

17ZONE1020

Morat Avenue Apartments



Louisville Metro Planning Commission Public Hearing

Laura Mattingly, AICP, Planner II

September 21, 2017

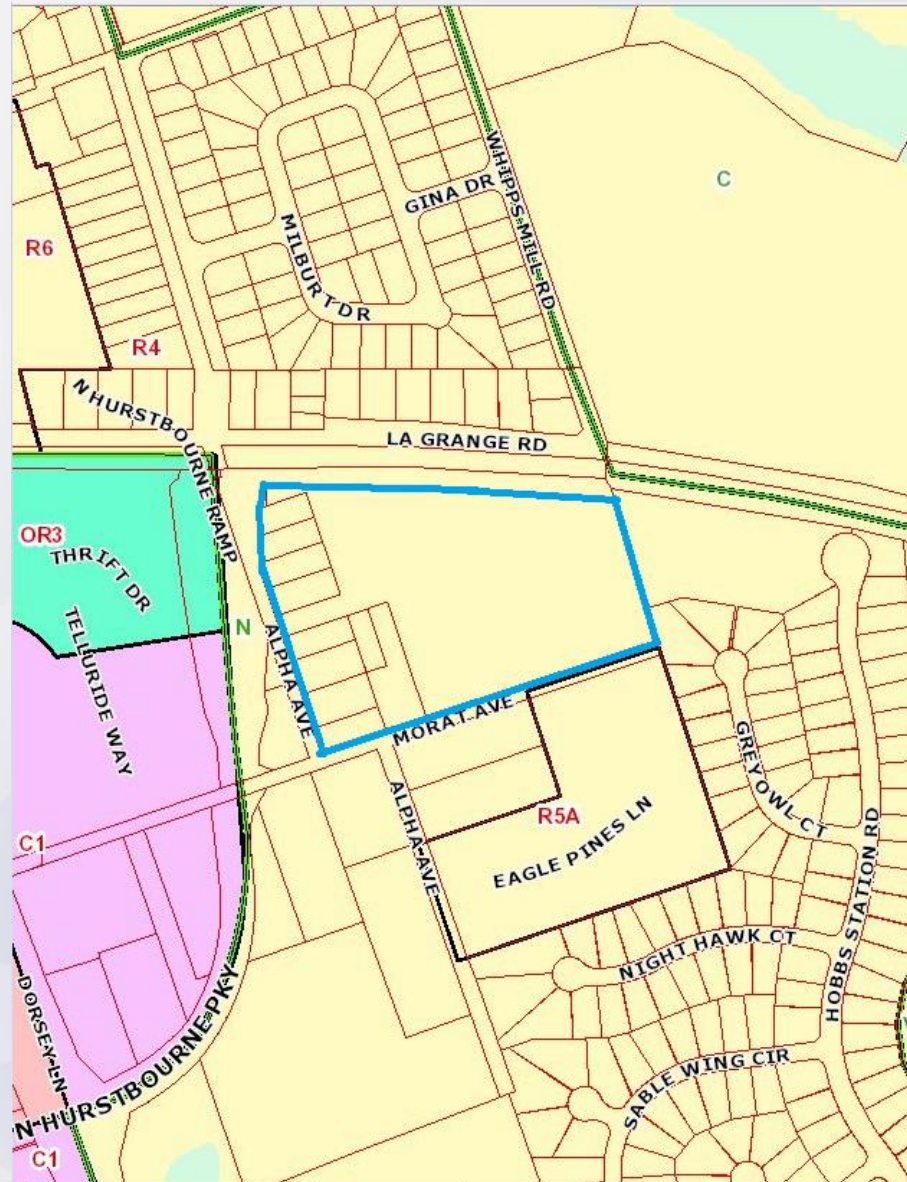
Requests

- Change in zoning from R-4 to R-6
- Sidewalk waiver of Section 5.8.1.B to not provide sidewalks along portions of Hurstbourne Parkway, Morat Ave and Alpha Ave
- Waiver of 10.3.5 to allow VUA encroachment into parkway setback and buffer
- Variance from 4.4.3 to allow fence to exceed maximum height of 4' by 2'
- Detailed District Development Plan

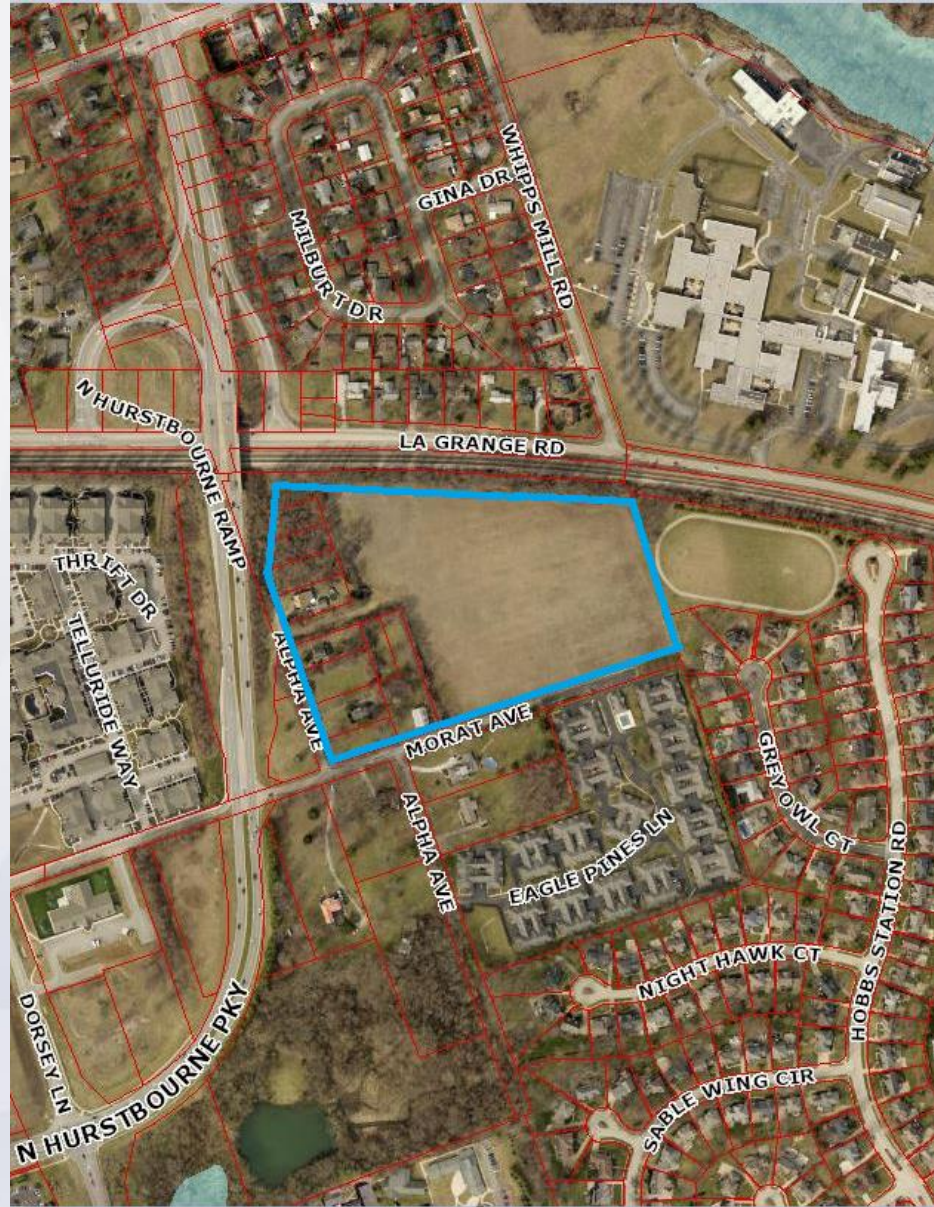
Case Summary

- Site is located in City of Lyndon, south west of N. Hurstbourne & Lagrange Rd/CSX railroad
244 dwelling units on 14.27 acres
- Site currently multiple parcels, mostly farmland with some single family homes (to be demolished and lots consolidated)
- 11 two-story buildings, 436 parking spaces
- Amenities-Clubhouse, pool, dog parks
- One main entrance from Alpha Avenue, emergency entrance only along Morat Avenue

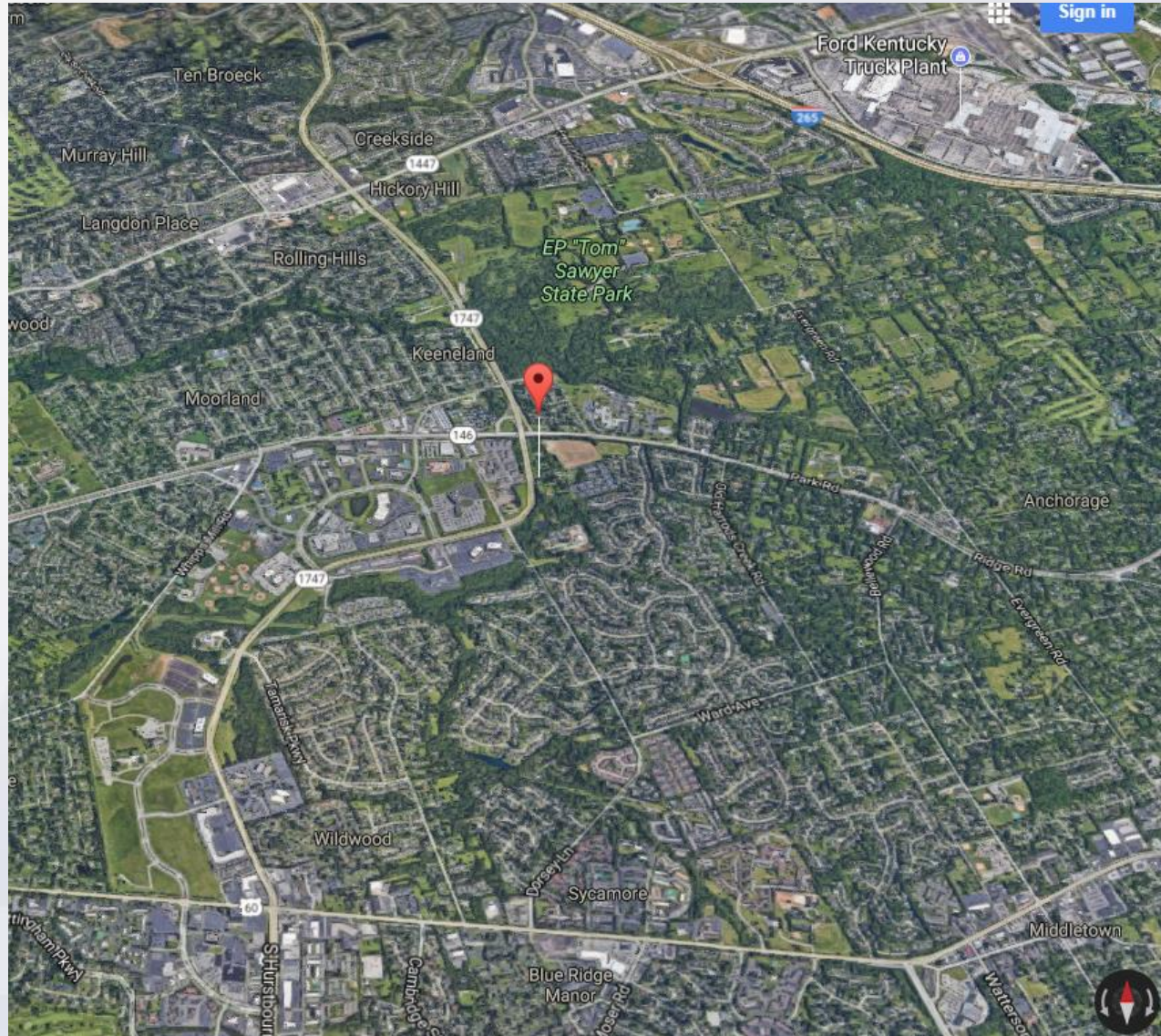
Zoning / Form District



Aerial Photo



Site Photos – Subject Site



Site Photos



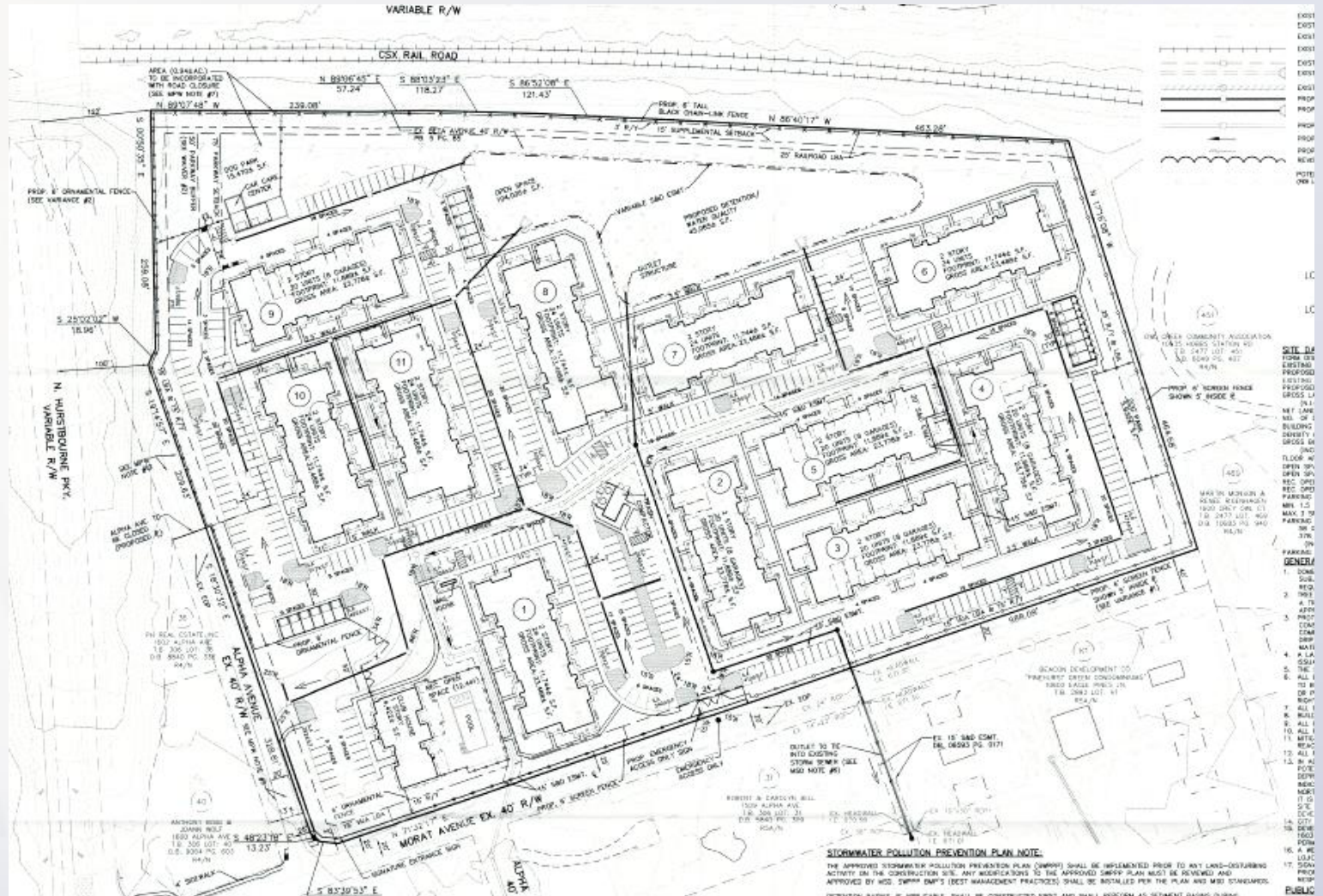
Site Photos - Surrounding



Site Photos - Surrounding



Development Plan



Elevations



Front Elevation



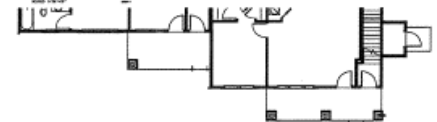
Rear Elevation



Right Elevation



Left Elevation



Technical Review

- Plan has received preliminary approvals from MSD and Transportation
- 17STREETS1020 currently under review-LD&T on September 14th
- TARC recommendation is proposed
- Binding elements 9-14 have been added at the request of the applicant

Staff Analysis and Conclusions

- Proposal generally complies with the applicable guidelines of Cornerstone 2020 and the Land Development Code
- Provides for more housing choice in the area
- Near arterial road and activity center
- Improvements to transit access
- Building materials, scale as well as buffering and setbacks- increase compatibility
- Amenities on site foster sense of community and decrease trips

Required Actions

- **RECOMMEND APPROVAL** or **DENIAL** to the City of Lyndon for change in zoning from R-4 to R-6
- **APPROVE** or **DENY** the sidewalk waiver of Section 5.8.1.B to not provide sidewalks along portions of Hurstbourne Parkway, Morat Ave and Alpha Ave
- **APPROVE** or **DENY** the waiver of 10.3.5 to allow VUA encroachment into parkway setback and buffer
- **APPROVE** or **DENY** the variance from 4.4.3 to allow fence to exceed maximum height of 4' by 2'
- **APPROVE** or **DENY** the Detailed District Development Plan