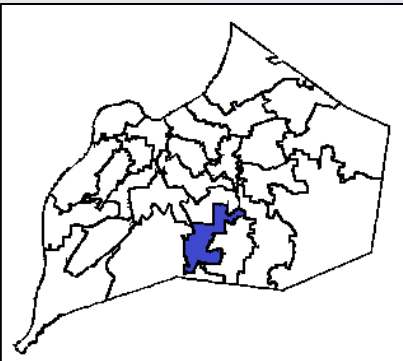
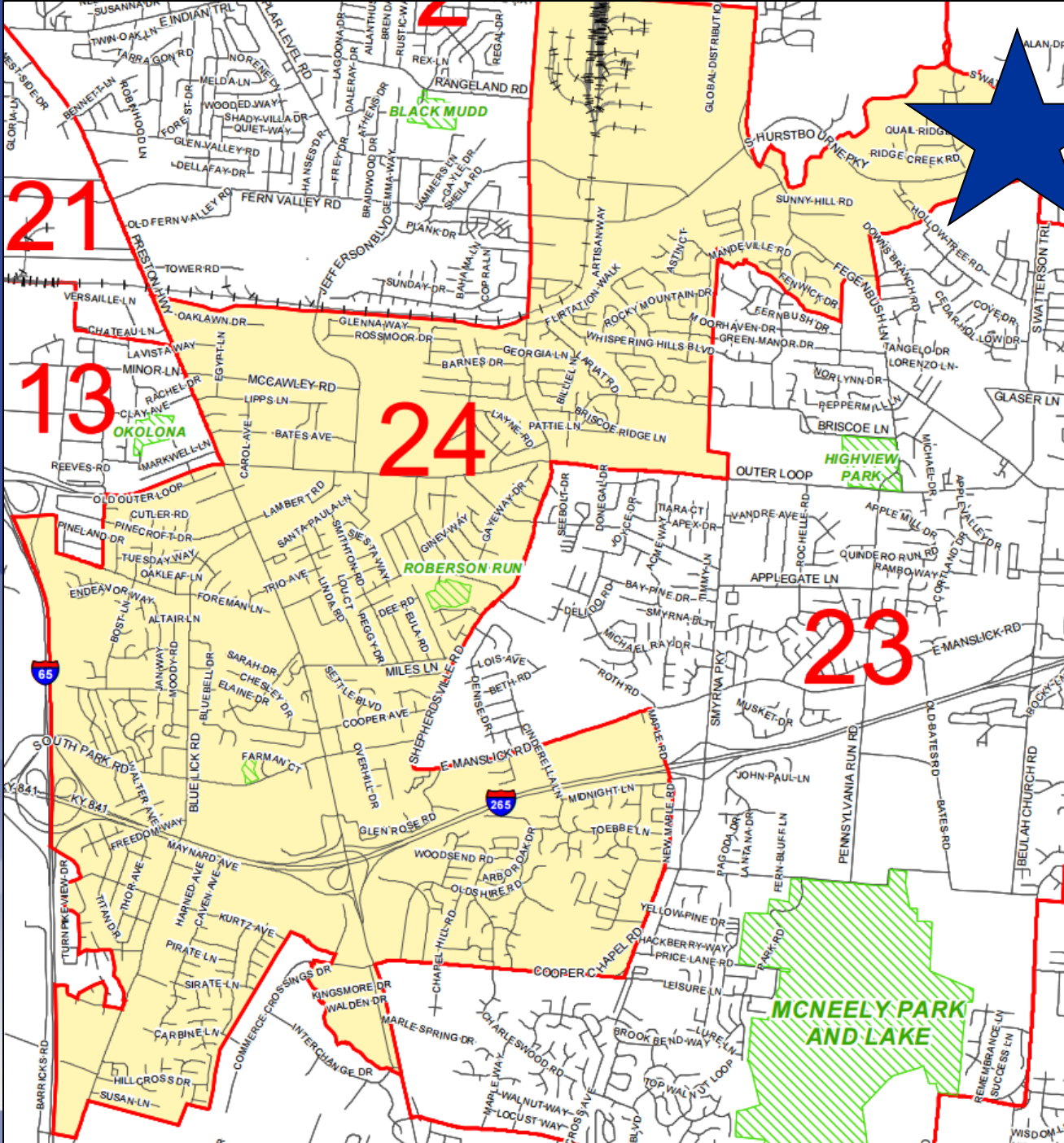


# 19-ZONE-0096

## STAR HILL



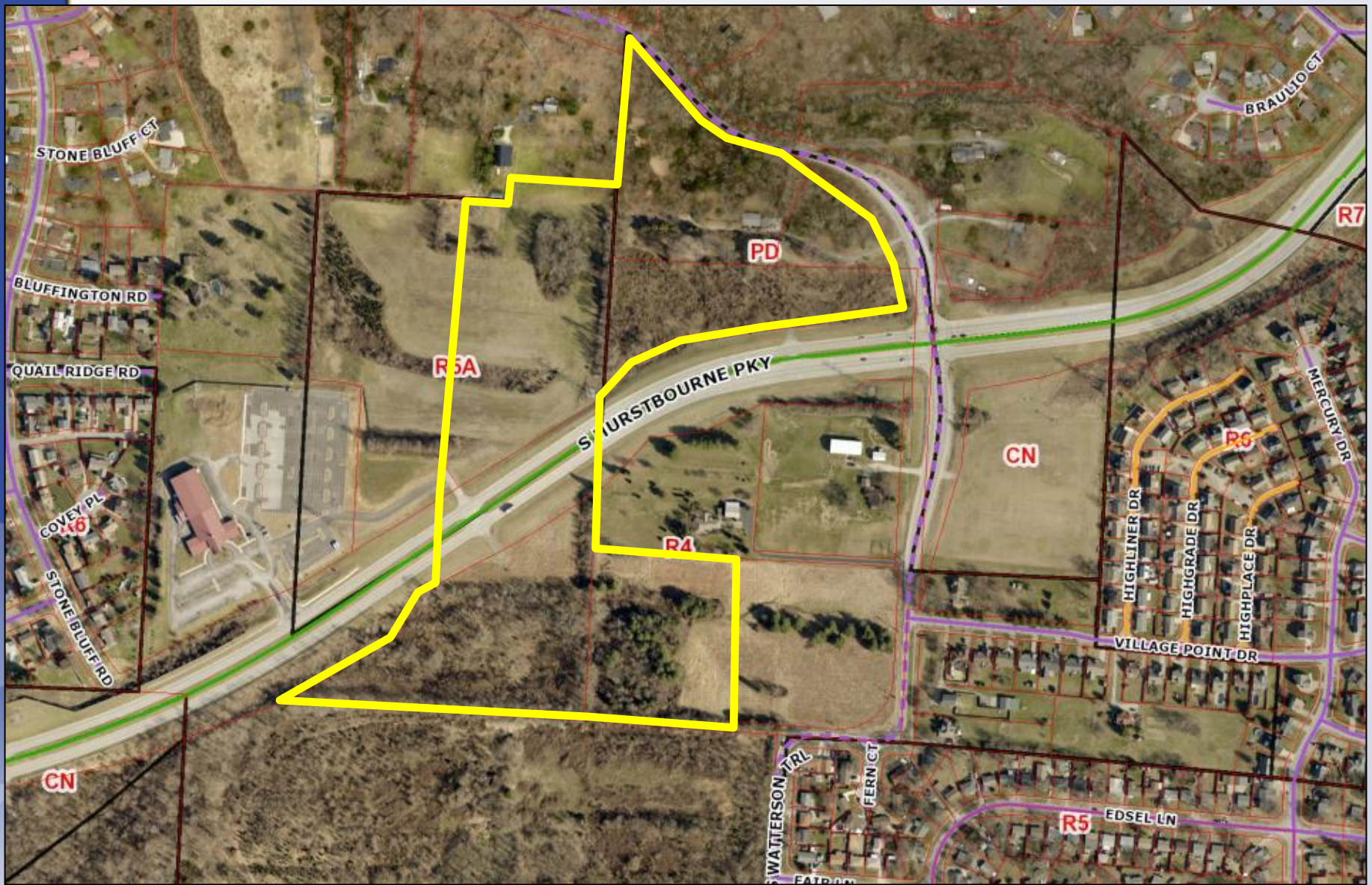
Planning & Zoning Committee  
April 13, 2021



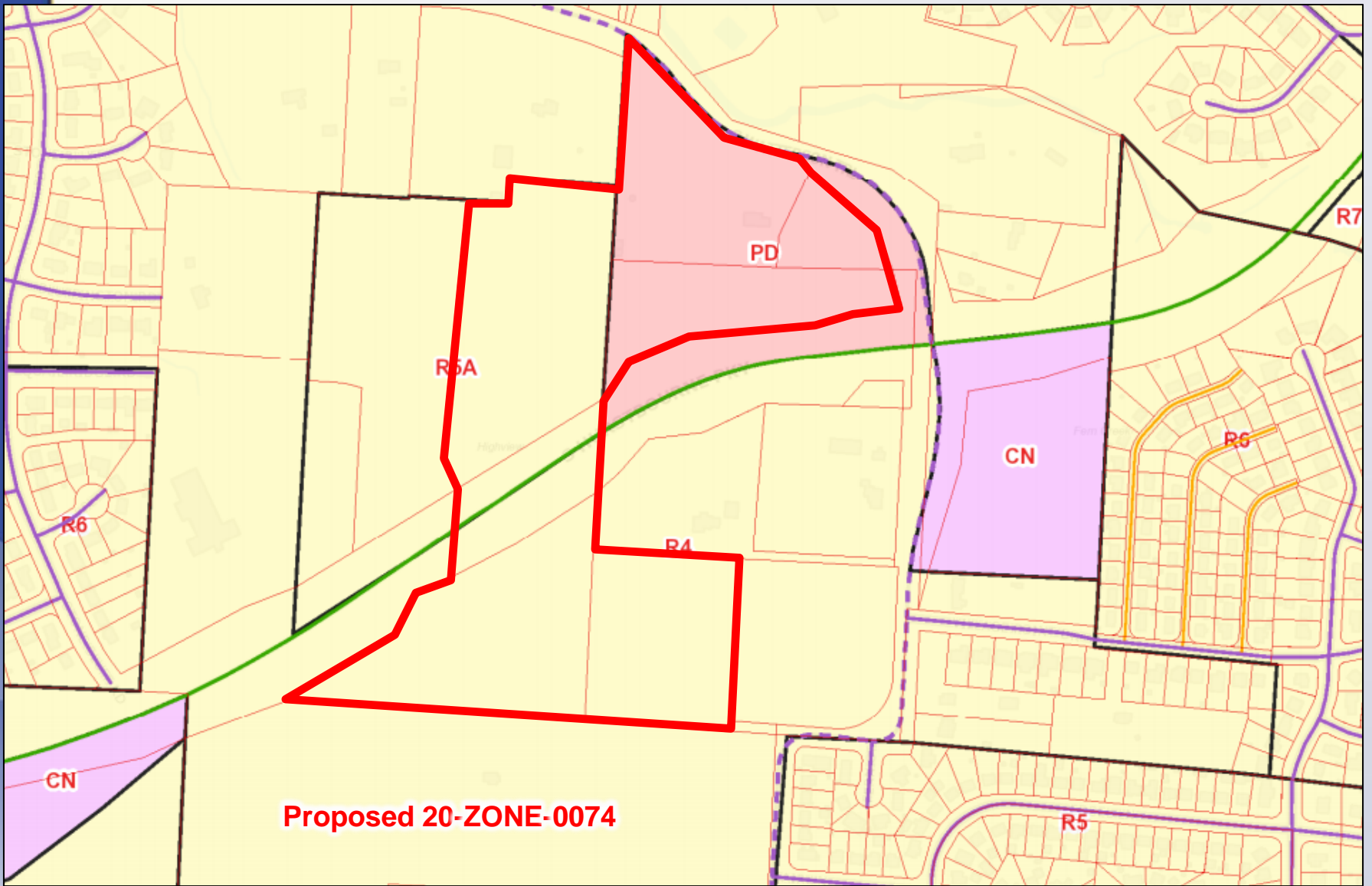
6600, 6700 & 6725  
 S. Hurstbourne  
 Parkway  
 5800, 5802 & 5930  
 S. Watterson Trail  
 District 24 -  
 Madonna Flood

19-ZONE-0096





Existing: Vacant  
Proposed: Mixed Use



**Proposed 20-ZONE-0074**

**Existing: R-4, R-5A & PD/N**  
**Proposed: PD, R-6 & C-1/N**



# Requests

- Change-in-Zoning from R-4, R-5A & PD to PD, R-6 & C-1
- Waiver #1 - Waiver of the LDC Section 10.2.4 to allow a utility to overlap by more than 50% into a Landscape Buffer Area
- Waiver #2 - Waiver of LDC Section 10.3.5 to allow utility easement/LBA overlap and omission of planting material in the area of Lot 1 that is contained within the 150' LD&E transmission easement
- Revised Detailed District Development Plan/Major Subdivision Plan

# Case Summary

- 12.18 acres of commercial development with total of 53,450 sf of new building
- 17.11 acres of multi-family (150 units) and senior apartments (124 units)
- Primary access from S. Hurstbourne Parkway
- Development on north side will connect to Watterson Trail and modify access for an adjacent religious institution to the west
- On the south side, a public road connection from Hurstbourne Parkway to a proposed residential development (20-ZONE-0074) will be provided.
- Development is located in the Fern Creek Small Area Plan (2001) and Highview Neighborhood Plan (2015) study areas





**PUBLIC WORKS AND KTC NOTES (CONTINUED)**

THE APPLICANT SHALL INSTALL SIGNS AND LIGHTS BY THE METRO PUBLIC WORKS DEPT. WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY OR STREETS "A" & "B". SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE. THESE SIGNS SHALL BE NO MORE THAN 18 INCHES HIGH TO THE RIGHT-OF-WAY. ALLOCATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY. LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ANGLED, SHIELDED OR TURNED OFF. EROSION CONTROL WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY. A PRE-PROPOSAL ADDRESS AND CROSSOVER AGREEMENT IN A FORM ACCESSIBLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BY THE ADDING PROPERTY OWNERS AND RECORDED. ALL IMPROVEMENTS TO HURSTBOURNE LANE SHALL BE DESIGNED PER KTC REGULATIONS AND SHALL REQUIRE A KTC ENCROACHMENT BOND AND PERMIT. ANY UTILITY CROSSING S. WATTERSON TRAIL, HURSTBOURNE LANE, OR STAR HILL DRIVE TO MEET THE LATEST EDITION OF AASHTO "A" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" STANDARDS WITH S. WATTERSON TRAIL IMPROVEMENTS PLAN.



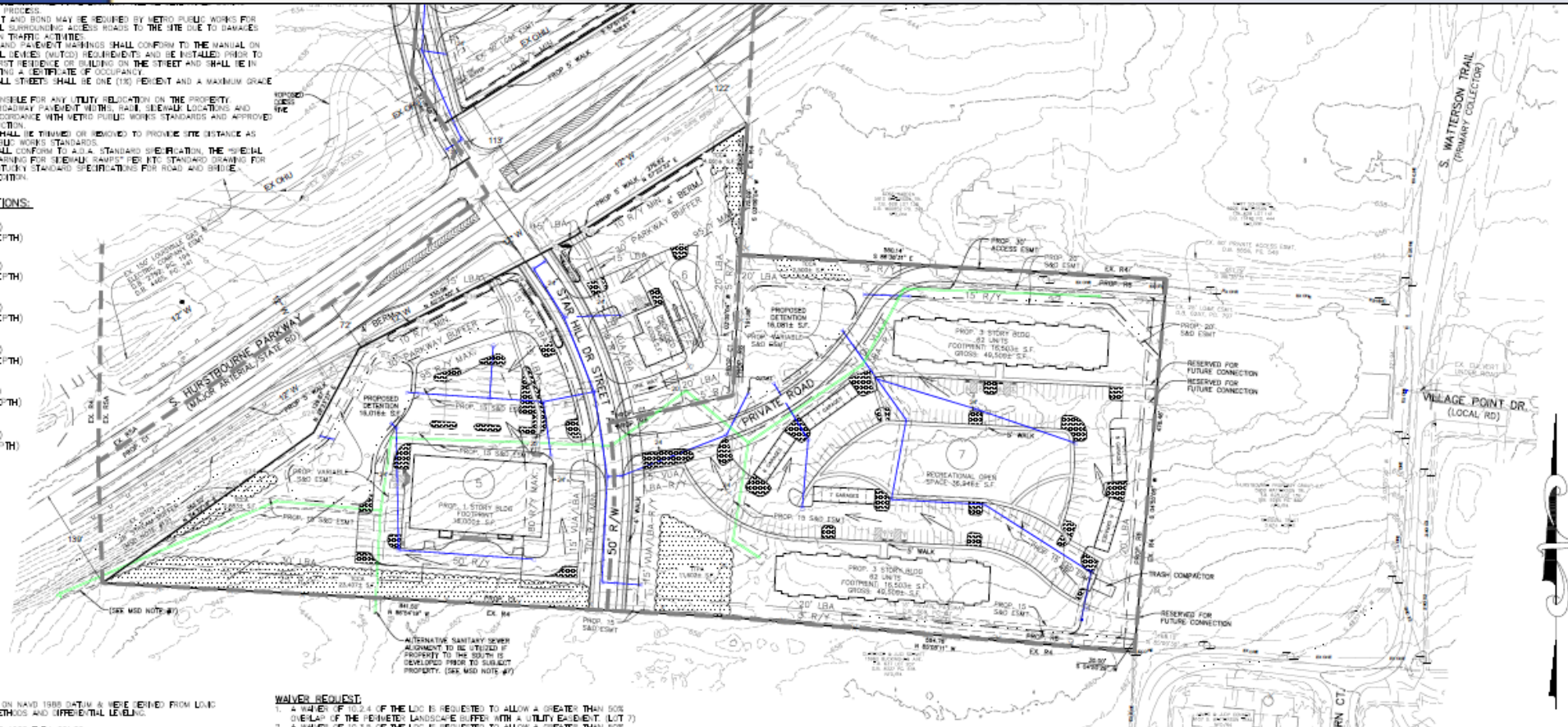
**LOCATION MAP**  
NO SCALE

PROPOSED IMPROVEMENTS TO S. WATTERSON TRAIL SEE PUBLIC WORKS NOTE #20



PROCESS  
 T AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR  
 SURROUNDING ADJACENT ROADS TO THE SITE DUE TO DAMAGES  
 TO TRAFFIC ACTIVITIES.  
 AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON  
 LEVELING (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO  
 ANY RESURFACING OR BUILDING ON THE STREET AND SHALL BE IN  
 ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED  
 SPECIFICATIONS.  
 ALL STREETS SHALL BE ONE (1) FEET AND A MAXIMUM GRADE  
 OF 5%.  
 PERMITS FOR ANY UTILITY RELOCATION ON THE PROPERTY,  
 SIDEWALK PAVEMENT WIDTHS, RAIL, SIDEWALK LOCATIONS AND  
 DISTANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED  
 SPECIFICATIONS.  
 SHALL BE TRIMMED OR REMOVED TO PROVIDE THE DISTANCE AS  
 SPECIFIED IN THE STANDARD SPECIFICATIONS FOR ROAD AND SIDE  
 WALKS.  
 ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL  
 DRAWING FOR SIDEWALK RAMP FOR PEDESTAL STANDARD DRAWING FOR  
 SIDEWALK RAMP FOR ROAD AND SIDE WALK.

CTIONS  
 (TH)  
 (TH)  
 (TH)  
 (TH)  
 (TH)



ALTERNATIVE SANITARY SEWER  
 ALIGNMENT TO BE UTILIZED IF  
 PROXIMITY TO THE SOUTH IS  
 DEVELOPED PRIOR TO SUBJECT  
 PROPERTY. (SEE MSD NOTE #7)

**WALVER REQUEST**

1. A WAIVER OF 10.3.4 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PERIMETER LANDSCAPE BUFFER WITH A UTILITY EASEMENT (LOT 7)
2. A WAIVER OF 10.3.1 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50%

ON NAVD 1988 DATUM & HAVE BEEN DERIVED FROM LOCAL  
 SURVEYS AND DIFFERENTIAL LEVELING.



# Public Meetings

- Neighborhood Meeting held 12/14/2019 (32 people attended)
- LD&T meetings on 10/22/2020, 12/10/2020 and 1/14/2021
- Planning Commission public hearing on 3/4/2021
  - 1 person spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4, R-5A and PD to PD, R-6 & C-1 by a vote of 8-0.