

**Land Development and Transportation Committee
Staff Report**
January 22, 2015



Case Number(s):	14Devplan1172
Project Name:	Main & Clay
Location:	617, 621, 623 635 and 637 E. Main St., 614 and 618 E. Washington St., 106, 116, and 188 N. Clay St.
Owner(s):	Trompeter Realty Group, LLC
Applicant:	Bristol Development Group
Representative:	Jeffrey McKenzie, Bingham Greehbaum Doll, LLP.
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Latondra Yates, Planner II

REQUEST

- Category 3 Plan for construction of a 7-story mixed-use development, including residential and commercial.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Lot consolidation, demolition of existing structures, some identified by Landmarks' staff as contributing, and construction of a 7-story, mixed-use building including residential, commercial, an amenity area and parking garage are proposed.

The applicant has submitted elevations of the proposed building that meet the Downtown Form District standards. The elevations meet building design standards that require vertical and horizontal rhythm, including use of columns, piers and window design/placement of similar architectural features no less than every 20 ft, no greater than 40 ft. to create vertical breaks at regular intervals; and a clear visual distinction between the ground floor and upper level floors using cornice lines, windows or similar architectural elements, varying in elevation no more than 36' from one building to the next. Principal entry doors are oriented toward the street and clearly identifiable through the use of architectural design elements.

There is no tree canopy requirement as there is a 100% reduction for developments in traditional form districts with FARs greater than 1.0. There is also no landscaping requirement

as property perimeter LBAs are not required in the Downtown Form District, and there is no exposed vehicular use area requiring screening.

PREVIOUS CASES ON SITE

14COA1249

The site is in the Butchertown Historic Preservation and National Register Districts. The development was approved with conditions by the Landmarks Commission on November 25, 2014. This approval has been appealed and will be heard in February.

SITE CONTEXT

The site is zoned EZ-1 in the Downtown Form District (DFD). It is surrounded by property zoned EZ-1 in the DFD, except to the south, where there is also C-3 zoned property.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Vacant industrial	EZ-1	DFD
Proposed	Mixed-use	EZ-1	DFD
<i>Surrounding Properties</i>			
North	Industrial	EZ-1	DFD
South	Commercial/industrial	C-3/EZ-1	DFD
East	Industrial	EZ-1	DFD
West	Industrial	EZ-1	DFD

INTERESTED PARTY COMMENTS

Staff has received a request for postponement related to the appeal that has been filed of Landmarks Commission action (see attached).

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

No outstanding technical review items

STAFF CONCLUSIONS

The Category 3 Plan meets the applicable sections of the LDC. There are no waivers or variances requested.

An appeal of Landmarks' action has been filed and will be heard in February.

Based upon the information in the staff report, testimony and evidence provided, the Development Review Committee must determine if the proposal meets the standards for a Category 3 Plan as established in the Land Development Code.

NOTIFICATION

Date	Purpose of Notice	Recipients
1/8/2015	Neighborhood Notification	Registered groups
1/8/2015	Adjoining Property Owner Notification	Adjoining Property Owners

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations

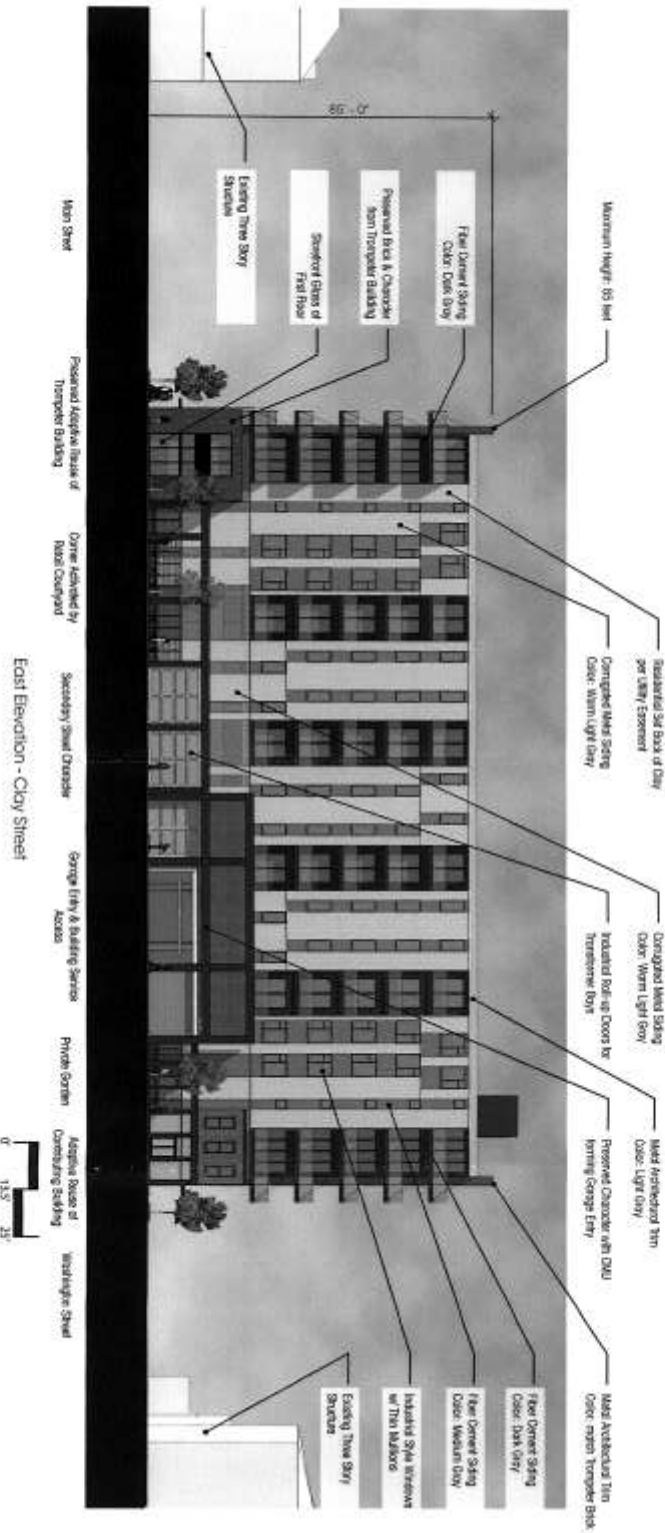
1. Zoning Map



2. Aerial Photo



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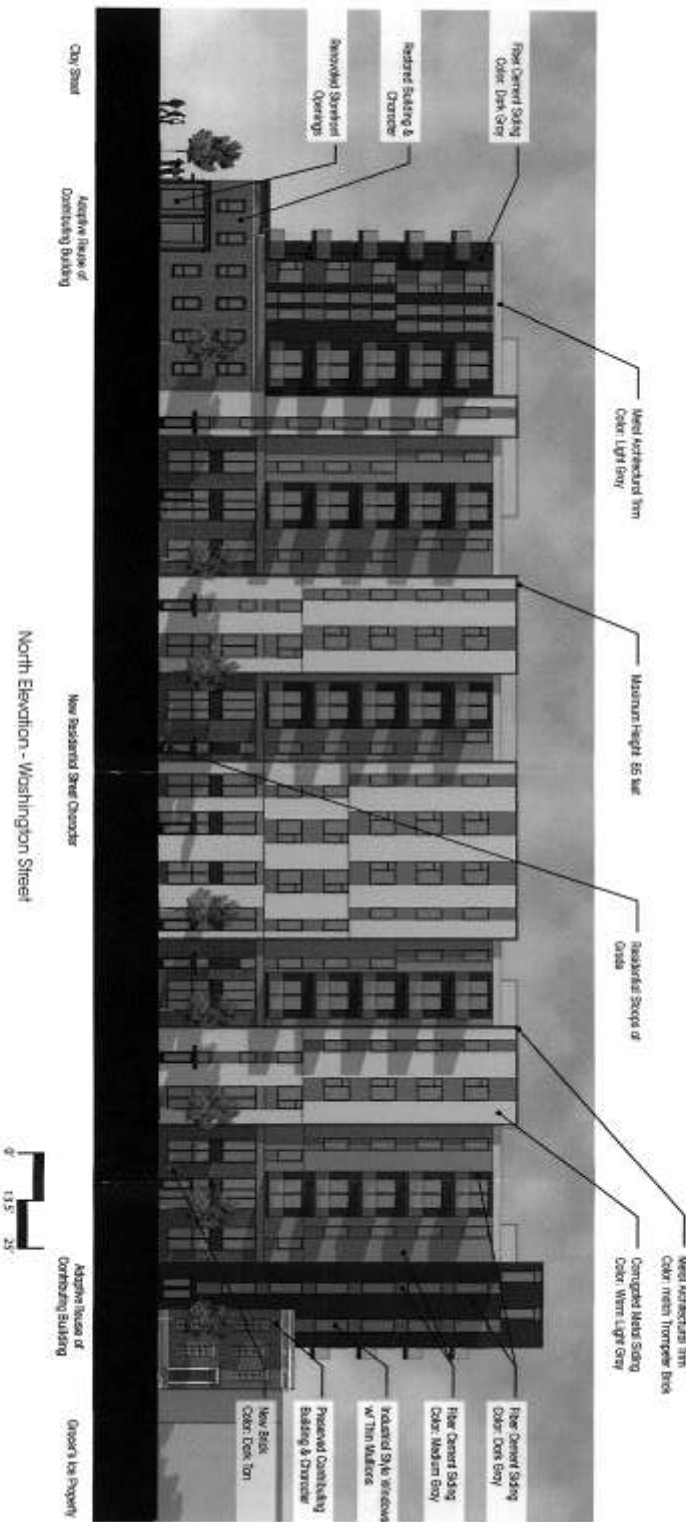


bristol
 development group
 November 18, 2014
 505 + (404) 400

Landmarks Certificate of Appropriateness & Overlay District Application
 Main & Clay - Landmarks CoA Application
 Louisville, KY

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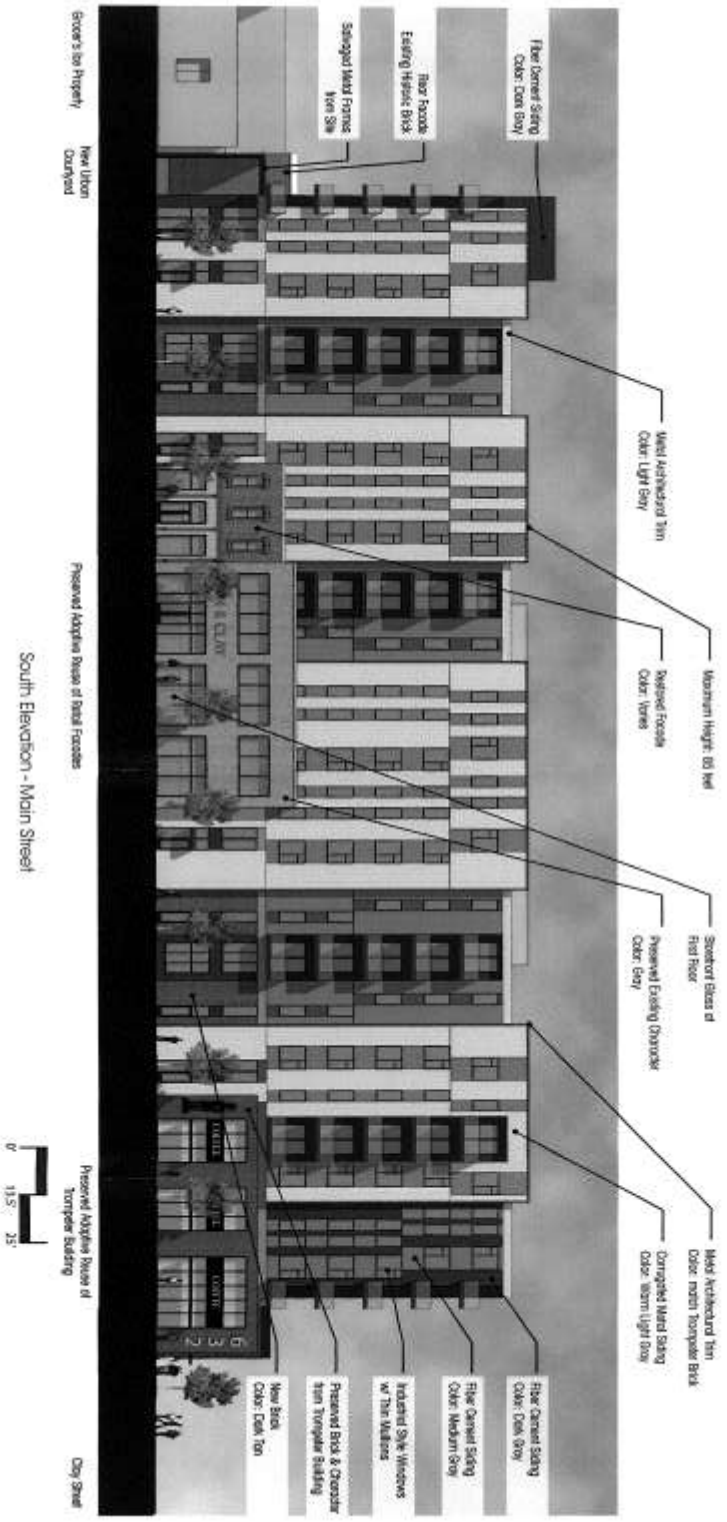


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