

20-DDP-0026

The Station at Middletown Apartments



Louisville Metro Land Development and
Transportation Committee

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July 9, 2020

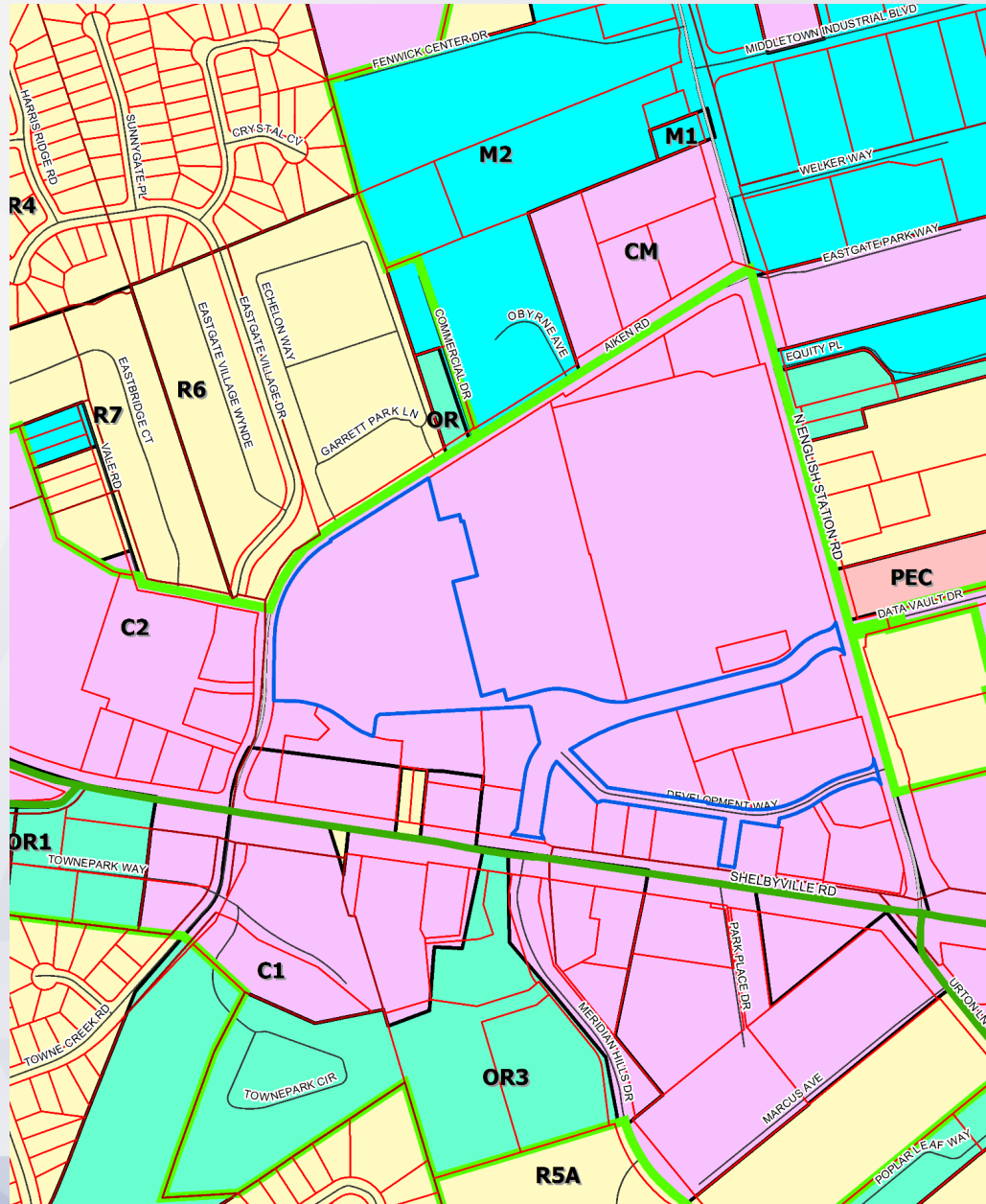
Requests

- **Detailed District Development Plan**
- **Waiver** from Land Development Code section 10.2.9 to not provide a required 6' screen within the 5' landscape buffer area between the proposed apartment parking and the existing Target parking (20-WAIVER-0048)
- **Waiver** from Land Development Code section 10.2.4.B.1 to allow a variable height retaining wall in portions of the property perimeter buffer (20-WAIVER-0044)

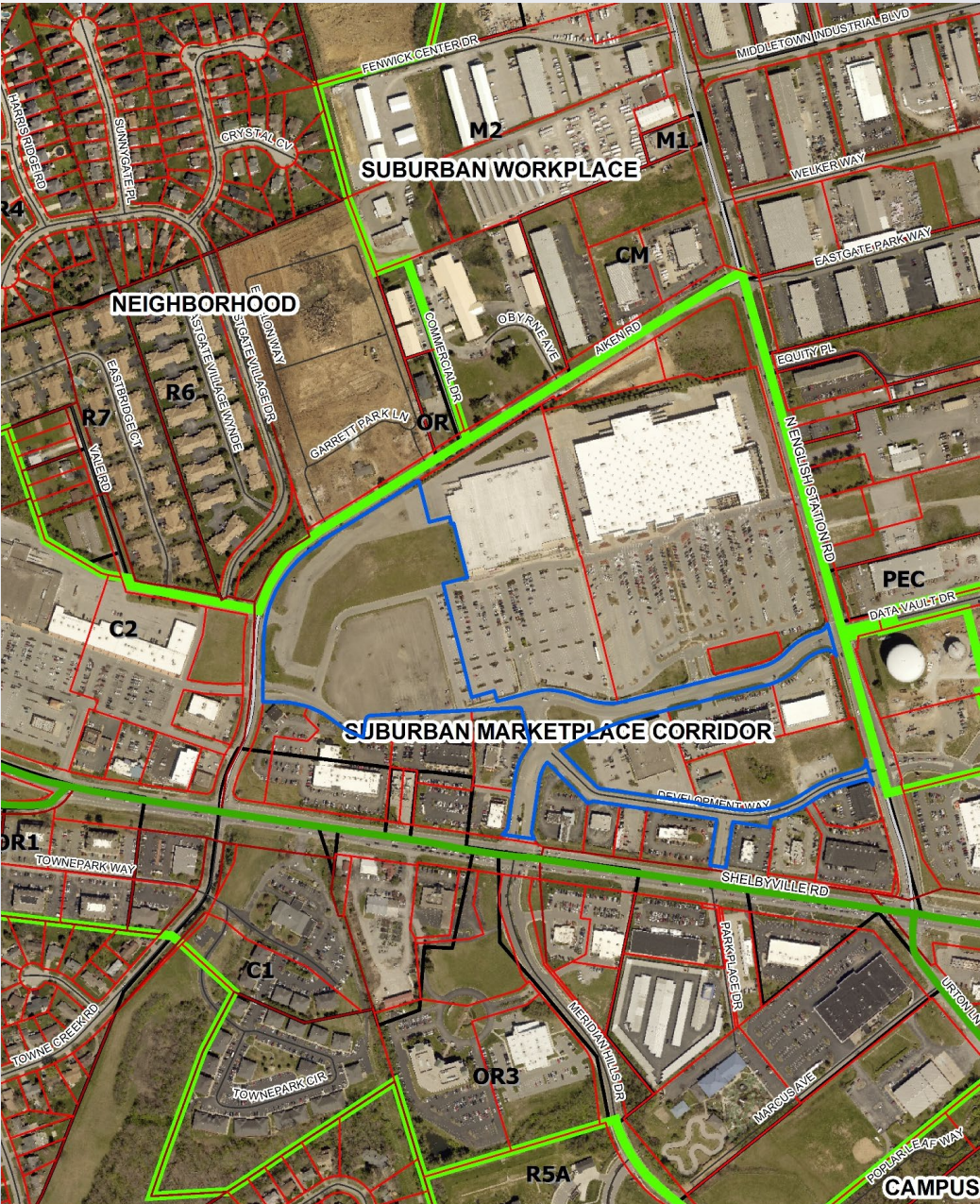
Case Summary

- Property is zoned C-2 Commercial in the Suburban Marketplace Corridor form district.
- 326 unit apartment community with four multi-story apartment buildings with a combination of surface and tuck-under parking
- Previously approved plan, 19-DDP-0024
- Currently proposed plan includes a waiver to allow the retaining wall to encroach into the property perimeter buffer area
- Currently proposed plan includes a waiver to not provide the 6' screen in the landscape buffer area on the east side of the site between the subject site and the Target parking lot.

Zoning/Form Districts



Aerial Photo



Elevations



BUILDING 1 SOUTH ELEVATION



BUILDING 2 EAST ELEVATION

Renderings



Renderings



Renderings



Staff Finding

- The revised district development plan and waivers appear to be adequately justified.

Required Actions

- **RECOMMEND APPROVAL or DENIAL** of the following **Waivers to Middletown**:
 - 1. **Waiver of Land Development Code (LDC - City of Middletown), section 10.2.9 to not provide a required 6' screen within the 5' landscape buffer area between the proposed apartment parking and the existing Target parking (20-WAIVER-0048)**
 - 2. **Waiver of Land Development Code (LDC - City of Middletown) section 10.2.4.B.1 to allow a variable height retaining wall in portions of the property perimeter buffer (20-WAIVER-0044)**
- **Recommend to the City of Middletown that the Revised Detailed District Development Plan be APPROVED or DENIED**