

# Gilman's Pointe

A Community by LDG Development, LLC

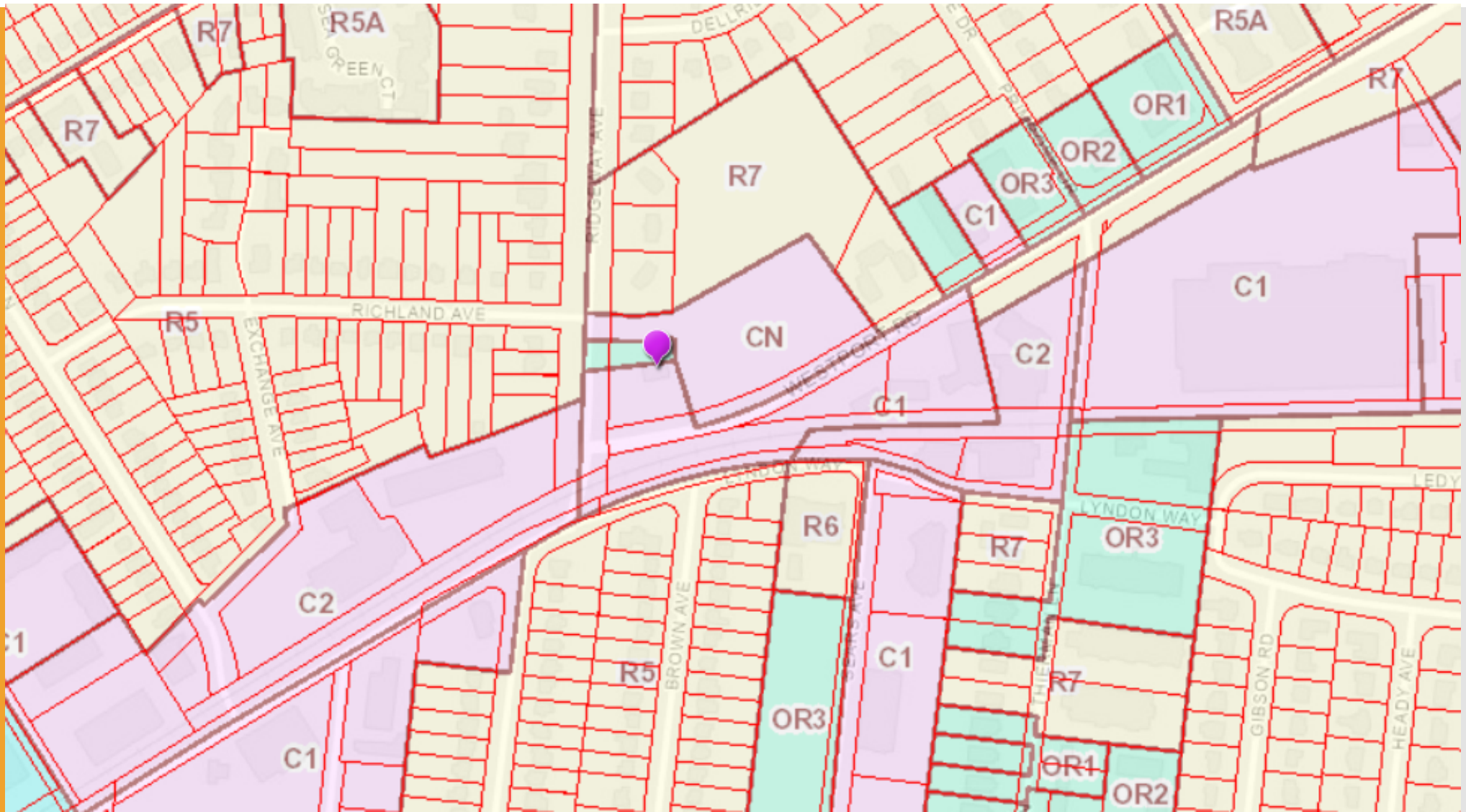
22-ZONE-0093

# Requests

- Change in Zoning from R-7, OR-3, C-1 and CN to R-7 Multifamily Residential
- Variance from St. Matthews Development Code section 4.12.C.8.a
- RDDP with removal of existing Binding Elements
- DDP with Binding Elements

Current  
Zoning:

R-7, OR-3,  
C-1, CN



# R-7 Design Requirements

## Section 4.12 R-7 Residential Multi-Family District

### 2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard.....25 feet
- b. Side Yards:
  - Total for both:.....10 feet
  - Minimum: .....5 feet
- c. Street Side Yard.....25 feet
- d. Rear Yard:.....25 feet

### 3. MAXIMUM BUILDING HEIGHT:

There shall be no maximum height, provided all minimum yards are increased five feet for each story over three stories or forty-five feet.

### 4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: .....1.0
- b. Maximum Density: .....34.8 dwelling per acre

### 5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.



# Subject Property





# Subject Property





# Subject Property





# Proposal in Context





# Proposed Development Plan



**SITE IS LOCATED IN MATTHEWS AND IS SUBJECT TO THE APRIL 2001 LAND DEVELOPMENT CODE.**



**WAIVER REQUESTED:**

1. A Waiver is requested from Section 412.0.8.a of the Siskiyou Land Development Code to provide less open space than is required.

**PROJECT DATA**

TOTAL SITE AREA	= 8.76 ac. (375,061 SF)
NET BUILDING AREA	= 2,400,000 SF
NET PAVEMENT AREA	= 840,000 SF
NET OPEN SPACE	= 1,520,061 SF
PROPOSED CONING	= 4-1
PROPOSED CONING	= 10-1
PROPOSED CONING	= 15-1
PROPOSED CONING	= 20-1
PROPOSED CONING	= 25-1
PROPOSED CONING	= 30-1
PROPOSED CONING	= 35-1
PROPOSED CONING	= 40-1
PROPOSED CONING	= 45-1
PROPOSED CONING	= 50-1
PROPOSED CONING	= 55-1
PROPOSED CONING	= 60-1
PROPOSED CONING	= 65-1
PROPOSED CONING	= 70-1
PROPOSED CONING	= 75-1
PROPOSED CONING	= 80-1
PROPOSED CONING	= 85-1
PROPOSED CONING	= 90-1
PROPOSED CONING	= 95-1
PROPOSED CONING	= 100-1

**PARKING REQUIRED:**

MIN. REQUIRED	= 227 SPACES
MAX. ALLOWED	= 400 SPACES

**PARKING PROVIDED:**

MIN. PROVIDED	= 227 SPACES
MAX. PROVIDED	= 400 SPACES

**OPEN SPACE REQUIRED:**

MIN. REQUIRED	= 152,061 SF
MAX. ALLOWED	= 152,061 SF

**TOTAL VEHICLE TRIP DATA:**

MIN. TRIPS	= 1,520 TRIPS
MAX. TRIPS	= 1,520 TRIPS

**GENERAL NOTES:**

1. Parking areas and drive ways to be a hard core curable surface.
2. An easement permit and bond will be required for all work done in the right-of-way.
3. No fire lanes or driveway cut-offs to be provided.
4. There shall be no concrete steps in the right-of-way.
5. Site grading shall not show in the open of drivers. If it does it shall be removed or shielded or buried.
6. Construction fencing shall be erected prior to any construction or grading activities preventing circulation of soil systems or trees to be preserved. The fencing shall enclose the area towards the site line of the tree canopy and shall contain a sign for parking, material storage, or construction activities as shall be permitted within the fenced area.
7. Erosion measures for dust control shall be in place during construction to prevent fugitive dust from entering from existing traffic roads and neighboring properties.
8. Complete utility shall be placed in a common trench unless otherwise required by applicable agencies.
9. Open space or buffer, at least six (6) feet high and wide, may be provided for right-of-way, to protect developed areas and adjacent properties. Open space shall be located at least (5) feet from any adjacent wall, fence, property line, wooded vegetation, utility or structure.
10. Benchmark and topographic information shown herein were derived from LIDAR data. Boundary information was taken from Assessor's maps.
11. Subject to KYTC and the City of St. Matthews approval prior to MSD construction plan approval.

**MSD NOTES:**

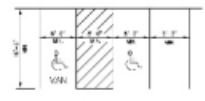
1. All utility lines must have individual connections per MSD's form, site and system ID#s.
2. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local state and federal ordinances.
3. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A downstream facilities request shall be submitted to MSD.
4. No groups of the site within the 100 year flood plain per FEMA Map No. 2111 C-0262 is shown from 10/16/2007.
5. Inventory within depleted by areas (---) is for conceptual purposes.
6. If the site has had changes on easement plot will be required prior to MSD grading construction plan approval.
7. On-site detention will be provided. Post-development peak flows will be limited to pre-development peak flows for 2, 10, 25, and 100 year storm or to the capacity of the down-stream system, whichever is more restrictive.
8. All drainage, 10' and 4' pipe quality standards shall be in this plan and for construction purposes. Final design of these elements will be determined prior to construction plan approval and shall comply with all VFA and MSD Design Manual requirements.
9. The final design of the project must meet all MS4 water quality requirements established by VFA, 20% silt, and 10% turbidity. The design shall also be proper plans of Green Dev. Man., Practices.

**DETENTION BASIN CALCULATIONS**

$X = A(1+I)/2$   
 $Q = 6.48(1+I)C(1+I)$   
 $A = 0.7 AC(1+I)$   
 $R = 2.48 AC(1+I)$   
 $S = (0.0004722)(R)/T = 7800 AD / P$   
 REQUIRED  $S = 30,850$  C.U.F.T.  
 PROPOSED BASIN = 21,600 C.U.F.T.  
 TOTAL = 21,600 C.U.F.T. @ APPROX. 1.5 FT. DEPTH = 32,400 C.U.F.T.  
 - 10,800 C.U.F.T.

**LEGEND**

--- (1) ---	PROPOSED STORM SEWER CATCH BASIN
---	PROPOSED SEWER AND VEHICLE
---	PROPOSED DRAINAGE SWALE



COUNCIL DISTRICT - 9  
 FIRE PROTECTION DISTRICT - ST. MATTHEWS  
 MUNICIPALITY - ST. MATTHEWS

SHEET # 00-ZONE-0001  
 WM# 3179

NO.	DATE	DESCRIPTION
1	11/11/22	PRELIMINARY REVIEW COMMENTS
2		
3		

IN CHARGE: \_\_\_\_\_  
 SUPERVISOR'S SEAL: \_\_\_\_\_  
 ENGINEER'S SEAL: \_\_\_\_\_

PROJECT DATA	PROJECT NO. _____
DATE OF THIS PLAN	DATE OF THIS PLAN _____
SCALE OF THIS PLAN	SCALE OF THIS PLAN _____
DATE OF THIS PLAN	DATE OF THIS PLAN _____
DATE OF THIS PLAN	DATE OF THIS PLAN _____

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 100 WESTPORT ROAD, SUITE 100  
 ST. MATTHEWS, KY 40083  
 TEL: 502.261.1111  
 FAX: 502.261.1112  
 WWW.LDANDD.COM

DETAILED 3/5/23 DEVELOPMENT PLAN  
**LDG - GILLMANS POINT**  
 4101 WESTPORT ROAD  
 DEVELOPER  
**LDG DEVELOPMENT**  
 1489 S. 4TH ST  
 LOUISVILLE, KY 40205

02 NO. 21158  
 SHEET 1  
 OF 1

# Traffic Study Scope and Distribution Analysis

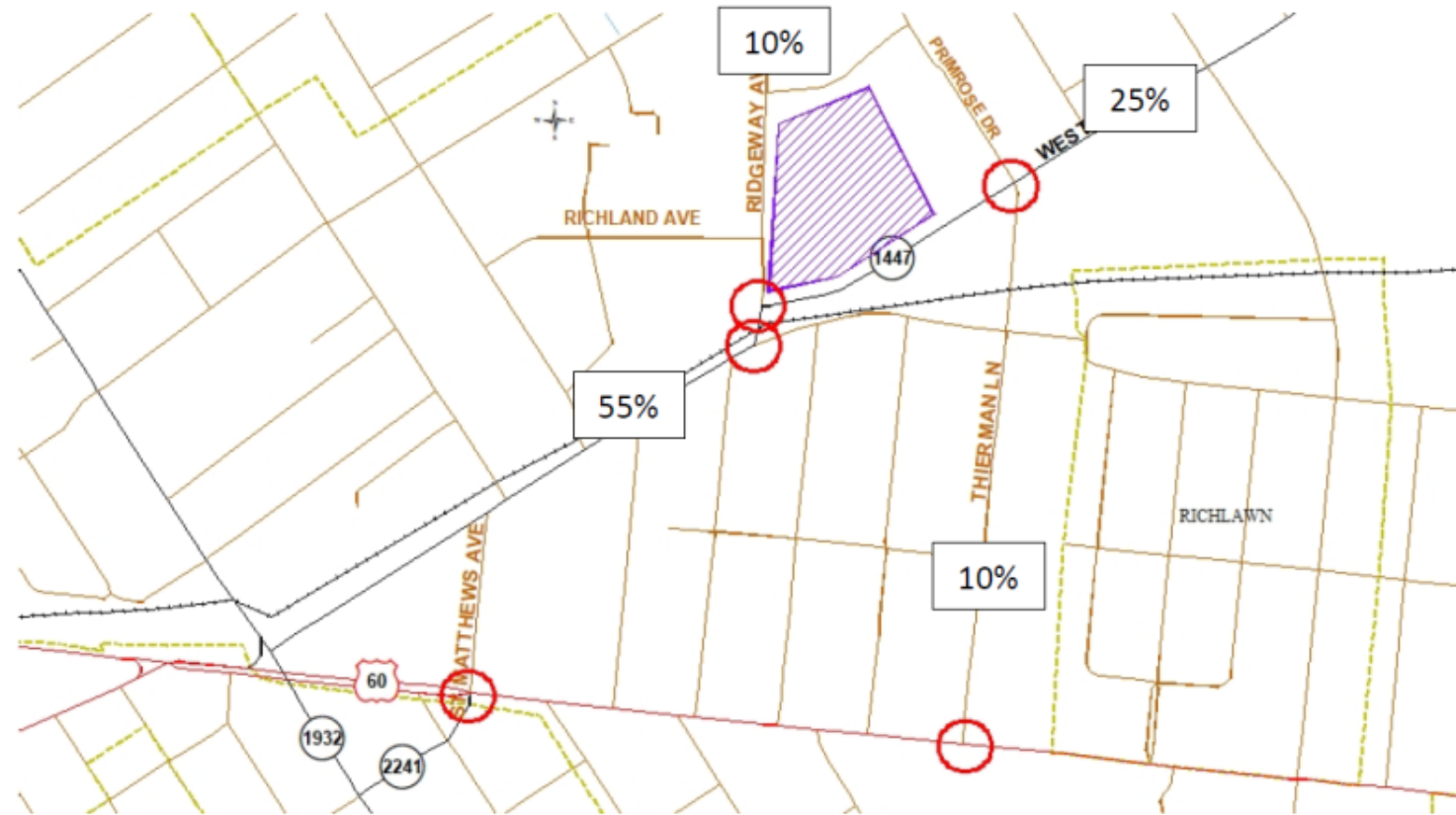


Figure 4. Trip Distribution Percentages



July 15, 2022  
Revised September 27, 2022

## Traffic Impact Study

Apartments  
4101 Westport Road (KY 1447)  
Louisville, KY

Prepared for

Louisville Metro Planning Commission  
Kentucky Transportation Cabinet



# Traffic Impact Study Conclusions & KYTC Approval

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2025 and 2035, there will be a slight impact to the existing highway network.

***A left turn lane will be installed at the entrance on Westport Road.***

