

# 20-DDP-0045

## Providence Point



**Louisville Metro Planning Commission**

Dante St. Germain, AICP, Planner II

April 1, 2021

# Requests

- **Revised Detailed District Development Plan** for 520 multi-family dwelling units in the C-1, OR-3 and C-N zoning districts
- **Waivers:**
  - 1: from 10.2.4 to omit required LBA on zoning lines internal to the site (20-WAIVER-0079)
  - 2: from 10.2.4.B.3 to allow utility easement to overlap more than 50% of a required LBA in front/rear (20-WAIVER-0080)
  - 3: from 10.2.4.B.1 to allow parking and drive lanes to encroach into required LBA (20-WAIVER-0081)
  - 4: from 5.4.1.G.3 to permit parking and garages to be closer to primary street than building façades (20-WAIVER-0121)
  - 5: from 10.2.4.B.3 to allow utility easement to overlap more than 50% of required LBA on east (21-WAIVER-0021)

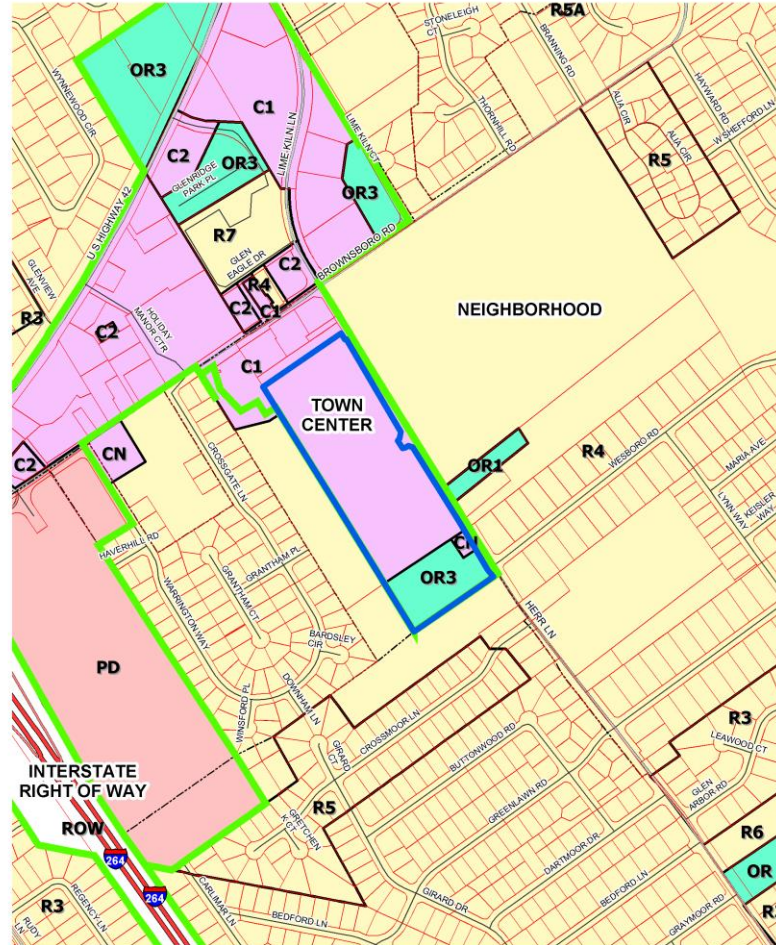
# Site Context



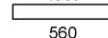
# Case Summary

- One undeveloped parcel
- 520 proposed dwelling units
- Across from Ballard High School - Kammerer Middle School and Wilder Elementary in the vicinity
- Town Center Form District

# Zoning/Form Districts



2020 Herr Lane  
feet



560  
Map Created: 3/22/2021

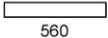


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# Aerial Photo



2020 Herr Lane  
feet



560

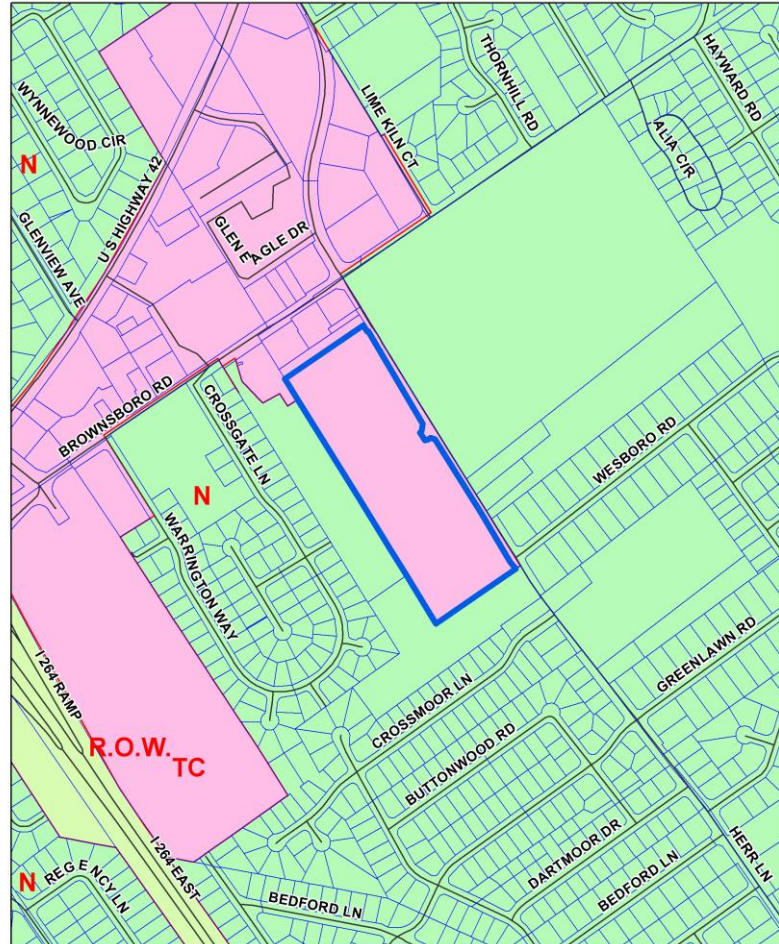
Map Created: 3/22/2021



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# Form Districts



2020 Herr Lane  
feet



560

Map Created: 3/31/2021



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# Site Photos-Site Context

Site from Herr Lane



Site from  
Herr Lane





# Site Photos-Surrounding Areas

Ballard High School across Herr Lane to the East



Commercial to the North-West



# Site Photos-Surrounding Areas

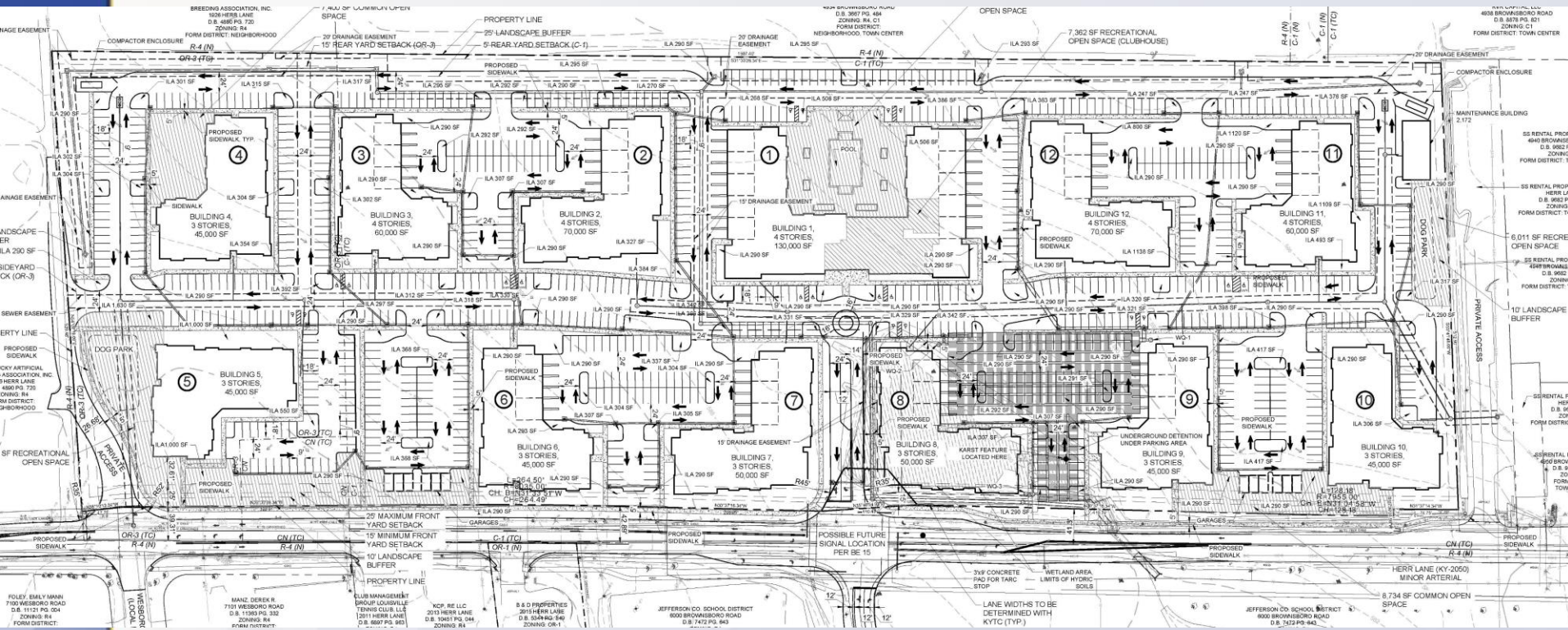
Institutional  
religious use to  
the West



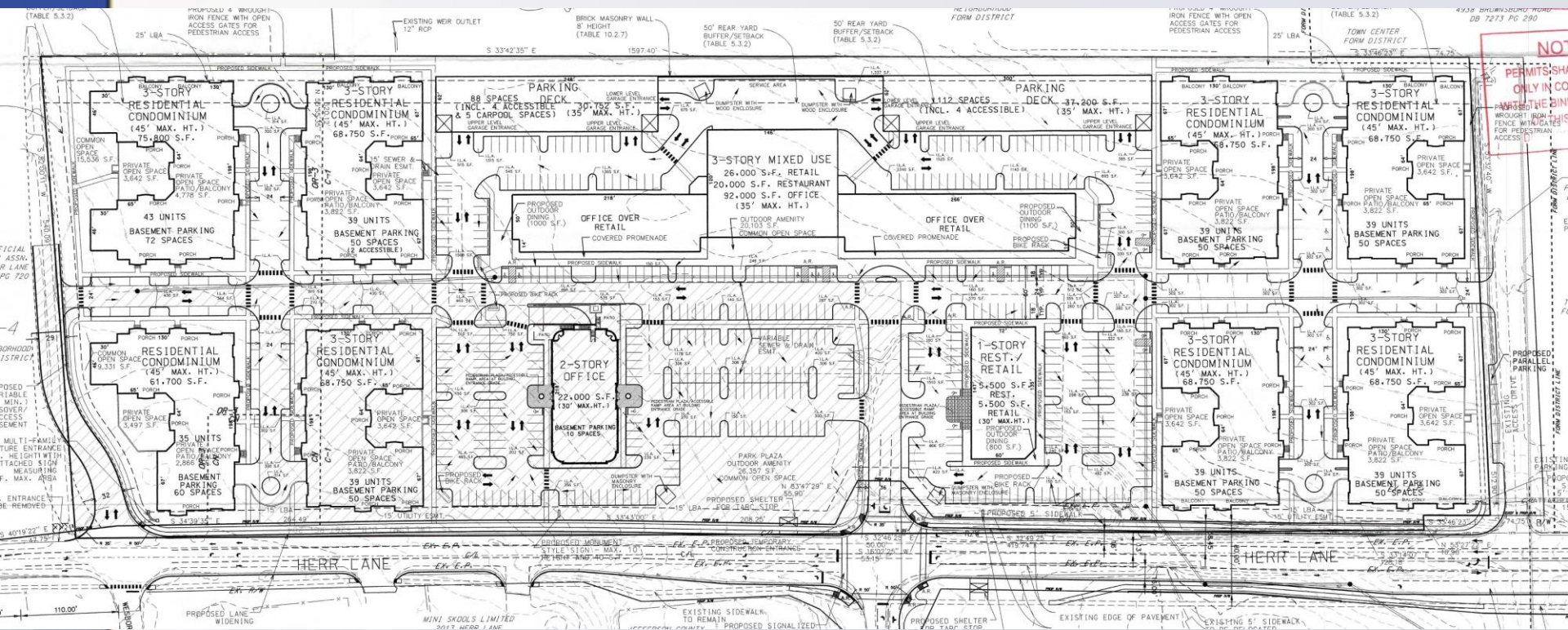
Residential  
to the  
South-East



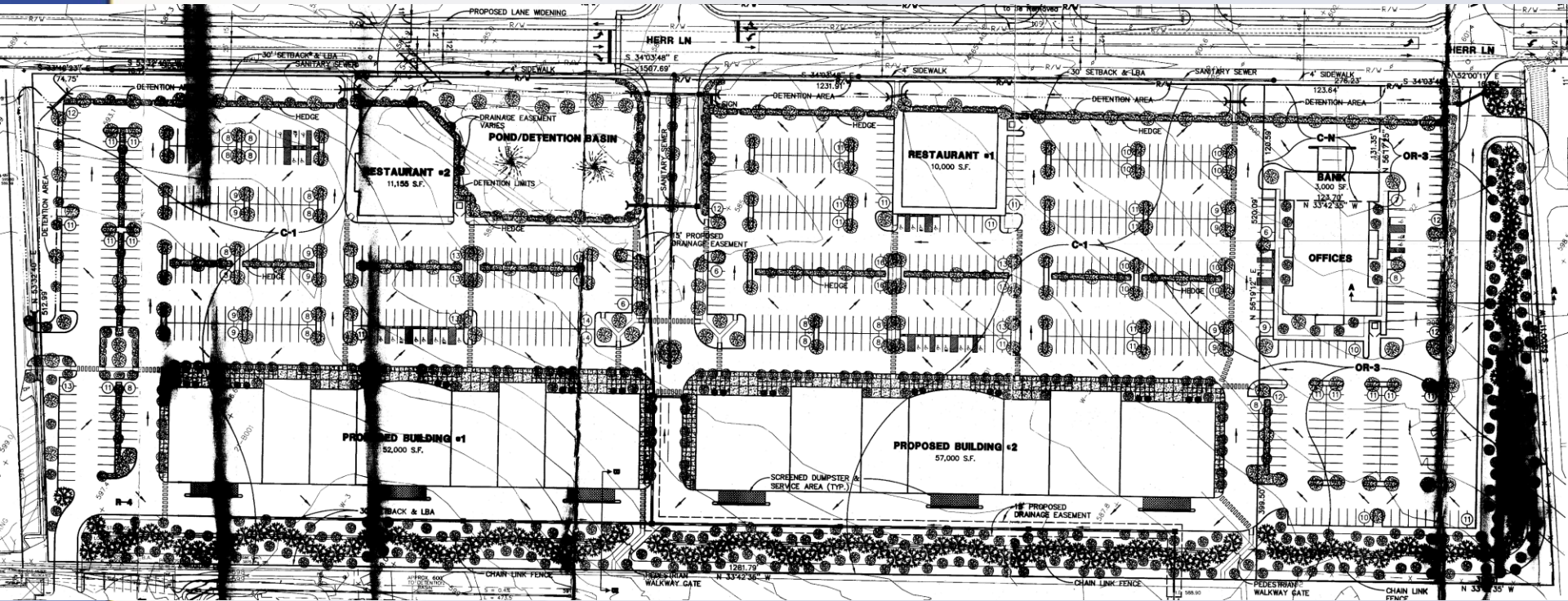
# Applicant's Development Plan



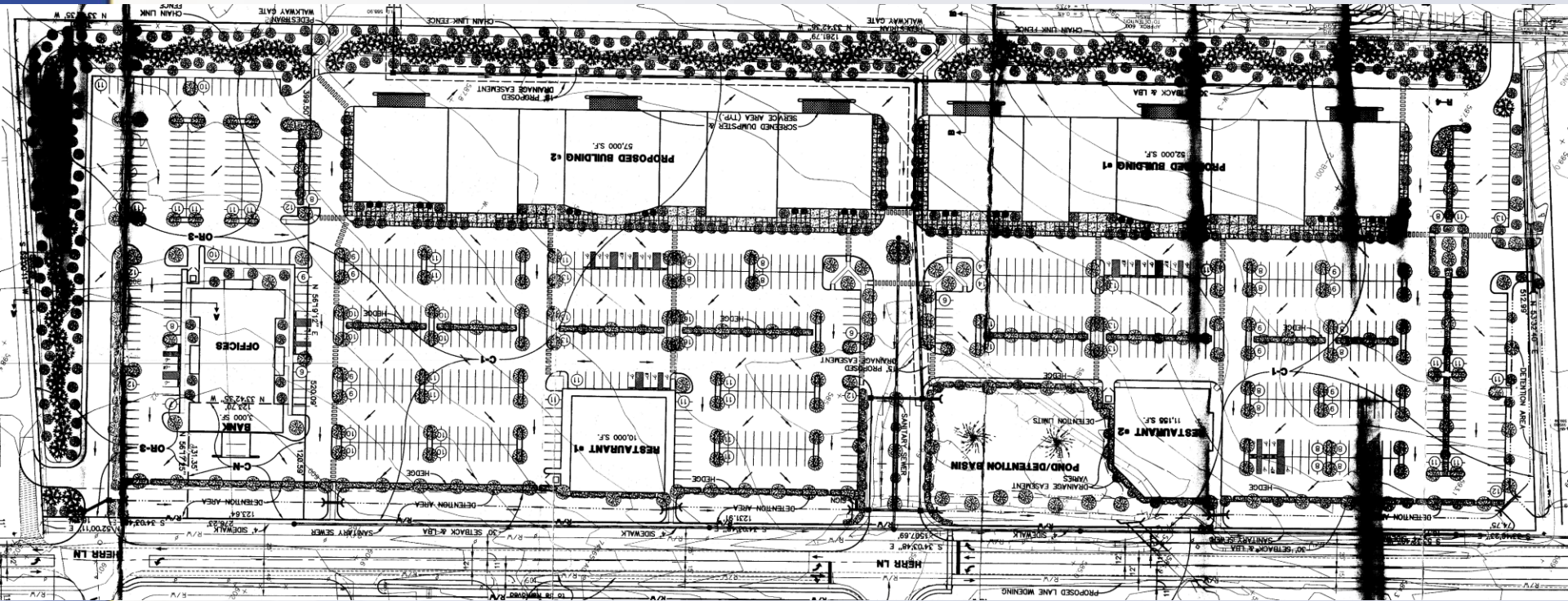
# Prior Plan – 9-08-00 05-09-2007



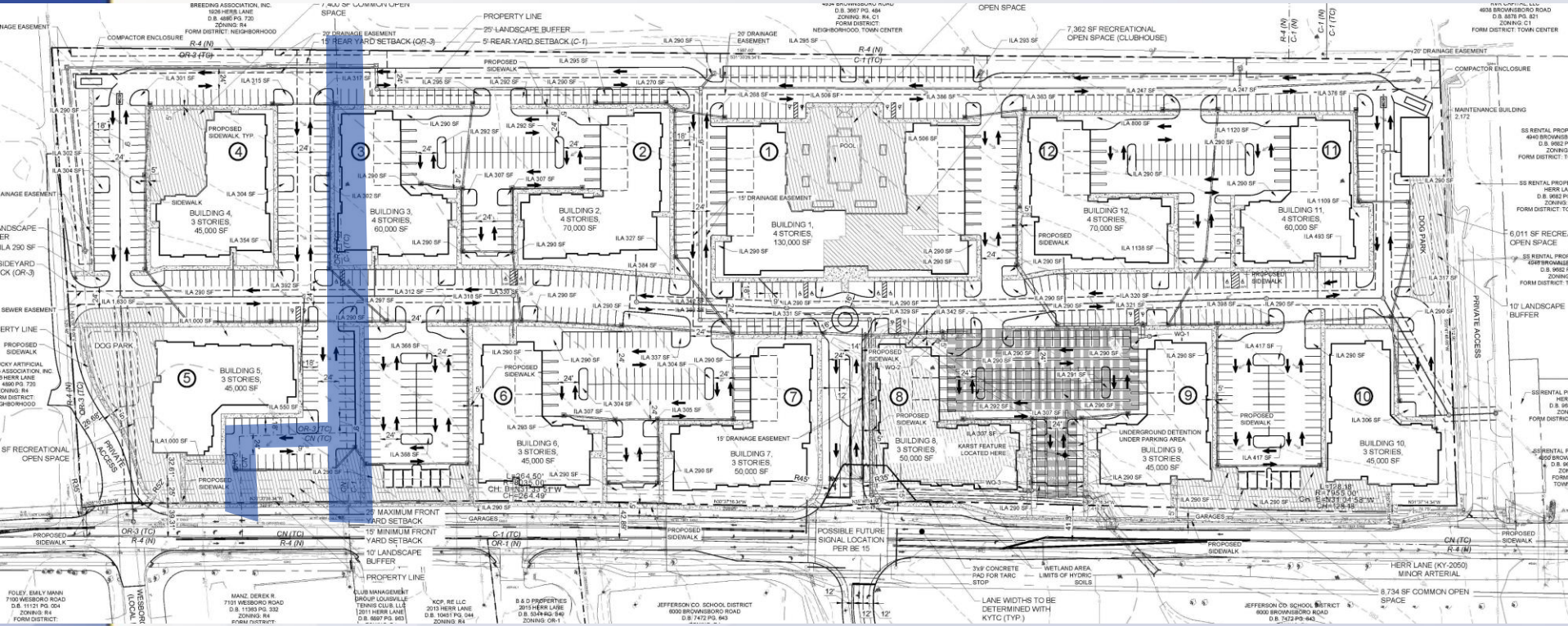
# Prior Plan – 9-08-00 03-30-2000



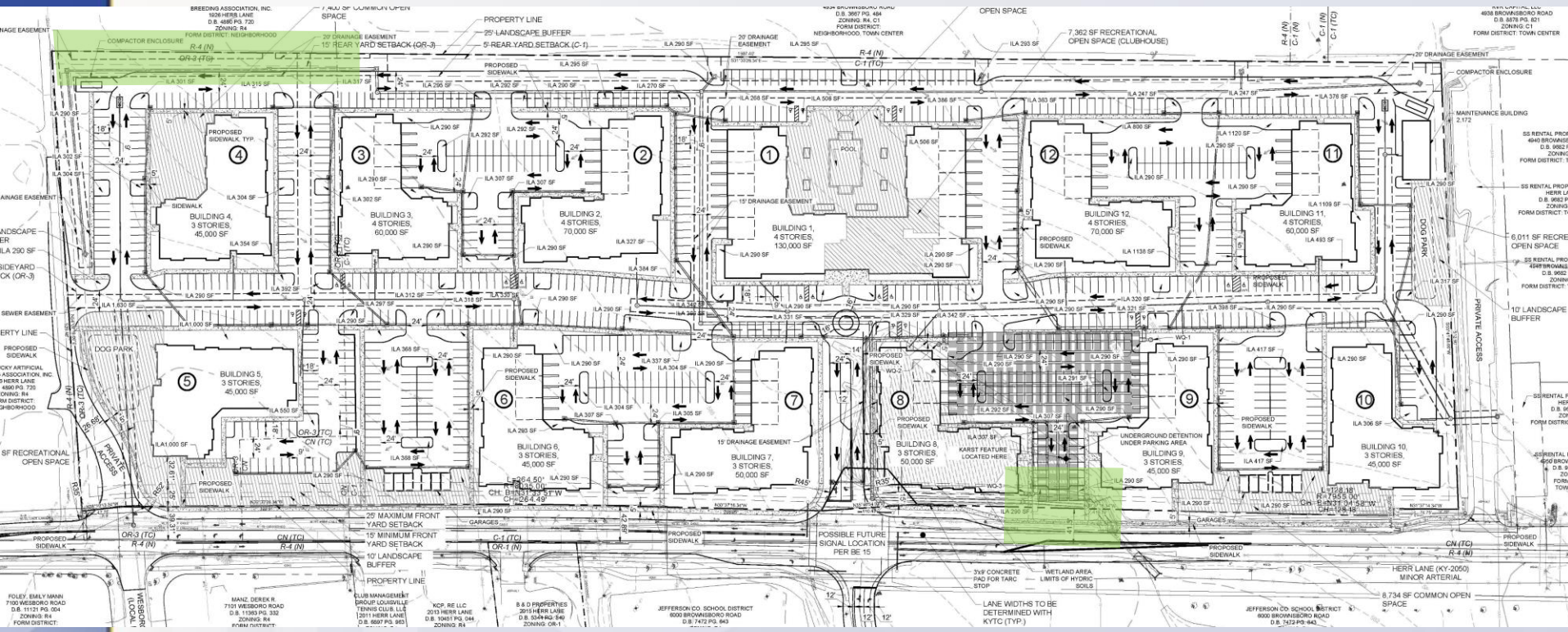
# Prior Plan – 9-08-00 03-30-2000



# Waiver 1

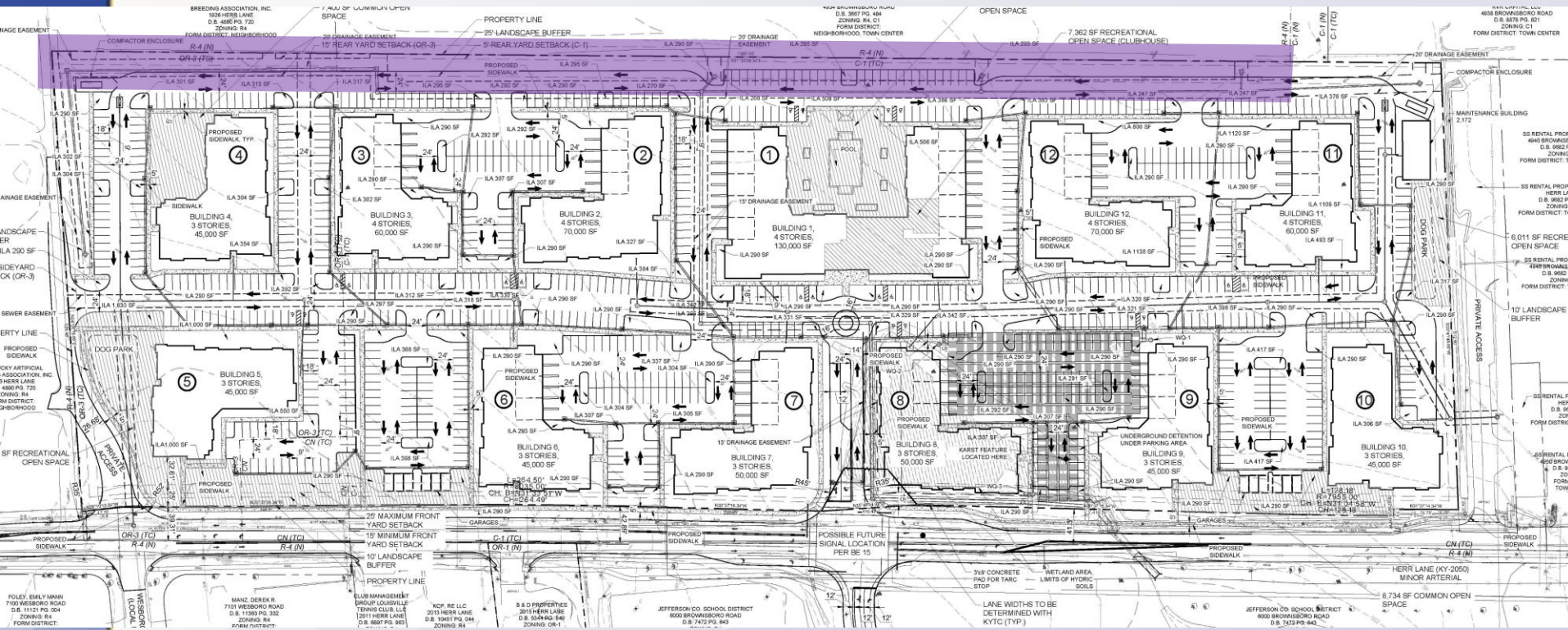


# Waiver 2

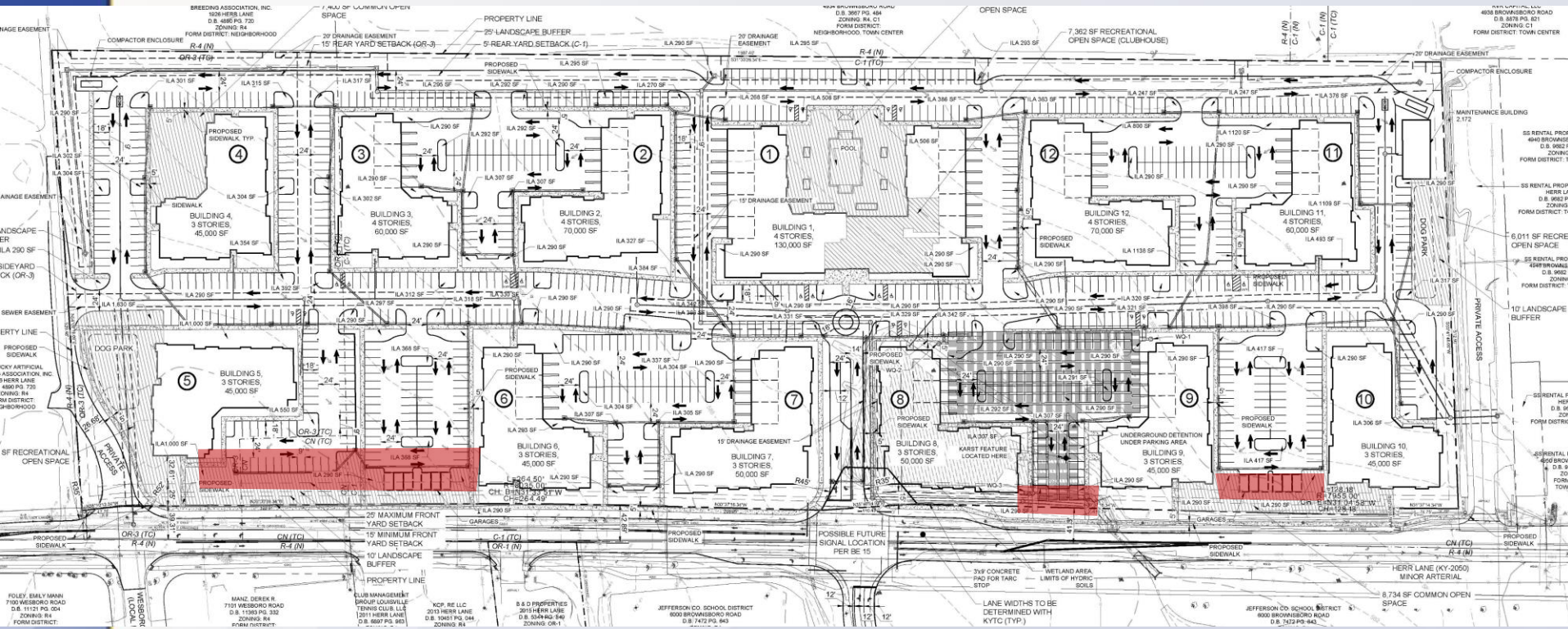




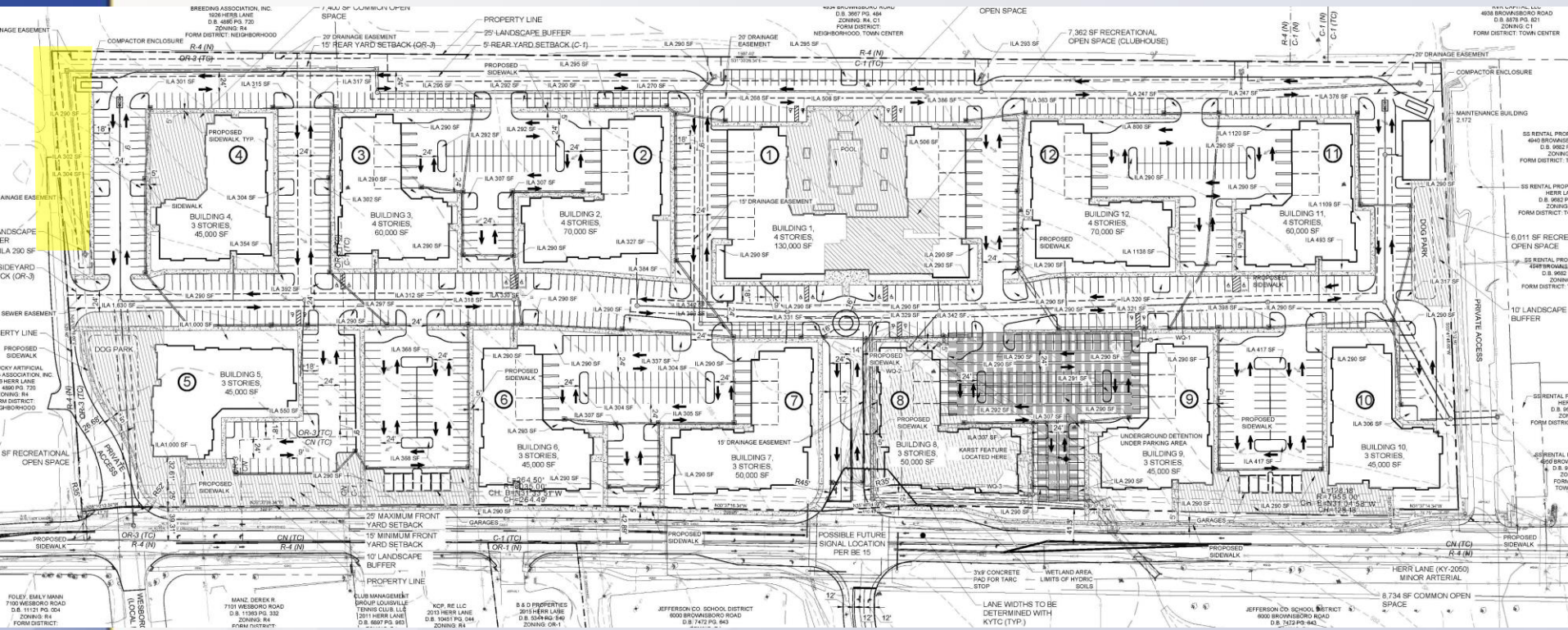
# Waiver 3



# Waiver 4



# Waiver 5



# Interested Party Comments

- Twenty-nine emails and two letters received after publication of the staff report
- One phone call from a neighbor opposed to the development and the timing of the Planning Commission meeting.

# Staff Report


- Error in Binding Element #1 in the staff report
- The site is not located in the City of Jeffersontown

# Staff Finding

- Revised Detailed District Development Plan meets standard of review
- Compliant with Land Development Code with the exception of requested variances and waivers
- Compliant with Plan 2040
  - New housing adjacent to an activity center providing neighborhood goods and services and a transit line
  - Increases the variety of housing in the neighborhood
- Waivers are adequately justified

# Staff Finding

- Staff recommends the traffic signal is removed from the plan, as KYTC will not permit it to be constructed for this development



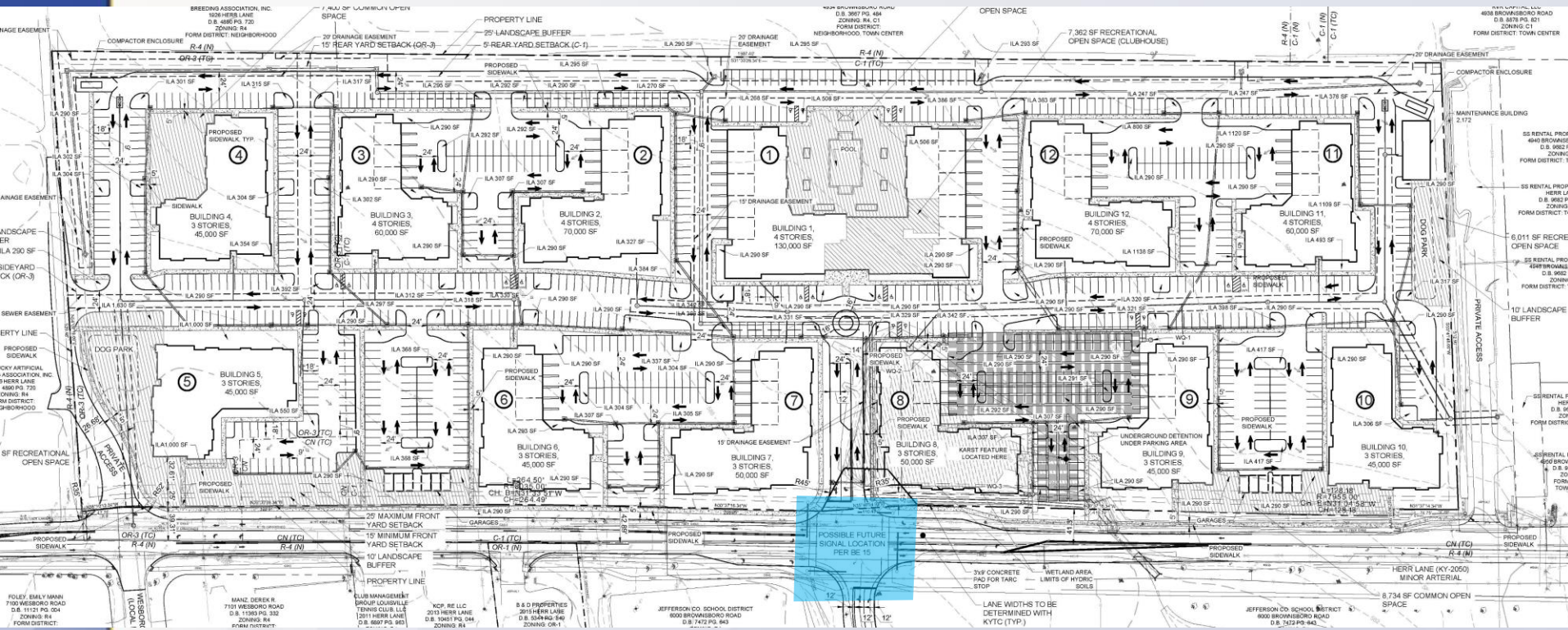
Kentucky Transportation Cabinet  
Division of Traffic Operations  
TRAFFIC SIGNAL WARRANT ANALYSIS

TC 72-6  
10/2013

COUNTY Jefferson DATE August 21, 2019 DAY OF WEEK Wednesday  
 CITY Louisville MILEPOST 2 NO. OF CORRECTIBLE CRASHES IN 12 MONTH PERIOD \_\_\_\_\_  
 MAJOR STREET NAME Herr Lane NO. OF MAJOR STREET APPROACH LANES 1  
 MINOR STREET NAME Providence Point NO. OF MINOR STREET APPROACH LANES 1  
 POSTED SPEED LIMIT MAJOR SREET 35 MPH POPULATION < 10,000  YES  NO  
 POSTED SPEED LIMIT MINOR SREET 25 MPH REDUCED WARRANTS BASED UPON  SPEED  POPULATION

TIME	MAJOR STREET TWO WAY VOLUME	MINOR STREET HIGHEST VOLUME APPROACH	Warrant 1 Condition A		Warrant 1 Condition B		Warrant 7 - CRASH EXPERIENCE (Warrant 1 Condition A or B 80% Satisfied) AND (5 or More Correctible Crashes in 12 Month Period)															
			Minimum Vehicular Volume		Interruption of Continuous Traffic		Warrant 1 Condition A - 80%		Warrant 1 Condition B - 80%													
			MAJOR	MINOR	MAJOR	MINOR	MAJOR	MINOR	MAJOR	MINOR												
			500 (1) 600 (2)	150 (1) 200 (2)	750 (1) 900 (2)	75 (1) 100 (2)	400 (1) 480 (2)	120 (1) 160 (2)	600 (1) 720 (2)	60 (1) 80 (2)												
			REDUCED WARRANTS				REDUCED WARRANTS (56% Reduction)															
Are Side Street Rights Included?			Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>		350 (1) 420 (2)		105 (1) 140 (2)		525 (1) 630 (2)		53 (1) 70 (2)		280 (1) 336 (2)		84 (1) 112 (2)		420 (1) 504 (2)		42 (1) 56 (2)	
			(1) = ONE LANE APPROACH				(2) = TWO LANE APPROACH															
7-8 am	903	228	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
8-9 am	868	166	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
9-10 am	622	108	X			X		X		X		X		X		X		X		X		
10-11 am	600	89	X			X		X		X		X		X		X		X		X		
11-12 am	718	85	X			X		X		X		X		X		X		X		X		
12-1 pm	769	87	X		X	X		X		X		X		X		X		X		X		
1-2 pm	789	91	X		X	X		X		X		X		X		X		X		X		
2-3 pm	969	94	X		X	X		X		X		X		X		X		X		X		
3-4 pm	957	93	X		X	X		X		X		X		X		X		X		X		
4-5 pm	1,021	117	X		X	X		X		X		X		X		X		X		X		
5-6 pm	1,168	145	X		X	X		X		X	X	X		X	X	X		X	X	X		
6-7 pm	955	125	X		X	X		X		X	X	X		X	X	X		X	X	X		
NUMBER OF HOURS			2		9		4		12													
COMPLIANCE			NO		YES				NO													

# Traffic Signal





# Staff Finding

- Two variances will be heard by the Board of Zoning Adjustment - April 19, 2021

# Required Actions

- **APPROVE or DENY the Waivers**
- **APPROVE or DENY the Revised Detailed District Development Plan with new Binding Elements**