

22-ZONE-0093

4101 Westport Rd

**Louisville Metro Land Development and Transportation
Committee**

Jay Lockett, AICP, Planner II
April 27, 2023



REQUESTS

- Change-in-Zoning from R-7, OR-3, C-1 and CN to R-7
- Variance of St Matthews Development Code section 4.12.C.8.a to reduce the required open space from 175,000 SF to 124,912 SF
- Revised District Development Plan with abandonment of existing binding elements
- District Development Plan with Binding Elements



CASE SUMMARY

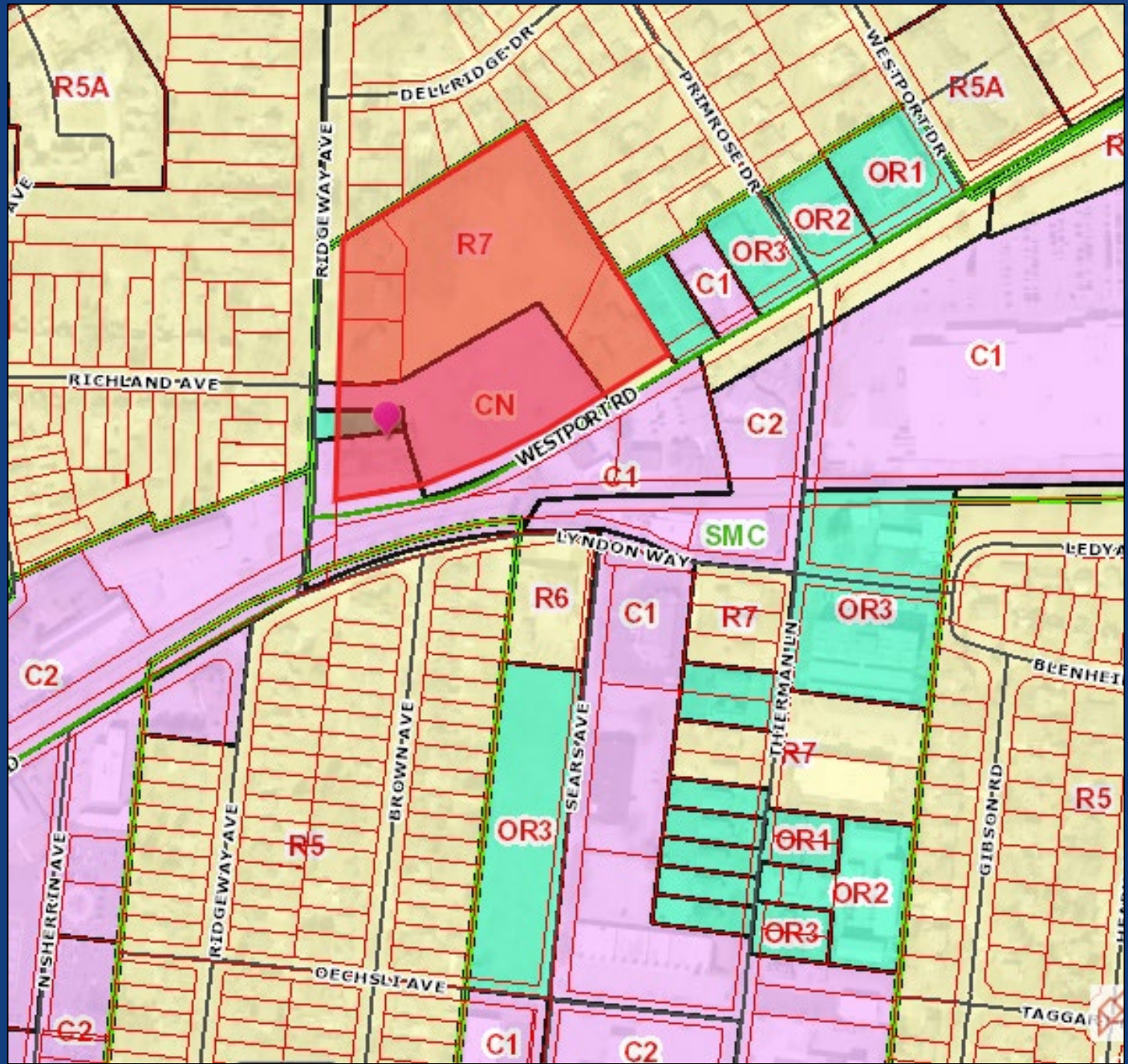
- 285 multifamily dwelling units in 3 buildings
- Buildings from 3 to 5 stories
- Access from Westport Rd and Ridgeway Ave
- Site currently contains mix of multifamily dwellings and a commercial plant nursery.

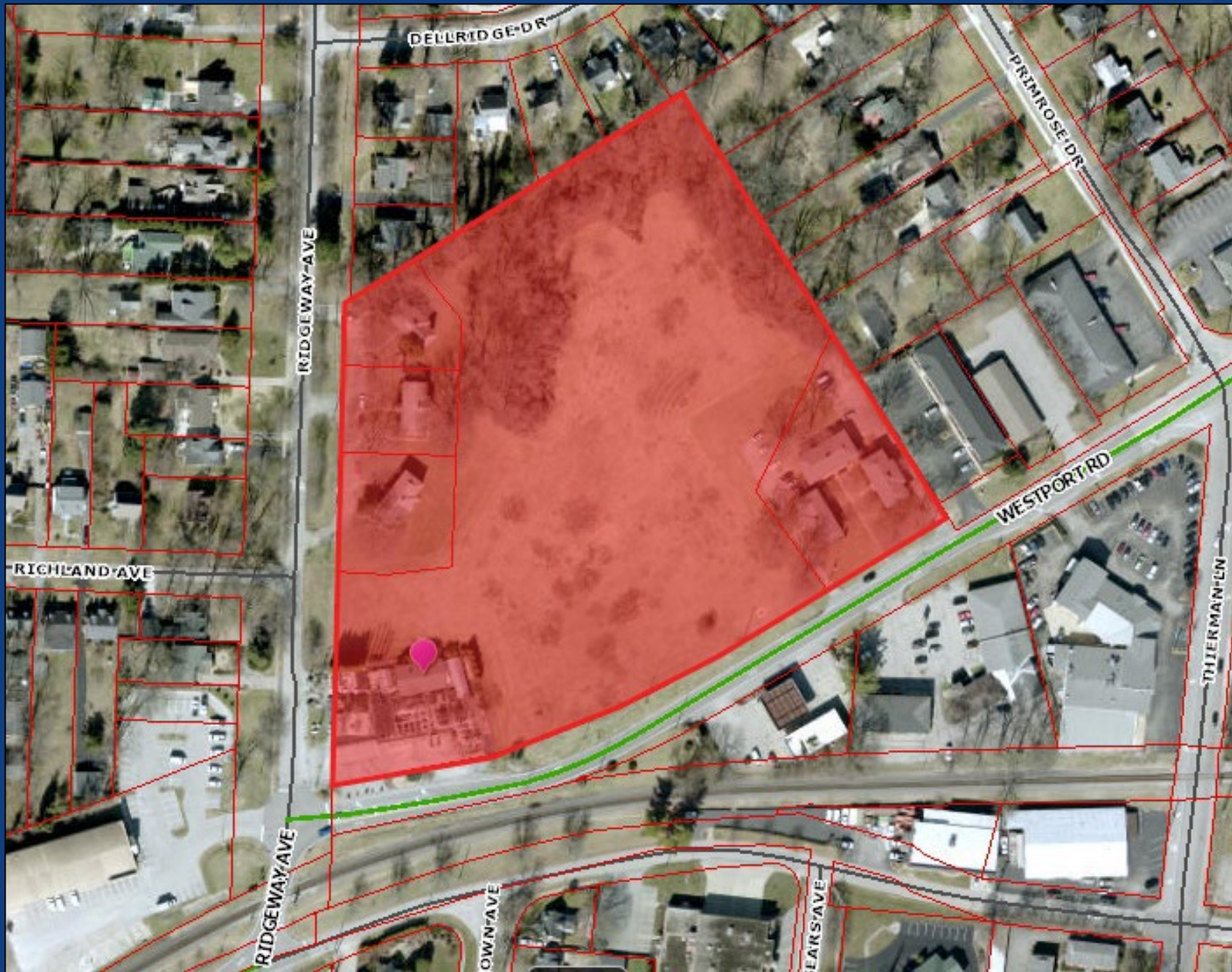


TECHNICAL REVIEW

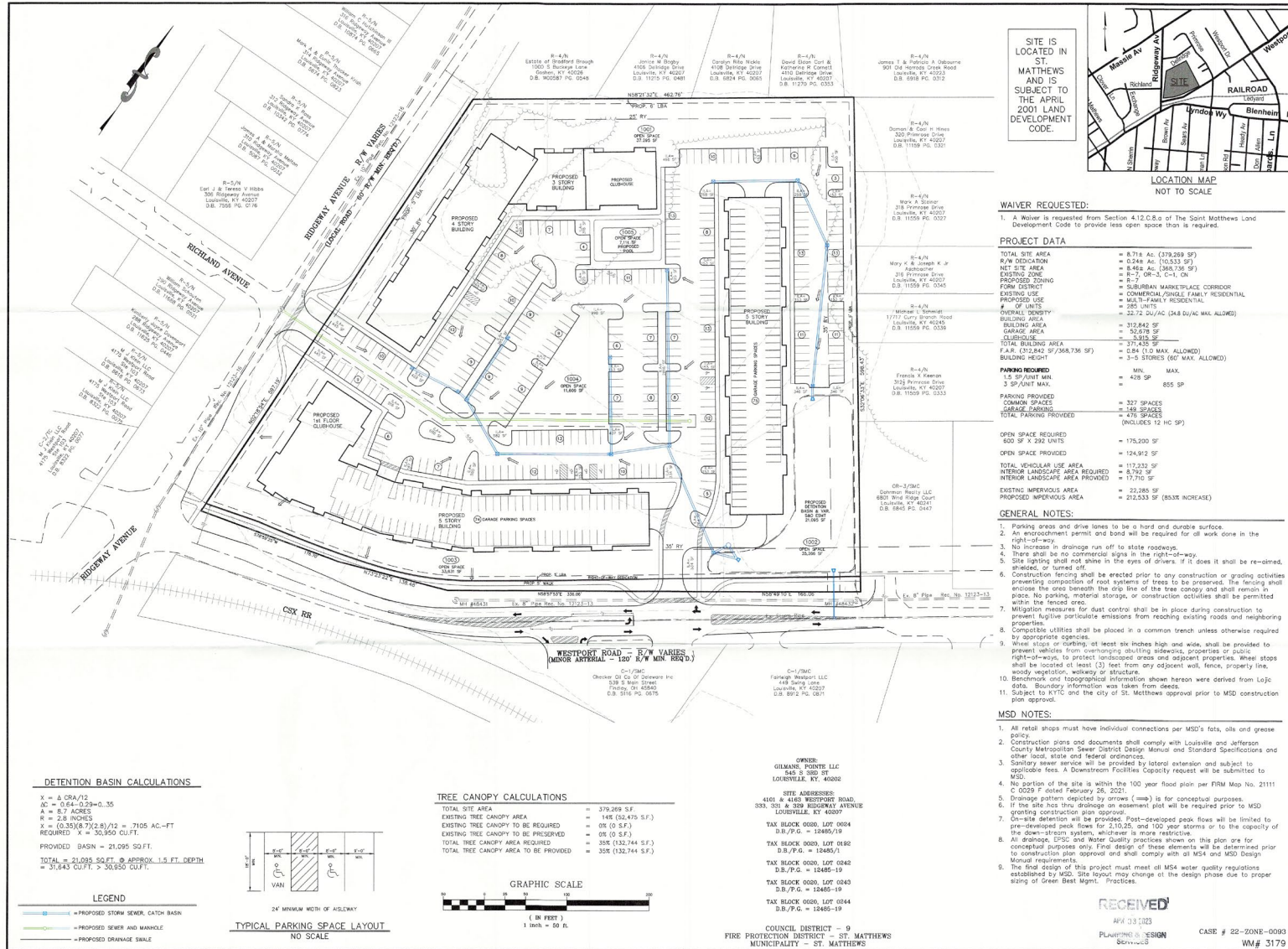
- Transportation Planning, KYTC and MSD have approved the preliminary development plan.



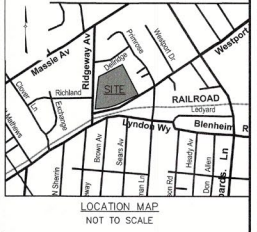




DEVELOPMENT PLAN



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



WAIVER REQUESTED:

1. A Waiver is requested from Section 4.12.C.6 of the Saint Matthews Land Development Code to provide less open space than is required.

PROJECT DATA

TOTAL SITE AREA	= 8.71 AC (379,269 SF)
R/W DEDICATION	= 0.24 AC (10,333 SF)
NET SITE AREA	= 8.48 AC (368,936 SF)
EXISTING ZONE	= R-7 OR-C, C-1, C-2
PROPOSED ZONING	= SUBURBAN MARKETPLACE CORRIDOR
FORM DISTRICT	= COMMERCIAL/SINGLE FAMILY RESIDENTIAL
EXISTING USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED USE	= 65 UNITS
OVERALL DENSITY	= 22.72 DU/AC (24.8 DU/AC MAX. ALLOWED)
BUILDING AREA	= 312,842 SF
GARAGE AREA	= 30,678 SF
CLUBHOUSE	= 3,835 SF
TOTAL BUILDING AREA	= 347,355 SF
F.A.R. (312,842 SF/368,736 SF)	= 0.84 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 3-5 STORIES (60' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
1.5 SP/UNIT MIN.	= 428 SP
3 SP/UNIT MAX.	= 855 SP
PARKING PROVIDED	= 327 SPACES
COMMON SPACES	= 182 SPACES
OFFICE PARKING	= 475 SPACES
TOTAL PARKING PROVIDED	= 652 SPACES (INCLUDES 12 HO SP)
OPEN SPACE REQUIRED	= 175,930 SF
OPEN SPACE PROVIDED	= 124,913 SF
TOTAL VEHICULAR USE AREA	= 117,212 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 8,792 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 8,770 SF
EXISTING IMPERVIOUS AREA	= 22,285 SF
PROPOSED IMPERVIOUS AREA	= 212,533 SF (93.3% INCREASE)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing suspension of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Wheel stops or curbing, of at least six inches high and wide, shall be provided to prevent vehicles from encroaching on adjacent sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (2) feet from any adjacent walls, fence, property line, woody vegetation, walkway or structure.
 - Benchmark and topographical information shown hereon were derived from Ldgc data. Boundary information was taken from deeds.
 - Subject to KYTC and the city of St. Matthews approval prior to MSD construction plan approval.

- MSD NOTES:**
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
 - 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.
 - Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0229-F dated February 26, 2021.
 - Drainage pattern depicted by arrows (==>) is for conceptual purposes.
 - If the site has thru drainage an easement plot will be required prior to MSD zoning construction plan approval.
 - On-site detention will be provided. Post-developed peak flow will be limited to pre-developed peak flow plus 2.10, 2.50, and 100 year storms or to the capacity of the down-storm system, whichever is more restrictive.
 - All drainage, EPC, and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD and MSD Design Manual requirements.
 - The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT DATA

FILE NAME: 211158-0093
 DATE: 1/17/22
 CHECKED BY: JAC
 COUNCIL DISTRICT: 9

ENGINEER'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
 LAND DESIGN & DEVELOPMENT, INC.
 401 WESTPORT ROAD
 LOUISVILLE, KY 40208
 TEL: 502.261.1111 FAX: 502.261.1112
 WWW.LDD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

LDC - GILLMANS POINT
401 WESTPORT ROAD
 DEVELOPER
LDC DEVELOPMENT
 401 WESTPORT ROAD
 LOUISVILLE, KY 40208

NO. 211158

SHEET 1 OF 1



22-ZONE-0093

Elevations



4 BUILDING 1 ELEVATION D
FIG. 10 1/8" = 1'-0"



3 BUILDING 1 ELEVATION C
FIG. 10 1/8" = 1'-0"



2 BUILDING 1 ELEVATION A
FIG. 10 1/8" = 1'-0"



1 BUILDING 1 ELEVATION B
FIG. 10 1/8" = 1'-0"



SITE PHOTOS – SUBJECT PROPERTY



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SITE PHOTOS – Adjacent property



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STAFF FINDING

- A petition with over 300 confirmed signatures has been submitted requesting a night hearing in a convenient location.
- The plan is ready for a Public Hearing.



REQUIRED ACTIONS

- **Set the Public Hearing Date (Night Hearing at Convenient Location)**



