

# 18ZONE1004

## Mill Creek Condos



**Louisville Metro Planning Commission**

Joel P. Dock, AICP, Planner II

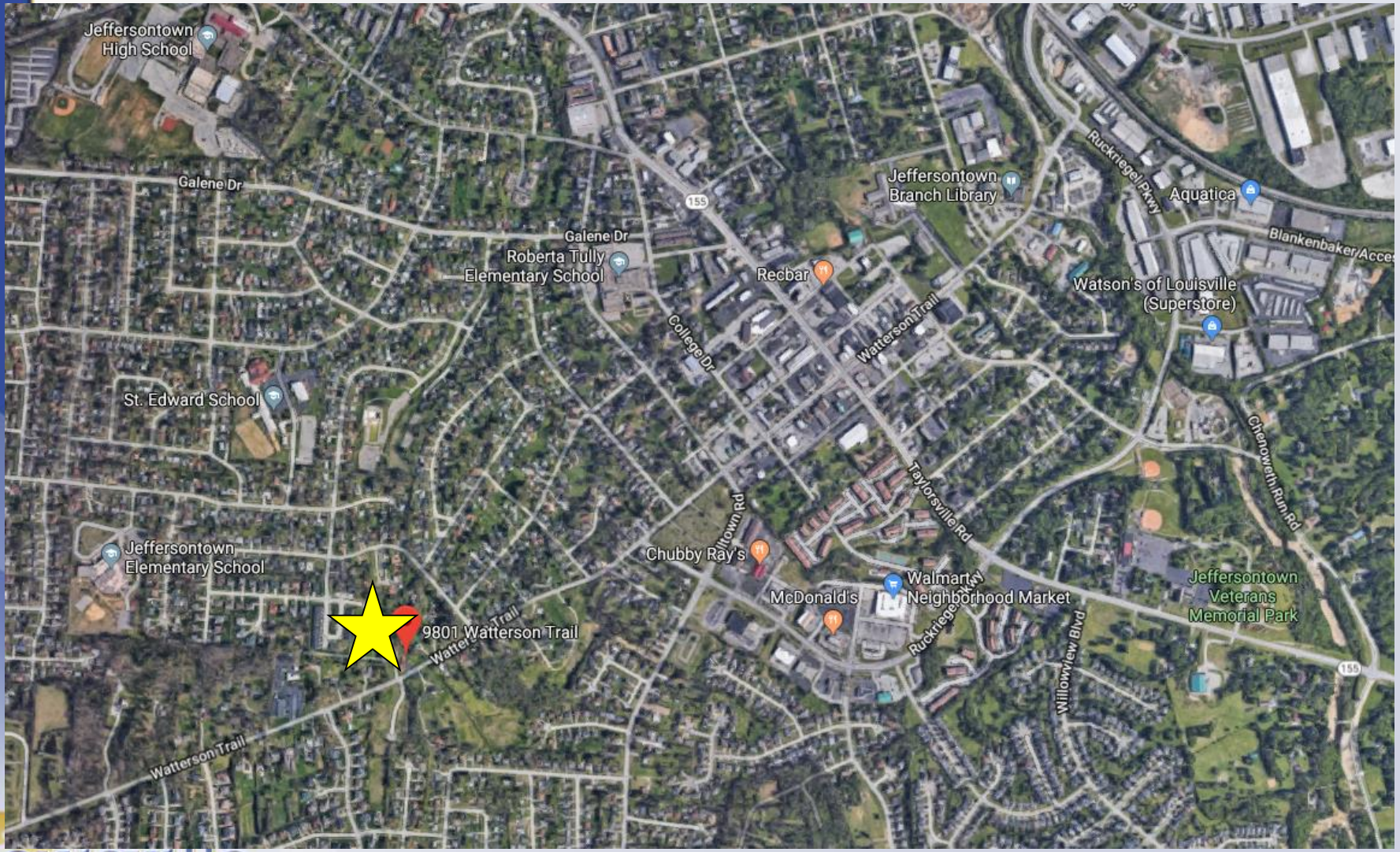
May 23, 2019

# Requests

- **Change-in-Zoning** from R-4, Single-Family Residential to R-6, Multi-Family Residential
- **Waivers**
  1. Waiver of Land Development Code, section 10.2 to omit the 15' VUA LBA adjacent to proposed private access easement
  2. Waiver of Land Development Code, section 10.2 to omit the 15' LBA for proposed access lane from Waterson Trail
  3. Waiver of Land Development Code, section 5.9.2 to not extend existing stub streets to serve the development
- **Variances**
  1. Variance from Land Development Code, section 5.3.1 to eliminate the 25' rear yard adjacent to the proposed private access easement
  2. Variance from Land Development Code, section 5.3.1 to exceed the maximum height of 35' and be 43', a variance of 9'.
- **Detailed District Development Plan**



# Site Context

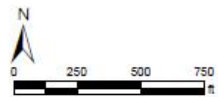
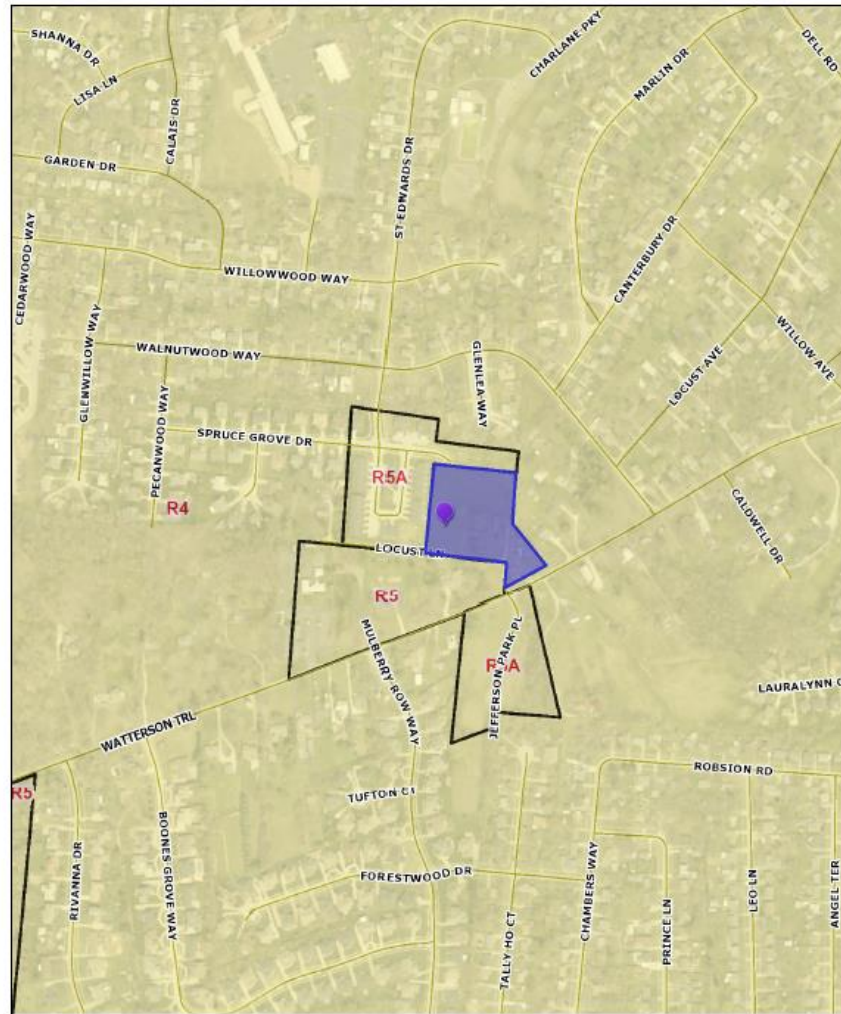


# Case Summary

- 8 structures containing 4 units each (32 dwellings) on three acres of land in the City of Jeffersontown.
- Access to the site is proposed from Watterson Trail
- Spruce Grove Drive, a local roadway terminates along the Northern property boundary and will not be continued into the subject property.
- Sidewalks are provided throughout the development with connections to Spruce Grove Drive and Waterson Trail.
- A gate is proposed to restrict access to the development at its entrance along Watterson Trail.
- Each unit will be multi-story with private garage, balcony and rooftop deck.



# Zoning/Form Districts



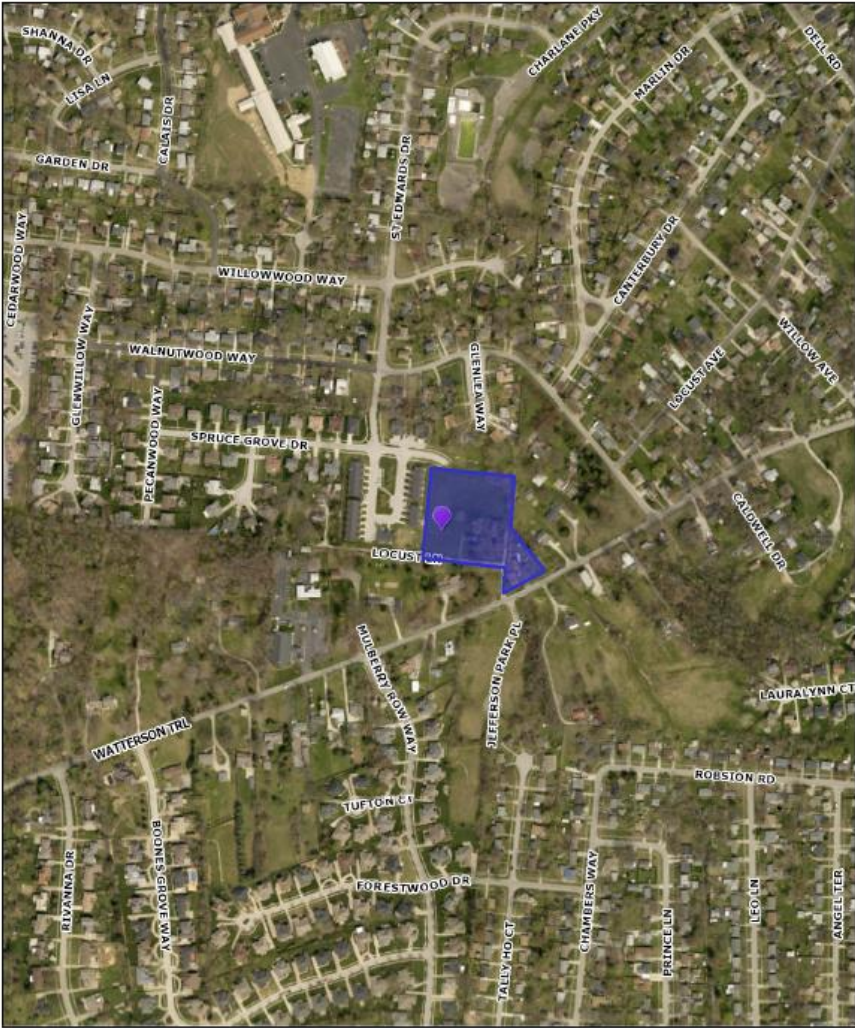
Tuesday, February 13, 2018 | 9:16:23 AM



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This map is not a legal document and should only be used for general reference and identification.

# Aerial Photo



Tuesday, February 13, 2016 | 9:17:04 AM



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# Technical Review

- The existing gravel drive associated with Locust Lane has been placed in an access easement. Permanent unimpeded access to Waterson Trail has been provided for the single-family residence at 9600 Locust. A total of 30' of easement is made available.
- The maximum density resulting from the R-6 district is 53 dwelling units. The maximum FAR of the proposed district is 0.75. The proposed FAR is 0.73 having a total gross floor area not including garages of 98,132 sq.ft.
- The proposed rendering depicts a wall separating each private rooftop deck. This wall is subject to the maximum building height. The maximum height of these walls results in a total height of 43'.
- The adopted Land Development Code of the City of Jeffersontown does not contain a prohibition on requesting a waiver from section 5.9.2 for extension of stub streets.



# Site Photos-Subject Property





# Site Photos

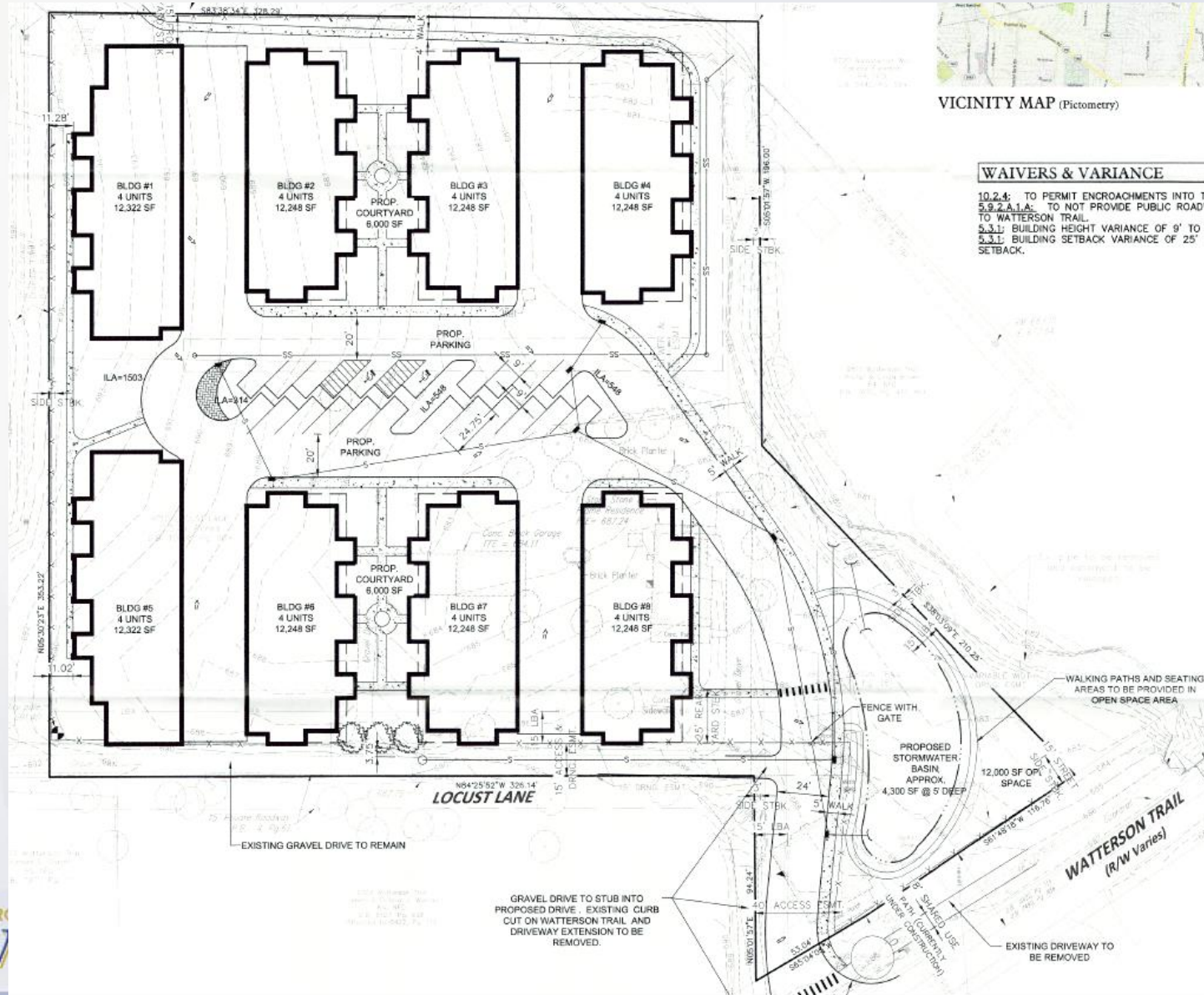


# Site Photos





# Applicant's Development Plan





# Applicant's Renderings





# Staff Finding

- The proposal conforms to applicable policies of Plan 2040.
  - The district allows for increased flexibility in provisioning for housing options and environments that support aging in place and supports inter-generational, mixed-income and mixed-use options that are connected to the neighborhood and nearby centers.
  - The district also allows for a greater variety of housing styles and living arrangement than is currently present in the underlying zoning district.
  - The proposed higher density use is located along a primary collector containing a shared use path that will provide direct access to the center of the City of Jeffersontown and to TARC route #40.

# Staff Finding

- Each waiver, variance, and the development plan have been adequately justified based on the staff analysis contained in the standard of review.
  - Pedestrian connectivity to the shared use path through the subject site is being maintained.
  - The additional height requested is the result of partition walls separating rooftop amenities, while the remainder of the living space of each structure is within the height permitted.



# Required Actions

- **RECOMMEND** to the City of Jeffersontown that the **Change-in-Zoning** from R-4, Single-family Residential to R-6, Multi-Family Residential on property described in the attached legal description be **APPROVED** or **DENIED**
- **RECOMMEND** to the City of Jeffersontown that the following Waivers be **APPROVED** or **DENIED**:
  1. Waiver of Land Development Code, section 10.2 to allow encroachments into the 15' VUA LBA adjacent to proposed private access easement
  2. Waiver of Land Development Code, section 10.2 to allow encroachments into the 15' LBA for proposed access lane from Waterson Trail
  3. Waiver of Land Development Code, section 5.9.2 to not extend existing stub streets to serve the development
- **APPROVE** or **DENY** the following **Variances**:
  1. Variance from Land Development Code, section 5.3.1 to eliminate the 25' rear yard adjacent to the proposed private access easement
  2. Variance from Land Development Code, section 5.3.1 to exceed the maximum height of 35' and be 43', a variance of 9'.
- **RECOMMEND** to the City of Jeffersontown that the **Detailed District Development Plan** subject to the proposed binding elements be **APPROVED** or **DENIED**