

**Land Development and Transportation  
Committee  
Staff Report  
August 22, 2019**



<b>Case No:</b>	16ZONE1044
<b>Project Name:</b>	One Park
<b>Location:</b>	2294, 2300, 2338 (TB 74A Lots 12 & 15), & 2340 Lexington Road & 2501, 2503, 2509, 2511, & 2515 Grinstead Drive
<b>Owner(s):</b>	JDG Triangle Partners LLC; JDG Triangle Partners II; JDG Triangle Partners III
<b>Applicant:</b>	JDG Triangle Partners LLC
<b>Jurisdiction:</b>	only list if they have zoning authority
<b>Council District:</b>	8- Brandon Coan
<b>Case Manager:</b>	Julia Williams, AICP, Planning Supervisor

**REQUEST(S)**

- Change in zoning from C-2 to PDD (Planned Development District)
- Detailed District Development plan with Binding Elements

**CASE SUMMARY/BACKGROUND**

The proposal is for a Planned Development District located in the Irish Hill Neighborhood. Commercial, Hotel, Office, and Multi-Family are proposed on the site within a multi-story building. The tallest portion of the building will be 18 stories. 421 multi-family units, 250 hotel rooms, and 1,202 parking spaces are proposed. A pattern book provides more specific and detailed information regarding the uses and design of the site.

**STAFF FINDING**

The proposal is ready for a public hearing date to be set once the traffic issues have been resolved.

**TECHNICAL REVIEW**

- Irish Hill Neighborhood Plan (2002)
  - The Irish Hill Neighborhood Plan does not have any specific recommendations for the subject site
- Plan 2040

MSD has preliminarily approved the proposal.  
Transportation staff is still reviewing the traffic.

**PDS Staff comments:**

1. Pattern Book: Under "Street Plantings and Plaza" (page 20) I am still concerned about the proposed street trees listed along the Lexington Ave portion of the site. The street trees need to be canopy trees. The Serviceberry and Hawthorn need to be replaced with an A or B sized tree.

2. Staff would like to see a commitment to affordable housing units added to the proposal and pattern book.

**INTERESTED PARTY COMMENTS**

Please see attached citizen letters

**STANDARD OF REVIEW FOR REZONING**

Criteria for granting the proposed form district change/rezoning: *KRS Chapter 100.213*

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Plan 2040; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Plan 2040 which have substantially altered the basic character of the area.

**STAFF ANALYSIS FOR CHANGE IN ZONING**

The site is located in the Traditional Neighborhood Form District

Traditional Neighborhood: This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

**REQUIRED ACTIONS:**

- SET the public hearing date

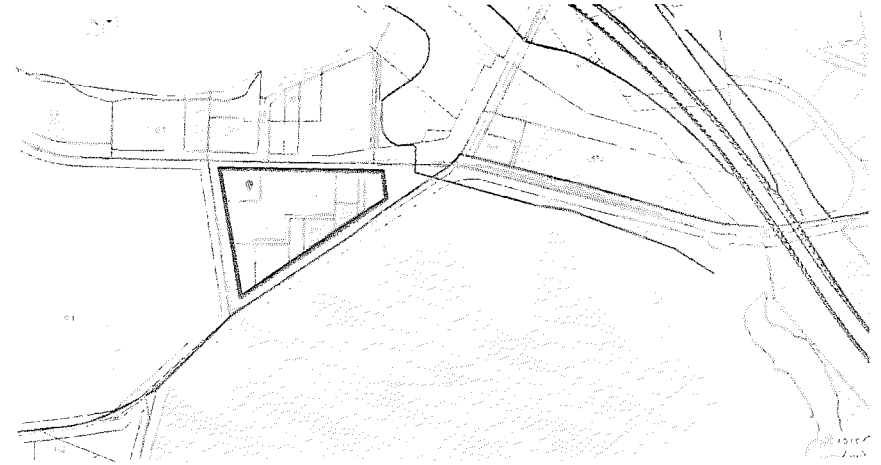
**NOTIFICATION**

Date	Purpose of Notice	Recipients
8/8/19	Hearing before LD&T on 8/22/19	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 8
	Hearing before ____	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

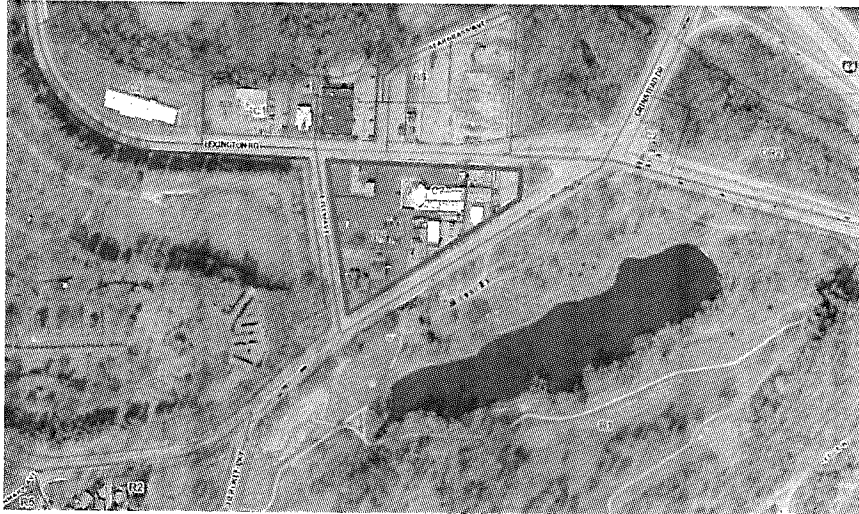
**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. **Zoning Map**



**2. Aerial Photograph**



**3. Proposed Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.

- e. A road closure approval for the interior alley off of Etley Avenue shall be approved prior to requesting a building permit (or record plat, note: for subdivision cases).
  - f. The materials and design of proposed structures shall be substantially the same as depicted in the pattern book as presented at the \_\_\_\_\_ Planning Commission. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
  4. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
  5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.