINIMUM THICKNESS OF 1" A ONE BROOM FRESH SHALL BE PROVIDED WITH JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS. AT ALL BENDS PROVIDE 180° TURNING RADIUS STRUCTURES.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PAVED AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21110008 01)



VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE	C3
EXISTING FORM DISTRICT	DOWNTOWN
PROPOSED USE	PARKING LOT, COMMERCIAL SPACE, PARKING, AND APARTMENTS
PROPERTY AREA	1.98 ACRES (85,623 S.F.)
PROPOSED BUILDING S.F.	82,000 S.F. (11,360 COMMERCIAL / RETAIL & 343 APARTMENTS)
BUILDING HEIGHT	8 STORIES
F.A.C.	7.6

MSD NOTES:

- MSD WATER MANAGEMENT #9766.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SENIOR DISTRICTS' STANDARD SPECIFICATIONS.
- CURBWAY SIDINGS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SENIOR RECORD NUMBER 1141-4 AND SHALL BE SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- MSD INDUSTRIAL WASTE DIVISION (IWD) APPROVAL REQUIRED.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SENIOR DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DISCRETION OF MSD DUE TO PROPOSED SIZING OF GREEN BEST MGMT. PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
- ALL EXTERIOR LIGHTS SHALL NOT EXCEED 14 FT. IN HEIGHT AND SHALL BE FULLY SHIELDED WITH FUL LENSES AND BE DIRECTED DOWN AND AWAY FROM RESIDENTIAL PROPERTIES.
- PREVIOUS SITE CASES: 0090 OVERLAY PERMIT 10216-4400 AND AMENDED FINAL BIDDING ELEMENTS CASE #9897 (AMENDED CASE #12998).
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.4.4 OF MSD'S DESIGN MANUAL.
- A PRE- AND POST CONSTRUCTION TELE-INSPECTION OF THE COMBINATION SENIOR LINE IN JACKSON TO MAIN STREET AND 4 TH IN RETAIL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY IMPACTS TO THE SENIOR POST CONSTRUCTION SHALL BE REPAIRED PRIOR TO BOND RELEASE.

WATER REQUESTS

- WAIVER OF LOC 5.8.2.0.1 TO ALLOW TRUCK ACCESS VIA THE LOADING DOCK ON JACKSON STREET.
- WAIVER OF LOC 5.8.2.0.2 TO ALLOW ACCESS FROM MARKET STREET.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE	17,125 S.F. (85,623 x .202)
PROVIDED OPEN SPACE	29,125 S.F.
(COURTYARD 11,000 S.F. & BALCONIES 17,025 S.F.)	

EROSION PREVENTION AND SEDIMENT CONTROL:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPROVED ASHOR TO ANY UNDESIRABLE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASIN CALCULATIONS

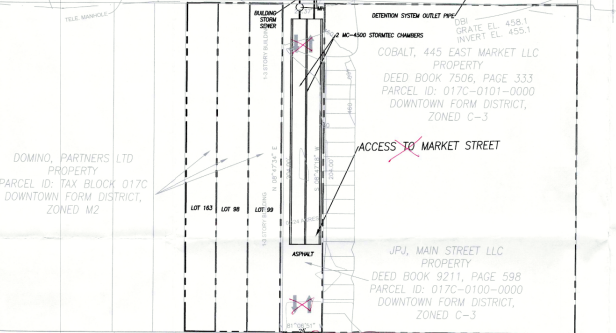
PRE-DEVELOPED CHIMNEY DEVELOPED CHIMNEY
 10 YR. 24 HR. STORM = 4.5 INCHES 100 YR. 24 HR. STORM = 6.2 INCHES
 10 YR. VOLUME = 0.686 AC. FT. 100 YR. VOLUME = 0.856 AC. FT.

PROLIMINARY DETENTION BASIN VOLUME = 0.856 AC. FT. - 0.686 AC. FT. = 0.170 AC. FT.

UNDERGROUND PIPING PROVIDED = 2' x 140 LF, MC-4000 STORMTAGE CHIMNEYS = 11,898 LF OF PROVIDED

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-792-0907 OR LOCAL NO. 502-268-9130) WITHIN 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROPERTY. THE NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (IE CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTRACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSO SENIOR OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA = 85,623 SQ. FT.
 DEVELOPED IMPERVIOUS AREA = 85,623 SQ. FT.
 INCREASE IN IMPERVIOUS AREA = 0 SQ. FT.

AREA OF DISTURBANCE 85,623 SQ. FT. (1.98 AC.)
 (ENTIRE SITE)

LEGEND

- 1/2" DIAMETER STEEL REINFORCING BARS WITH ORANGE PLASTIC CAP STAMPED "M 2002" SET
- PANHER-HALDEN MAIL WITH BRUSH WARDER STAMPED "T852" SET PREVIOUS SURVEY
- LIGHT POLE
- SANITARY/STORM MANHOLE
- POWER POLE
- FIRE HYDRANT
- GRATE SANITARY SENIOR LINE / STORM SENIOR
- WATER VALVE
- PHYSICALLY CHALLENGED PARKING SPACE
- CLEAN OUT
- CHW LMR FEEDER
- CAS METER
- WATER METER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED DRAINAGE ARROW
- GAS MAIN
- EXISTING POLE
- TELEPHONE POLE
- POLE WARDER
- STREETSURB
- WATER METER
- WATER METER
- BURIED TELEPHONE/FIBER OPTIC
- QUADRANT
- OVERHEAD UTILITY LINE
- CONCRETE CURB INLET
- DRIP BOP INLET
- TRAP BOP BEDROCKMAN
- EXISTING PLANTING
- CONCRETE SIDEWALK
- EXISTING PROTECTION FENCE
- PROPOSED PLANTING

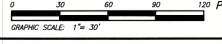
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

FOR 422 EAST MAIN STREET
 ZONED C-3, DOWNTOWN FORM DISTRICT
 418 EAST MAIN STREET
 LOUISVILLE, KY 40202
 TAX BLOCK 17C LOT 111
 DEED BOOK 9211, PAGE 600

REVISIONS	SCALE: 1" = 30'
DATE: OCT. 31, 2019	DRAWN: MHP
	CHECK: MHP
	DATE:
	DATE:
	DATE:



BLOMQUIST DESIGN GROUP, LLC
 10529 TIMBERWOOD CIRCLE SUITE "D"
 LOUISVILLE, KENTUCKY 40223
 PHONE: 502-429-0105 FAX: 502-429-6861
 EMAIL: MARVDC@BQAL.COM



NO. C-1

WM #9766
 19-DEP-0045

Subject Site – S Jackson St Existing Entrance



Subject Site – Alley at S Jackson St



Subject Site – View from intersection of S Jackson St and E Main St



Subject Site – Existing E Main St entrance



Example Renderings



Staff Analysis and Conclusions

- The proposed uses and general layout of the development are in keeping with the development patterns of the area while providing additional housing options in the urban core. However, the development proposes an excess of curb cuts that could cause unsafe conflicts with pedestrians as well as other traffic on the surrounding public streets. For this reason, the Revised Detailed District Development Plan conflicts with provisions in the Comprehensive Plan and does not meet the standards of review. The waiver request conflicts with provisions of the Comprehensive Plan with respect to loading area location in the Downtown form district, as alley access is available to serve the subject site.

Required Actions

- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with revisions to binding elements.