

**20-ZONE-0117**

**9418 Pirouette Avenue**



**Louisville Metro Planning Commission**

**Joel Dock, AICP, Planner II**

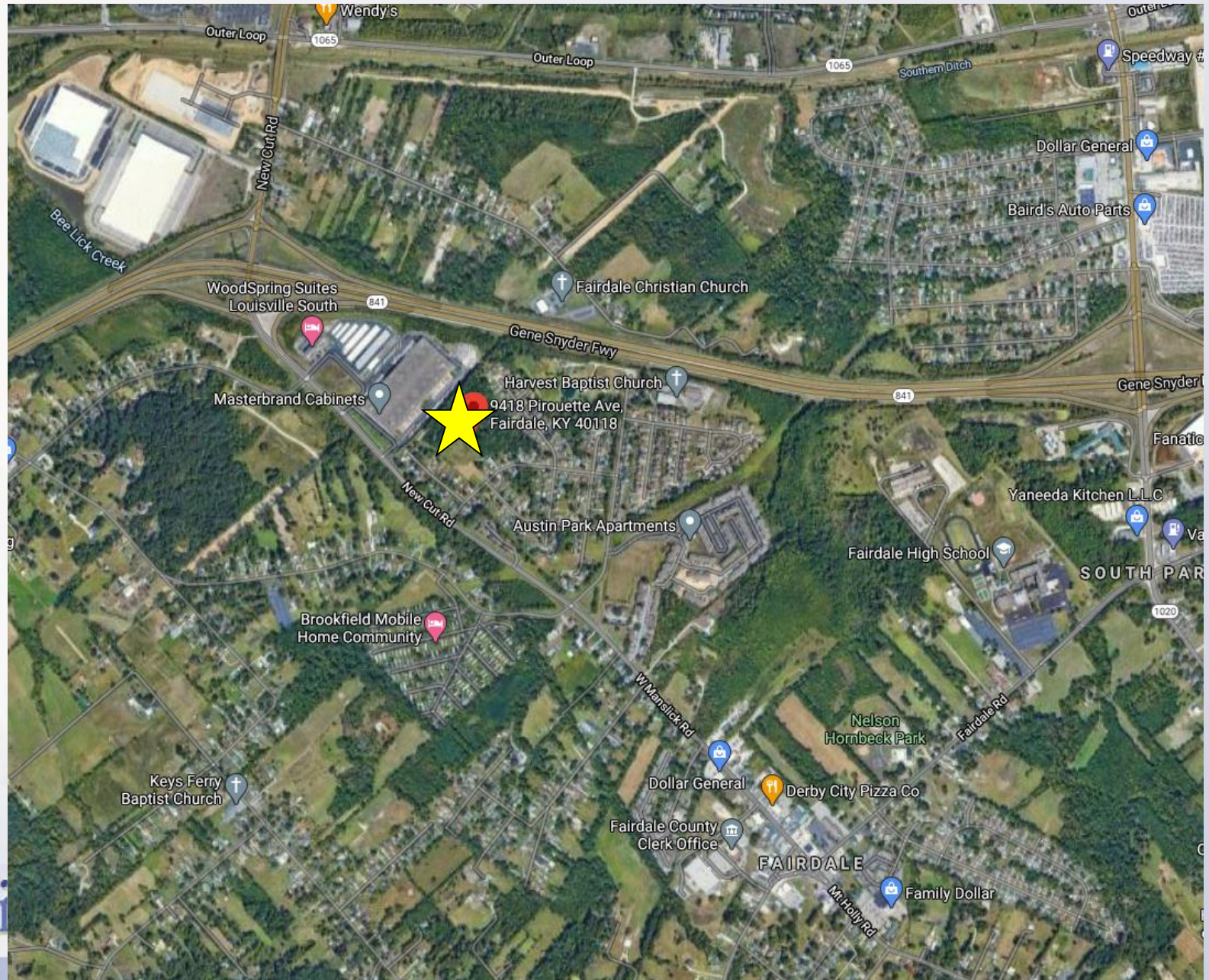
**May 10, 2021**

# Requests

- **Change-in-Zoning** from PRD, Planned Residential Development to R-6, Multi-family Residential
- **Waiver** of Land Development Code (LDC), section 5.9.2.A.1.a.ii to not provide a stub street to serve future development on vacant property
- **Revised Detailed District Development Plan**



# Site Context





# 19ZONE1028



51 attached, residential dwellings



# Zoning and Form





# Site Aerial



# Case Summary

- 136 dwellings across 8 structures
- One 3-story structure is proposed
- The remaining structures are 2-story
- A 1.7-acre parcel abuts the site. Although this parcel has frontage on a public road, the parcel contains sewer and drainage easements for a pump station that restrict access to Echappe Lane.



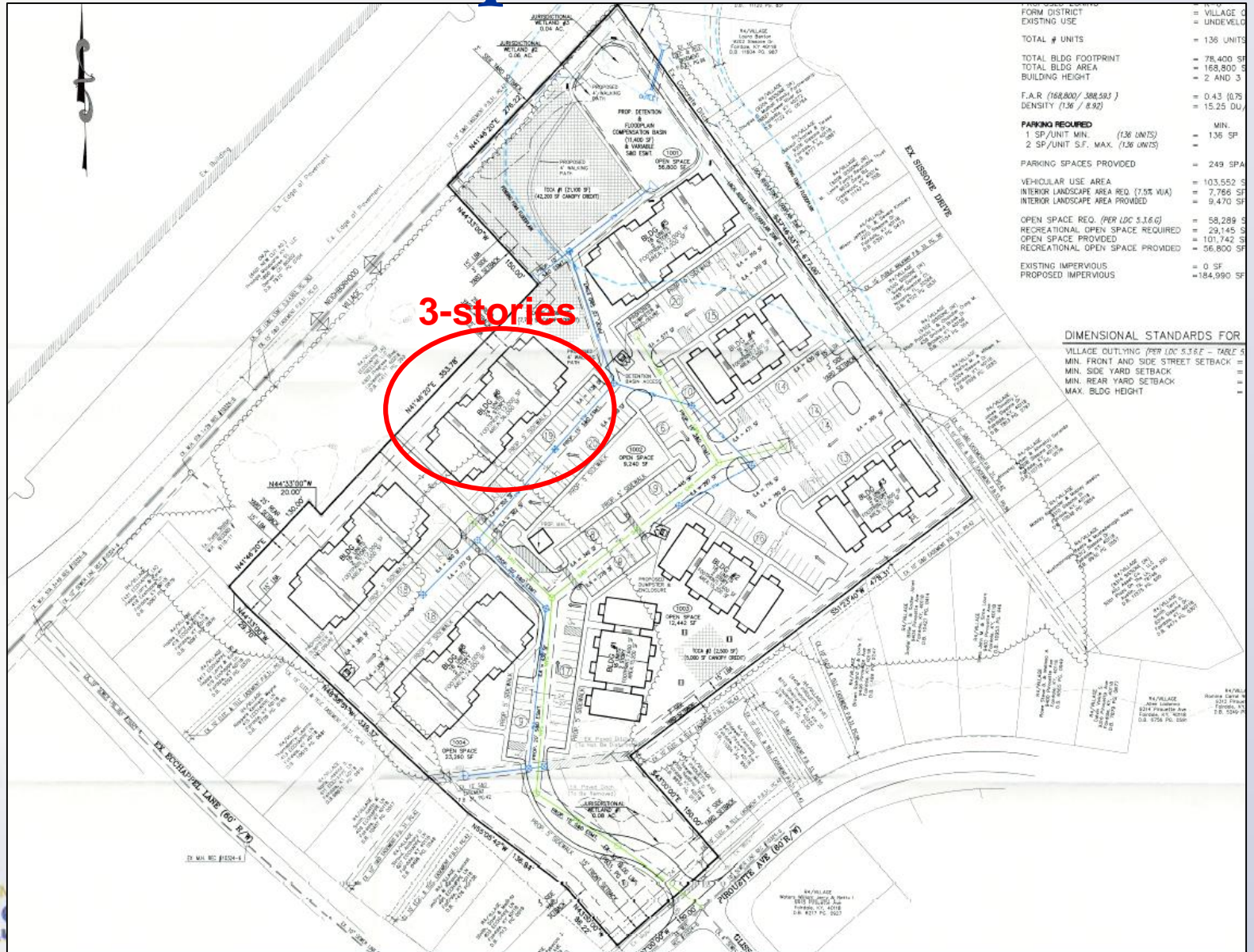
# Plan (LD&T 3/25/21)



136 dwellings across 8 structures



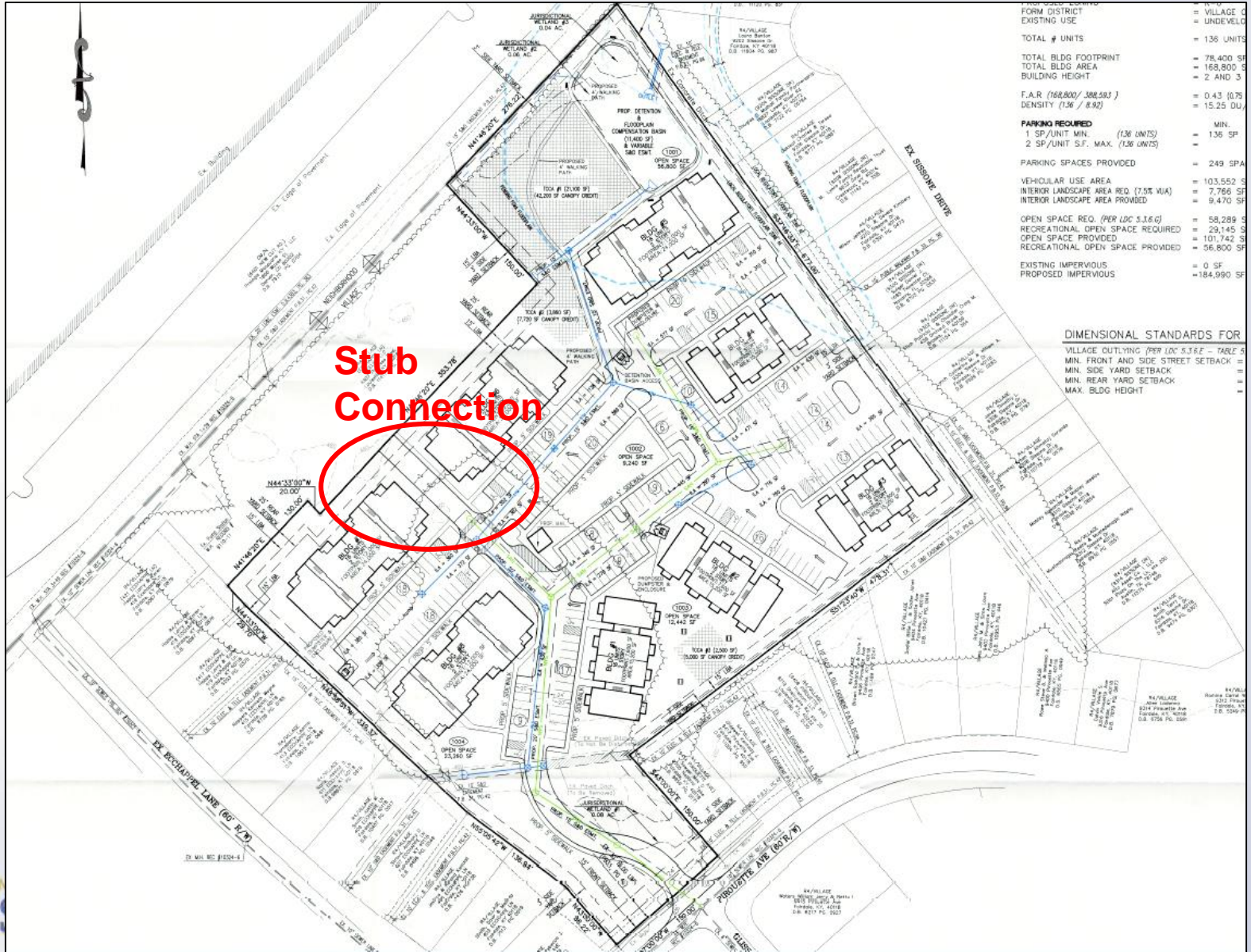
# Proposed Plan



136 dwellings across 8 structures



# Proposed Plan



FORM DISTRICT	= VILLAGE C
EXISTING USE	= UNDEVELO
TOTAL # UNITS	= 136 UNITS
TOTAL BLDG FOOTPRINT	= 78,400 SF
TOTAL BLDG AREA	= 168,800 SF
BUILDING HEIGHT	= 2 AND 3
F.A.R. (168,800 / 388,583 )	= 0.43 (0.75
DENSITY (136 / 8.92)	= 15.25 DU
<b>PARKING REQUIRED</b>	MIN.
1 SP/UNIT MIN. (136 UNITS)	= 136 SP
2 SP/UNIT S.F. MAX. (136 UNITS)	= 272 SP
PARKING SPACES PROVIDED	= 249 SPA
VEHICULAR USE AREA	= 103,552 SF
INTERIOR LANDSCAPE AREA REQ. (7.5% VUA)	= 7,786 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,470 SF
OPEN SPACE REQ. (PER LDC 5.1.6.C)	= 58,289 SF
RECREATIONAL OPEN SPACE REQUIRED	= 29,145 SF
OPEN SPACE PROVIDED	= 101,742 SF
RECREATIONAL OPEN SPACE PROVIDED	= 56,800 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 184,990 SF

**DIMENSIONAL STANDARDS FOR**

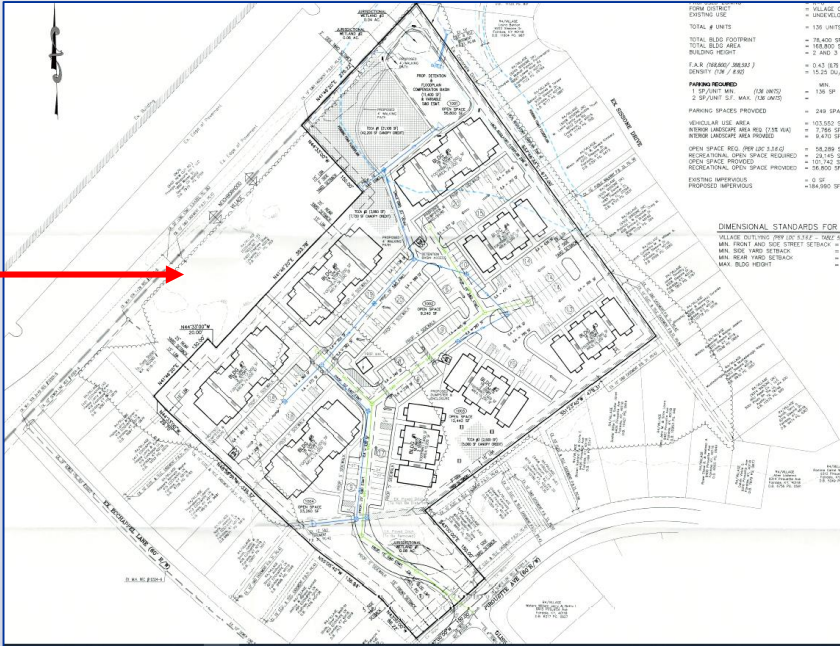
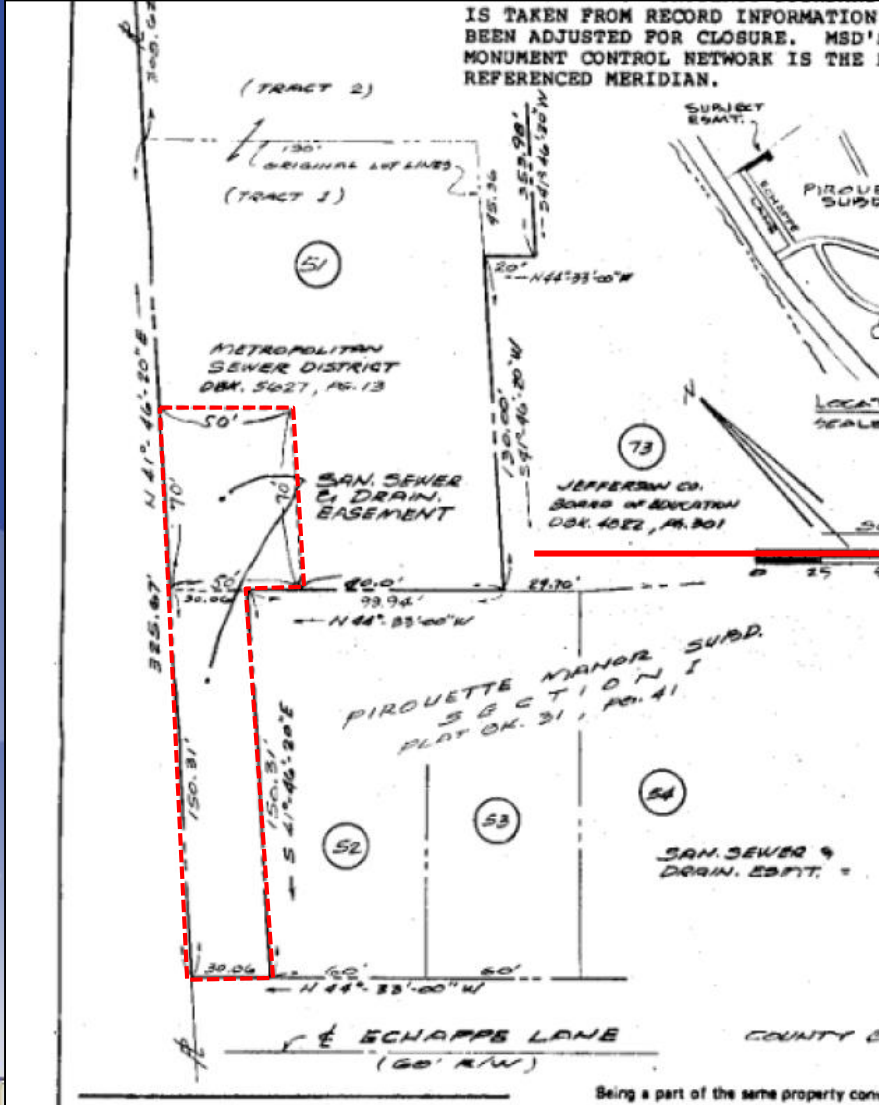
VILLAGE OUTLYING (PER LDC 5.1.6.E - TABLE 5)	=
MIN. FRONT AND SIDE STREET SETBACK	=
MIN. SIDE YARD SETBACK	=
MIN. REAR YARD SETBACK	=
MAX. BLDG HEIGHT	=



136 dwellings across 8 structures



# Waiver



# Rendering (LD&T 3/25/21)





# Village Form

## 3.1.4. Village:

Village Form is characterized by predominately residential uses where the pattern of development is distinguished by open space such as parks, greenways, and farmland protected by conservation easements. The Village Form should have a small-scale village center with a mixture of uses such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district. The village center may be arranged around a village green. Low-density residential uses interspersed with open space may be encouraged at the edge of the Village. Village Form should be designed to encourage pedestrian, bicycle and transit use.

***The Plan 2040 staff analysis is not impacted by this description of the form. The staff analysis remains the same under both forms for residential review. The Village (outlying) form also relies on Neighborhood form for dimensional and design standards.***

# Staff Finding

- The proposed change in zoning generally conforms with the Land Use and Development Policies of Plan 2040 and the Fairdale Neighborhood Plan.
  - The proposed district is located near employment centers, Jefferson Memorial Forest, I-265, and TARC route #6 connecting to Downtown (although trips are limited at the nearest stop to the subject site), as well as the village center of Fairdale.
  - The proposal will provision all necessary improvements to facilitate accessibility by bike, car, foot, or transit. A sidewalk gap at New Cut Road and Pirouette Avenue will be closed by the developer prior to occupancy of the subject property
  - Overall, the R-6 district expands upon the existing opportunities afforded by the PRD district in provisioning alternative housing styles, mixed-income housing, senior housing, and fair and affordable housing by incorporating multi-family capabilities into the mix on the subject site.
- The waiver and revised detailed district development plan do not appear to be adequately justified based on staff's analysis contained in the standard of review due to the lack of defined roadway connection through the subject site to an abutting property.



# Required Actions

- **RECOMMEND** to the Louisville Metro Council that the change in zoning from R PRD, Planned Residential Development to R-6, Multi-family Residential on property described in the attached legal description be **APPROVED** or **DENIED**
- **APPROVE** or **DENY** the **Waiver** of Land Development Code (LDC), section 5.9.2.A.1.a.ii to not provide a stub street to serve future development on vacant property
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan** subject to proposed binding elements