

PC Hearing

10-21-21

Creeks Edge Townhomes

Request to Change from R4 to PRD (21-Zone-0018)



CREEK'S EDGE TOWNHOMES

6806 APPLGATE LANE
LOUISVILLE, KY 40219

BLUESTONE ENGINEERS
ONE WORLD ARCHITECTURE

Pleasant Apple, LLC

OWNER

Doug White

DEVELOPER

Kyle Galloway, Esq.

LAND USE ATTORNEY

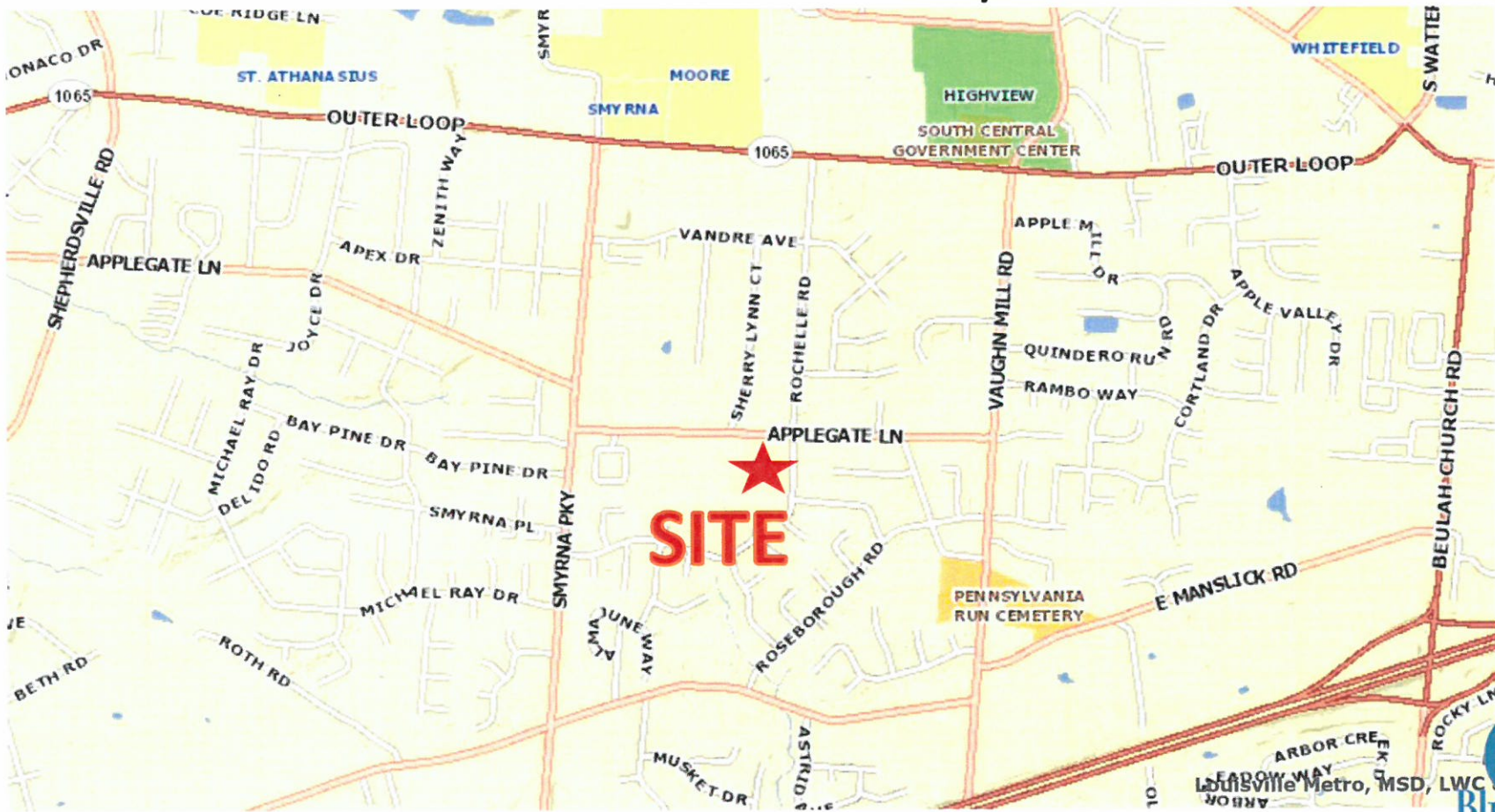
CHRIS CRUMPTON, P.E.

CIVIL ENGINEER

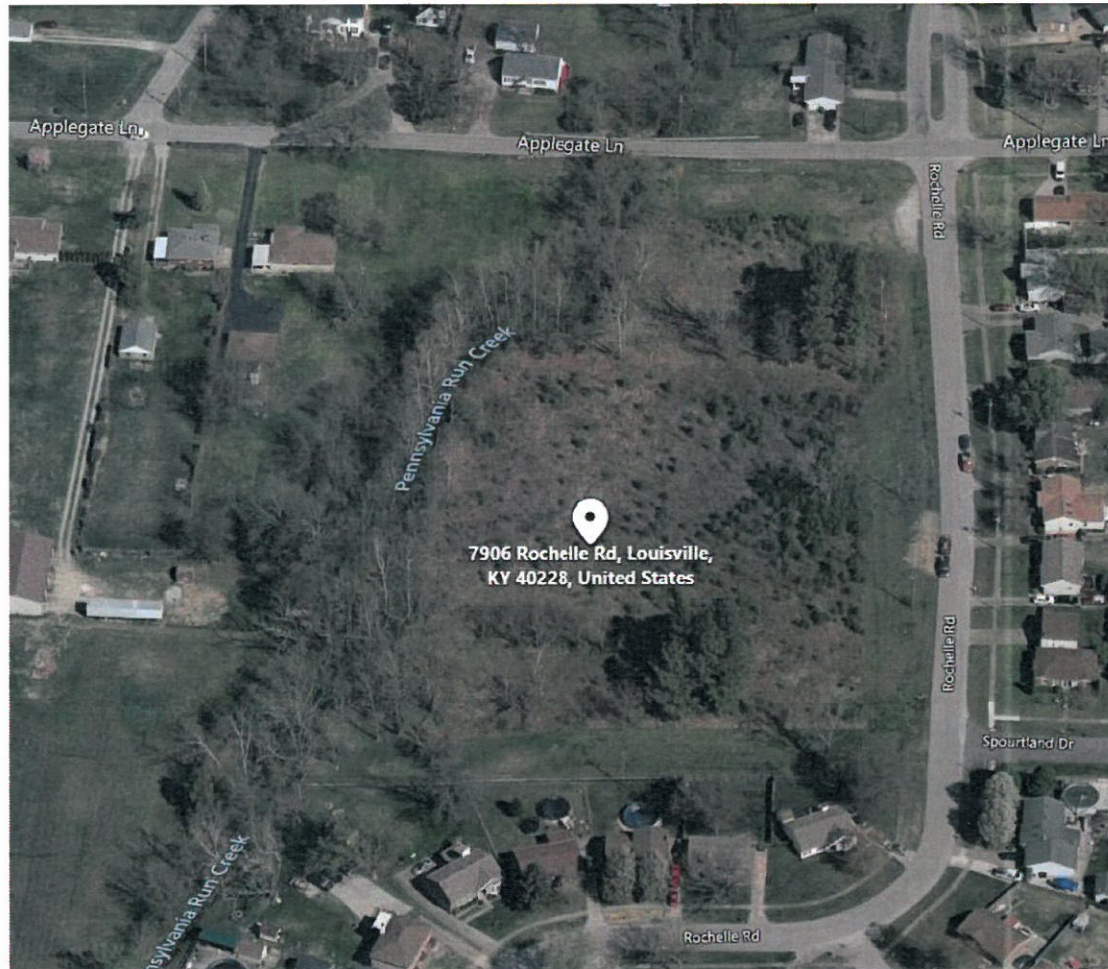
(502) 292-9288



Site Location Map



Current View of Site



Creeks Edge Townhomes

Chronology of Project

- ***BEGIN PLANNING PROJECT IN 2016***
- ***INITIAL PRE-APPLICATION TO METRO JULY 11, 2016***
- ***1ST NEIGHBORHOOD MEETING NOVEMBER 11, 2016***
- ***REDUCTION OF PROPOSED DENSITY OF APARTMENTS & ADDED GARAGES***
- ***2ND NEIGHBORHOOD MEETING MAY 25, 2017***
- ***FULL ZONING APPLICATION TO METRO JULY 24, 2017***
- ***OWNERSHIP UPDATE/ADDED IMPROVEMENTS IN 2018***
- ***3RD NEIGHBORHOOD MEETING – SEPT 30, 2019***
- ***SUBMITAL OF REVISED ZONING APPLICATION OCTOBER 2019***
- ***REVISION TO TOWNHOMES WITH “PLANNED RESIDENTIAL ZONING”***
- ***4th NEIGHBORHOOD MEETING - March 5, 2020***
- ***REVISION TO TOWNHOMES WITH FURTHER REDUCTION IN DENSITY TO 39 UNITS***
- ***5th NEIGHBORHOOD MEETING – January 13, 2021***

Creeks Edge Townhomes

PROJECT INFORMATION

- **TOTAL PROJECT AREA = 5.40 ACRES**
- **REZONING REVISED FROM R-6 TO R-5A FOR APARTMENTS (NOW TO "PRD" FOR ATTACHED SINGLE FAMILY TOWNHOMES)**
- **TOTAL OF 72 APARTMENT UNITS ORIGINALLY (1100 SF 2-BEDROOM, 2-BATH) (NOW REDUCED DOWN TO 39 SINGLE FAMILY ATTACHED TOWNHOMES)**
- **ORIGINALLY MAX 17.4 UNITS PER ACRE PER R-6 ZONING (NOW REDUCED DOWN TO MAX 7.26 UNITS PER ACRE)**
- **TOTAL PARKINGS SPACES PREVIOUSLY UP TO 180 SPACES (NOW REDUCED DOWN TO 39 UNIT DRIVEWAYS)**
- **ADDED OVER 1-ACRE OF OPEN SPACE & PARK SETTING W/ WALKING PATHS AT CORNER**
- **ADDED SCREENING & LANDSCAPING BERM ALONG ROCHELLE ROAD FRONTAGE**
- **PROVIDING APPELATE LANE ROAD WIDENING IMPROVING TRAFFIC SAFETY**

PREVIOUS R-6 PLAN



REVISIONS



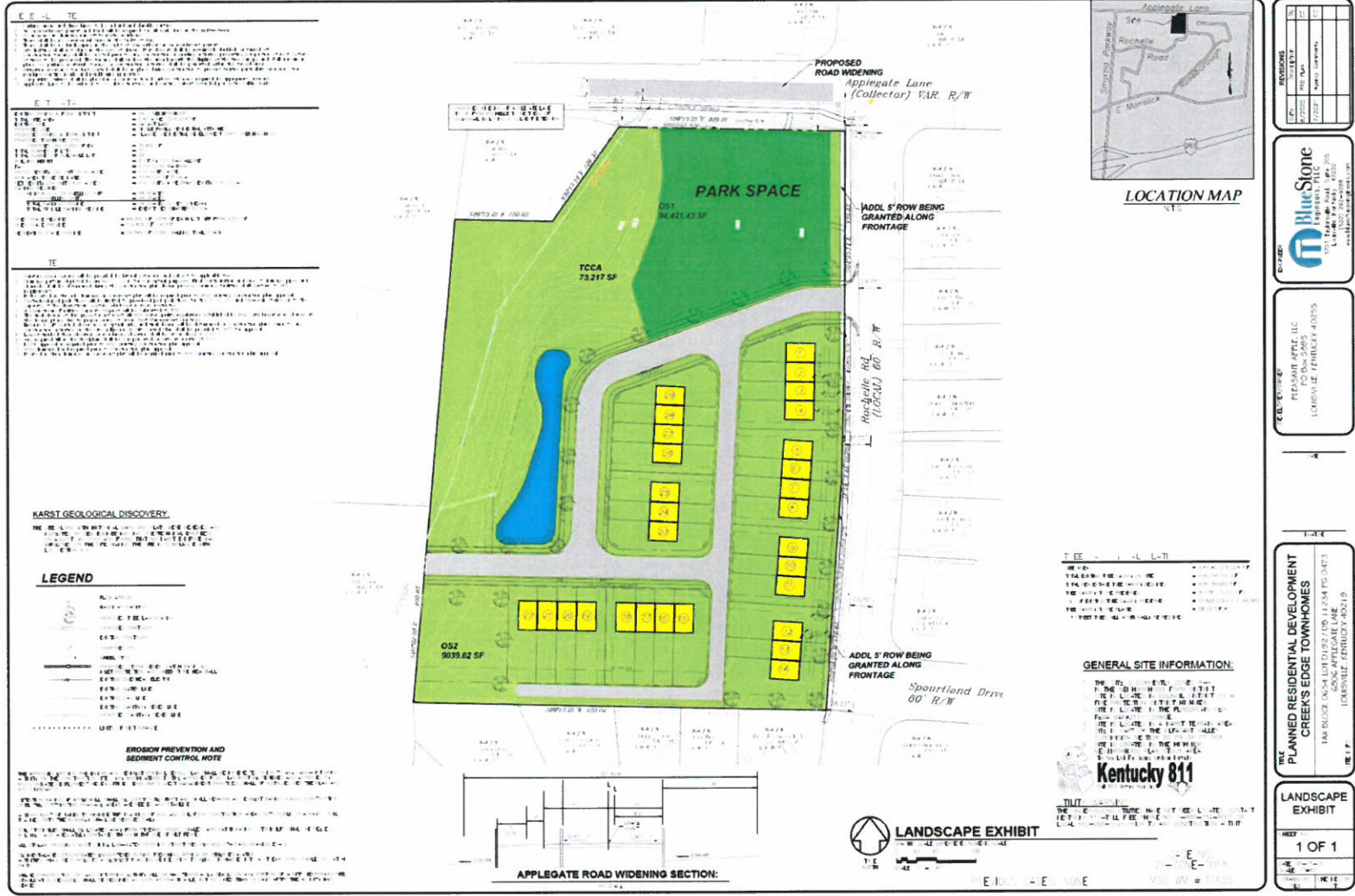
CSA DEVELOPERS, LLC
A Kentucky General Liability Company
1003 S. LEE STREET, SUITE 1025
LOUISVILLE, KY 40203

PRELIMINARY REZONING PLAN
PLEASANT VALLEY APARTMENTS
"AN UNLICENSED PROFESSIONAL SERVICE"
LOUISVILLE, KENTUCKY 40203

PRELIMINARY REZONING PLAN
1 OF 1



CURRENT "PRD" TOWNHOMES PLAN



View from Applegate (Existing Tree Buffer)



View from Applegate Corner of Rochelle Road



View from Spourtland up Rochelle Road



Creeks Edge Townhomes – Rochelle View



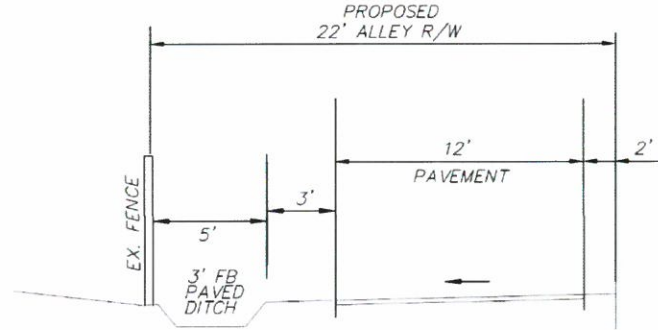
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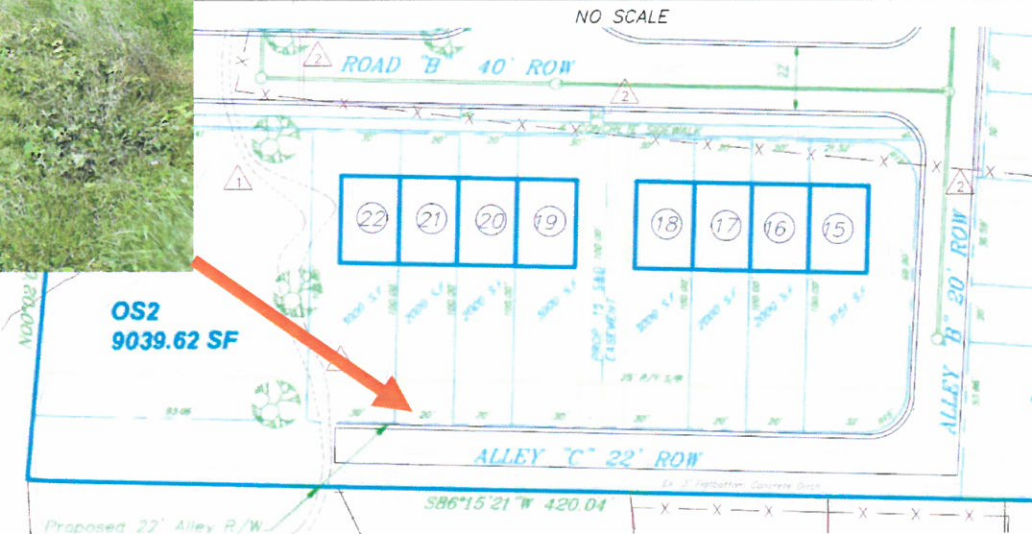
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View of Existing Ditch at Rear Alley



REAR PAVED DITCH/ALLEY



Creeks Edge Townhomes

JUSTIFICATION STATEMENT & COMPLIANCE WITH CORNERSTONE 2040/COMP PLAN:

The ZONING CHANGE is compatible with the 2040 PLAN in the following ways:

- 1. The proposed use is compatible with adjacent uses in compliance with the Community Form Guidelines and specifically Policy 3.1.3, to blend compatibly in the Neighborhood Form District.*
- 2. The Site is located in proximity to major transportation facilities with a Collector level roadway (Applegate Lane), which will be enhanced by bridge/road widening at the Developer's expense. TARC service is provided nearby, with sidewalk accessibility to meet Mobility Guidelines.*
- 3. The proposed Park at the corner of Applegate Lane & Rochelle Road will provide Open Space for the entire Neighborhood, assisting with Public Health and enhancing the character of the Neighborhood.*
- 4. The proposed Buildings will be attractive and compliant with the Development Code, including Landscape buffering.*
- 5. The proposed Development will comply with applicable Water Management Standards, and Water Quantity & Water Quality will be improved with the addition of the Detention Basin and Water Quality unit.*
- 6. The proposed Development will comply with Landscape & Tree Canopy requirements consistent with Community Goal 3 & 4.*

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JUSTIFICATION STATEMENT & COMPLIANCE WITH CORNERSTONE 2040/COMP PLAN:

Pursuant to Section 2.7.3.B, the following THREE PRD Criteria are met by the proposed Development:

- 1. The Site has a large creek that is part of Pennsylvania Run Watershed, including floodplain that will be preserved, and detention and water quality for the project will help diminish downstream impacts (2.7.3.B.1)*
- 2. The proposed Housing Type is for townhomes (attached single-family residential) which is a different housing type from the surrounding predominately single family housing (2.7.3.B.4)*
- 3. The proposed Development creates a combined over 1-acre open space area, walking paths, and outdoor recreational area, preserving trees and wildlife habitat along the Creek (2.7.3.B.5)*

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