



Change in Zoning / Form District Pre-Application

Louisville Metro Planning & Design Services

Case No.: 16AREA1001 Intake Staff: 38
Date: 3/28/16 Fee: \$ 130

Pre-applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the pre-application and supporting documentation to: Planning and Design Services, 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Checklist:

- Completed pre-application form
- Land Development Report¹
- One detailed letter of explanation outlining the proposal
- Fifteen copies of a Site Plan for the property drawn to scale (refer to the Site Plan Elements section on page 3 for additional information)
- \$130 pre-application fee (cash, charge or check made payable to Planning & Design Services)
- Notice of filing of this application, or for the required neighborhood meeting, is required to be mailed to all 1st and 2nd tier APOs and the Mayor and City Clerk of 5th and 6th class cities (if applicable) within 17 days of the filing deadline day. A copy of the notice should be provided to Planning & Design Services as soon as possible to be emailed to the Council District notification list. A notice template can be found on the Planning & Design website.

Project Information:

Change in Zoning / Form District from R7 to C2

Project Name: Russell Choice Neighborhood (Area Wide)

Primary Project Address: 1000 W. Jefferson St

Additional Address(es): See Attached

Primary Parcel ID: 014H00070000

Additional Parcel ID(s): See Attached

Proposed Use: Mixed Use Existing Use: Residential

Existing Zoning District: R7 Existing Form District: TN

Deed Book(s) / Page Numbers²: See Attached

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The subject property contains 38.66 acres. The area to be rezoned contains 38.66 acres.

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____
Docket/Case #: _____ Docket/Case #: _____

16AREA1001

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Tim Barry

Name: Michael King

Company: Louisville Metro Housing Authority

Company: Louisville Metro Government

Address: 420 S. 8th Street

Address: 444 S. 5th Street

City: Louisville State: KY Zip: 40203

City: Louisville State: KY Zip: 40202

Primary Phone: (502) 569-3400

Primary Phone: (502) 574-0032

Alternate Phone: _____

Alternate Phone: (502) 767-7878

Email: _____

Email: Michael.king3@louisvilleky.gov

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

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Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office in the Fiscal Court Building (531 Court Place, Suite 504) or via their website: <https://jeffersonpva.ky.gov/>
4. An overview of the rezoning process can be found at <http://www.louisvilleky.gov/PlanningDesign/userguides/rezoning/applicants/>
5. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

Site Plan Elements:

(Note: These items are not required for pre-application, but will be required with formal filing)

Description

- Owner's name and address
- Developer's name and address
- Engineer's name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

Map Elements

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

Site Information & Labels

- Street names
- Property lines with dimensions (new lots shall show bearings)
- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

Project Plan

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site
- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)
- Required building setbacks with dimensions
- Net and gross density, and number of dwelling units
- Typical dimensions of parking spaces and aisles

MSD Requirements (All items shall be checked as included or marked N/A)

- Existing MSD Easements
- Proposed MSD Easements
- MSD Standard EPSC notes
- SUB/WM number
- Landscape Buffer Areas/WPAs
- Downstream Facilities Capacity Request
- Existing Storm & Sanitary Sewer Systems
- Topography of Site + Minimum 50' beyond property lines
- Concept Drainage (i.e. proposed storm pipes, ditches, swales, and drainage flow arrows)
- Detention Basin Location, with outlet identified & MSD easement shown for basin
- Concept Sanitary Sewers (i.e. lateral extension or location of property service connection) & identification of outlet system
- Name of sewage treatment plant serving site
- Preliminary detention calculation (x=CRA/12) including basin surface area, depth, volume required and volume provided
- Limits of FEMA and/or Local Regulatory Floodplains, if applicable
- Approximate increase or reduction in impervious area, in square feet

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This is a request for an area wide rezoning of the properties listed below from R-7 to C-2. This rezoning is for a mixed use development that will take the place of the existing Beecher Terrace Housing Complex and associated properties. This rezoning is a necessary element of the Choice Neighborhood grant obtained by Louisville Metro for these properties.

PARCEL ID	ADDRESS
014H00080000	300 ROY WILKINS AVE
014G00640000	1200 W JEFFERSON ST
014H00110000	301 S 12TH ST
014H00010000	1100 CEDAR CT
014H00060000	473 S 11TH ST
014C02090000	W JEFFERSON ST
014H00070000	1000 W JEFFERSON ST
014C00020000	1135 W JEFFERSON ST
014B00450000	1231 W JEFFERSON ST
014B00460000	1225 W JEFFERSON ST
014C00010000	1137 W JEFFERSON ST
014H00130000	306 ROY WILKINS AVE
014G01050000	S 13TH ST

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 R-7 to C-2