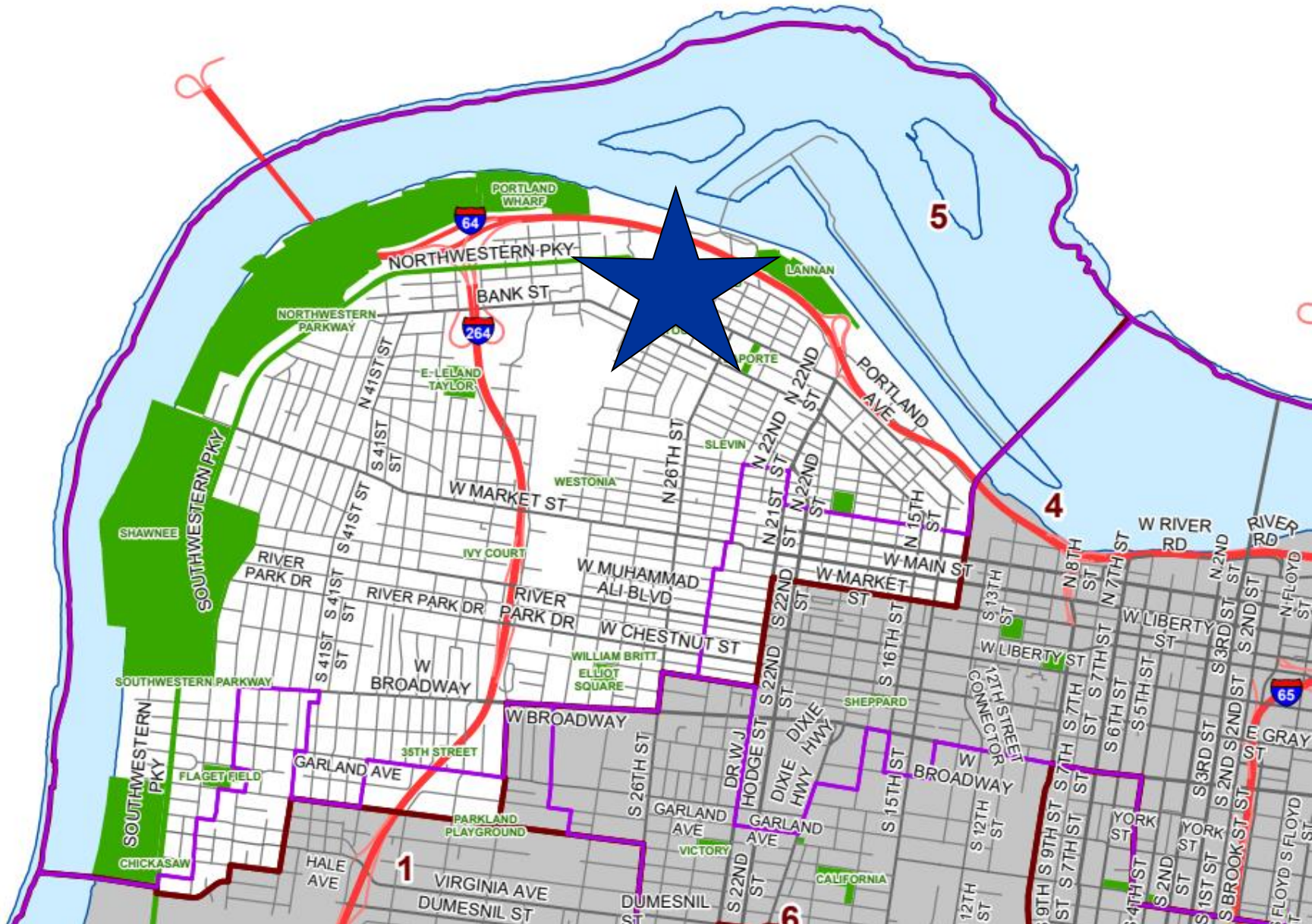


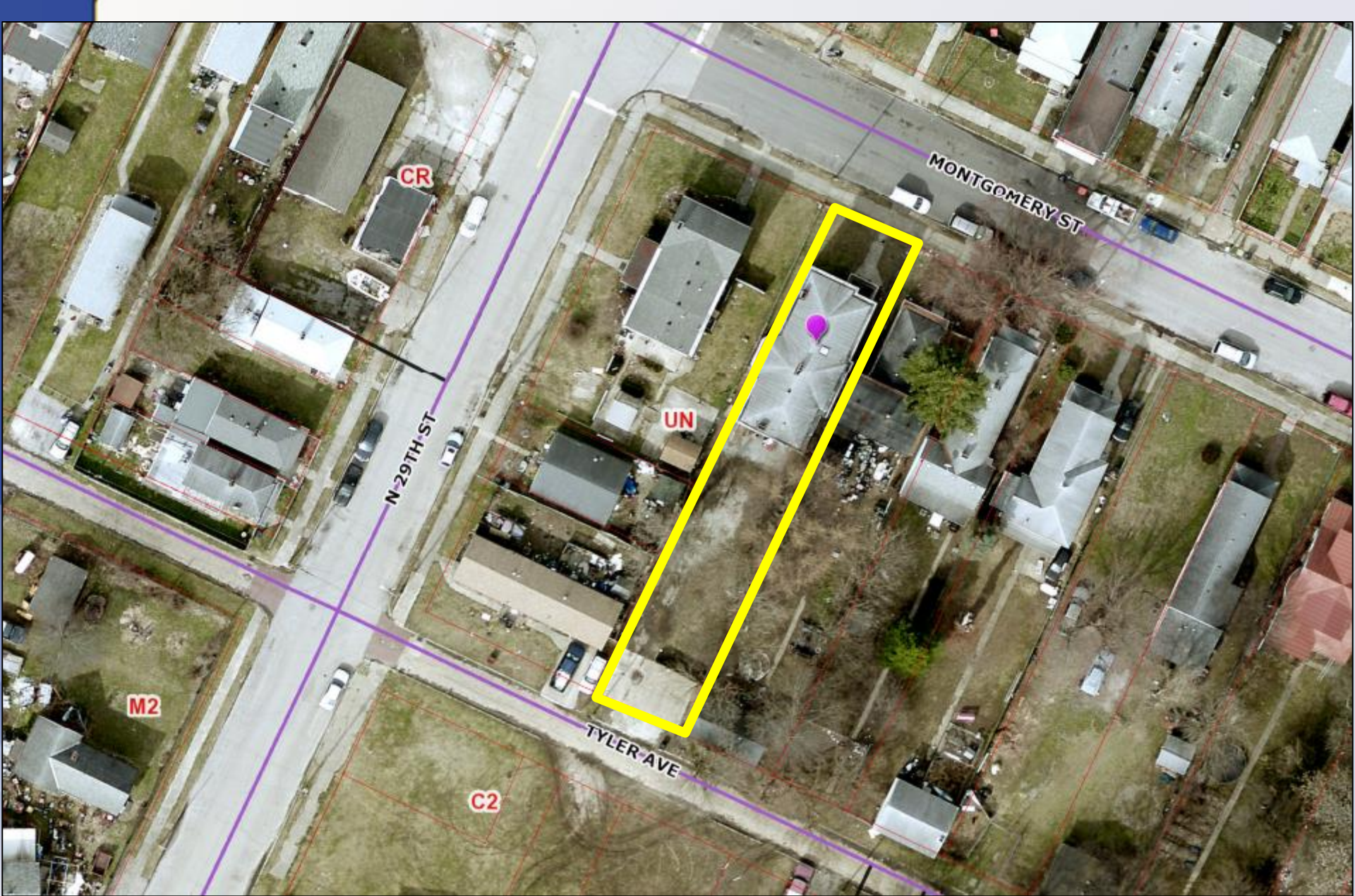
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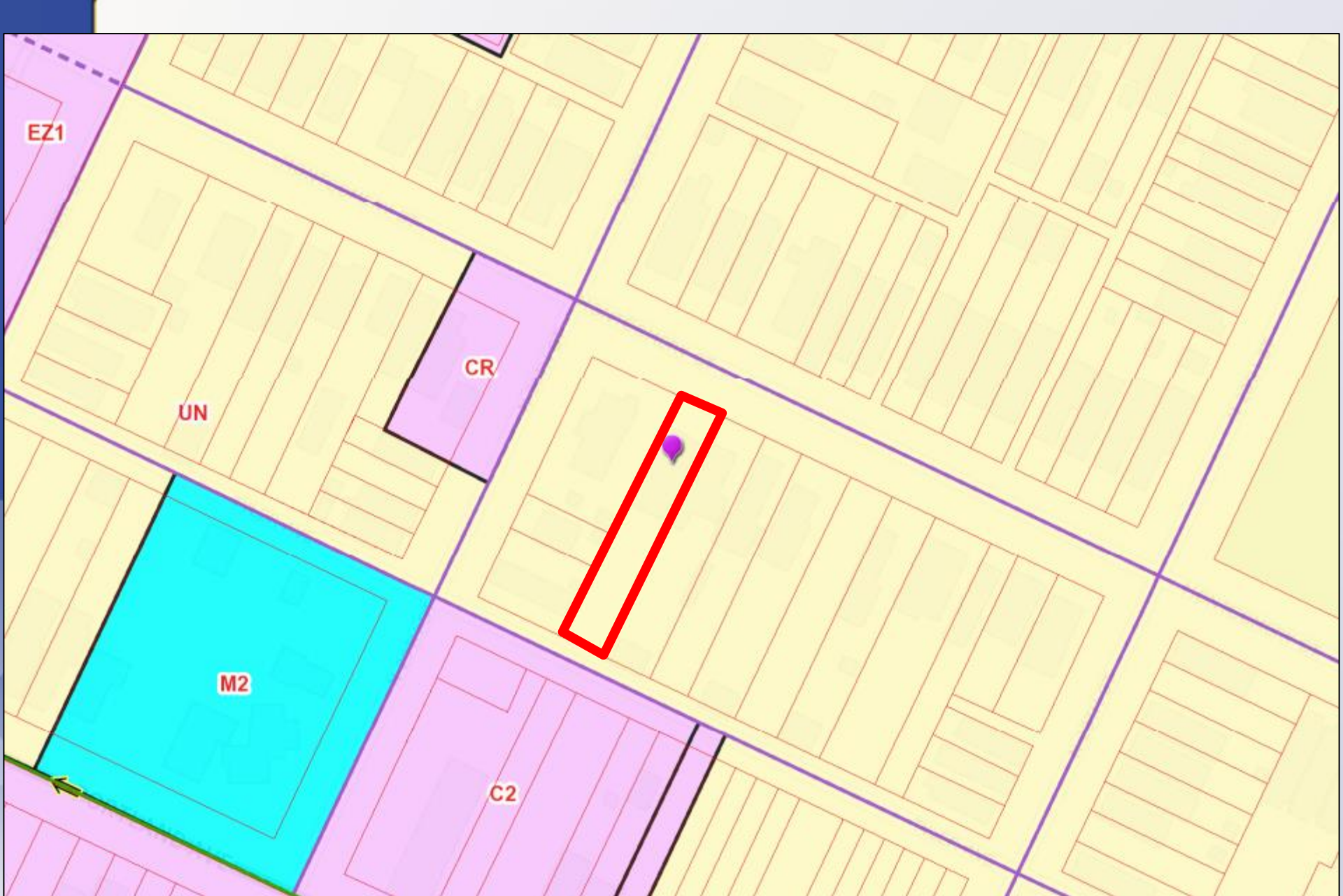
2824 MONTGOMERY STREET



**Planning & Zoning Committee
September 13, 2022**







Request(s)

- Urban Neighborhood Planned Development Option
- Section 2.2.8.A. - Multifamily dwellings may be permitted within the UN zoning district provided that:
 - (i) the Planned Development Option Area is subject to design guidelines approved by the Louisville Metro Planning Commission and the legislative body (the "Legislative Body") having jurisdiction over the Planned Development Option Area (the "Approved Guidelines"). The design guidelines may establish lot size not normally permitted by the traditional neighborhood form district; and
 - (ii) the design of the dwellings is in accordance with the Approved Guidelines.

Case Summary

- The applicant is proposing to utilize the Planned Development Option available within the UN zoning district to convert an existing structure into 4 dwelling units.
- The subject site is within the Traditional Neighborhood form district in the Portland neighborhood of Louisville Metro.
- Off-street parking will be provided from the alley known as Tyler Ave. On-street parking is available in the area, and TARC service is available near the site along Portland Ave and N 29th St.

Existing Structure



Applicant's Development Plan

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND- DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY LAND- DISTURBING ACTIVITY SHALL BE REVIEWED AND APPROVED BY THE DISTRICT DEVELOPMENT REVIEW OFFICE. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE PLAN AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL THE CONTROLLING DRAINAGE AREAS ARE RESTORED AND STABILIZED.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM ALL SEQUENTIAL BASINS DURING CONSTRUCTION UNTIL THE CONTROLLING DRAINAGE AREAS ARE RESTORED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADSWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STORMWATER SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STORMWATER SHALL BE STORED, MOUND, AND ACCUMULATED CONTAINED THROUGH THE USE OF SOIL BARRIERS.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MD STANDARD DRAWING EX-22.

STREAM-ADJACENT VEGETATION ENCOUNTERED DURING TRENCHING, BURNING, OR OTHER EXCAVATION ACTIVITIES SHALL BE REMOVED INTO A STREAM, OR STORED IN AN APPROPRIATE MANNER PRIOR TO BEING DEPOSITED INTO A STREAM. PER MD STANDARD DRAWING EX-23.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY OCCURRED ON ANY PORTION OF A SITE, EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

PROJECT DATA:

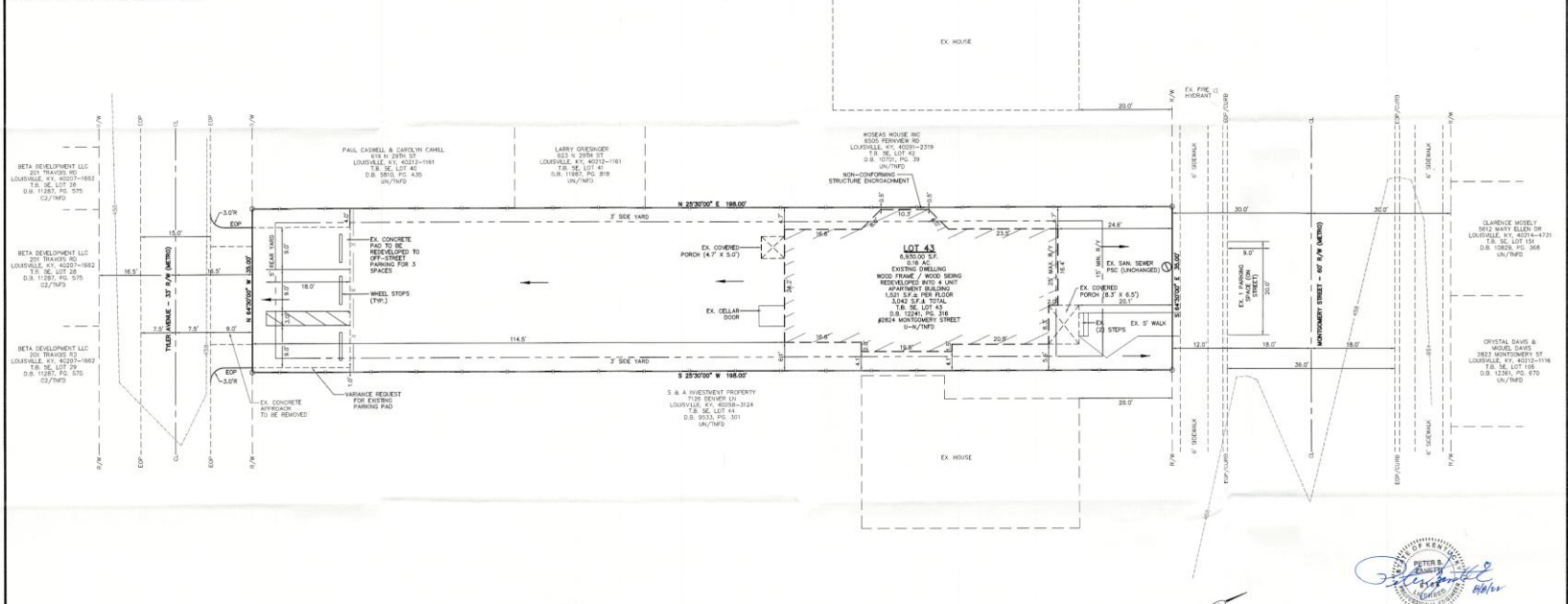
PROJECT SIZE: 6,830.00 SF. / 0.16 AC.
 EXISTING USE: SINGLE-FAMILY DWELLING
 EXISTING ZONING: R-100
 EXISTING ZONING DISTRICT: R-100
 PROPOSED USE: REDEVELOPMENT
 PROPOSED ZONING: COMMERCIAL (CLASS C)
 PROPOSED BUILDING SIZE: 10,443 S.F. ± (1,521 S.F. ± PER FLOOR / 2 STORES)
 PROPOSED RENOVATION SIZE: 10,443 S.F. ± (1,521 S.F. ± PER FLOOR / 2 STORES)
 PROPOSED RENOVATION SIZE: 28,000 DRAINAGE UNITS / AC.
 FLOOR AREA RATIO (F.A.R.): 1.000 S.F. (PROVIDED 0.8,000 S.F.)
 MIN. LOT SIZE: 10' FRONT YARD
 MIN. LOT WIDTH: 10' FRONT YARD
 MIN. STREET SIDE YARD: 10' FRONT YARD
 MIN. REAR YARD: 10' FRONT YARD
 MIN. SIDE YARD: 10' FRONT YARD
 MAX. FRONT YARD: 20' (PROVIDED 24.8')
 MIN. SIDE YARD: 2' (PROVIDED 3' AND 4.7') / NON-CONFORMING STRUCTURE
 MIN. REAR YARD: 5' (PROVIDED 11.4')
 MIN. BUILDING HEIGHT: 4' (PROVIDED 27', 2 STORES)

MIN. PARKING SPACES: 0 PARKING SPACES
 MAX. PARKING SPACES: 8 PARKING SPACES (2 PARKING SPACES PER UNIT)
 PARKING SPACES PROVIDED: 2 PARKING SPACES (COUNTY AND 6 PARKING SPACES (STREET))
 PARKING SPACES TOTAL: 8 PARKING SPACES
 INTERIOR LANDSCAPE AREA REQ. (SQ. FT.): 0.00 S.F.
 TREE CANOPY: 0.00 S.F.
 LAND AREA: 6,830.00 S.F. / 0.16 AC.
 EX. TREE CANOPY: 0.00 S.F. (0.0)
 PROPOSED TREE CANOPY: 1,521 S.F. PER FLOOR
 NEW TREE CANOPY AREA REQ.: 1,521 S.F. PER FLOOR
 NEW TREE CANOPY AREA PROVIDED: 1,521 S.F. PER FLOOR
 3"-TYPE "A" TREES: 0 / 1.500 S.F. EACH
 TOTAL TREE CANOPY PROVIDED: 1,521 S.F. (320)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 0.5 S.F. / 0.00 AC.
 TOTAL SITE AREA = 6,830.00 S.F. / 0.16 AC.
 TOTAL EXISTING IMPERVIOUS AREA = 2,358 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA = 0.5 S.F.
 EXISTING RUN-OFF COEFFICIENT = 0.48 (C)
 DEVELOPED RUN-OFF COEFFICIENT = 0.48 (C)
 BRUSH VOLUME CALC: 1.000 AC.
 STORM WATER RUN-OFF: 1.000 AC.
 STORM WATER RUN-OFF: 1.000 AC.

VARIANCE REQUEST:
 LAND DEVELOPMENT CODE CHAPTER 5, PART 2 - TRADITIONAL FORM DISTRICT TYPE 3.2.2 ENGINEERING STANDARDS - TRADITIONAL DISTRICT TO ALLOW FOR A REDUCTION OF A PORTION OF THE FRONT YARD FROM 10' TO 4' FOR THE EXISTING PARKING AND TO ENDOCHASE



GENERAL NOTES:

1. DRAINAGE WATER SUPPLY SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY PAVING SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE EQUIPMENT SHALL BE AT THE OWNER'S / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF. LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTOR OF SOOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL INCLUDE THE AREA BETWEEN THE TOP LINE OF THE TREE CANOPY AND THE TRUNK. THE FENCING SHALL BE 4 FEET HIGH. THE FENCING SHALL BE 4 FEET HIGH. THE FENCING SHALL BE 4 FEET HIGH.
4. LANDSCAPE AND TREE CANOPY PLAN FOR CHAPTER 5 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT. THE PERMIT SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. METEOROLOGICAL DATA FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT DUST PARTICULATE EMISSIONS FROM BEING EXCESSIVE.
6. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
7. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF ANY), FINAL SURFACE DRAINAGE, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

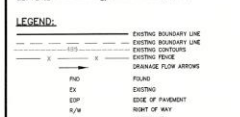
MSD NOTES:

1. NO LANDSCAPING AND COMMERCIAL TREES SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENDOCHASE PERMIT.
2. ALL ROADWAY AND DRIVEWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER VUE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
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TRANSFORMATION PLANNING NOTES:

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LEGEND:



REV. # DATE DESCRIPTION

1	7.22.22	DESCRIPTION
2		AGENCY COMMENTS
3		
4		

REZONING AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR 2824 MONTGOMERY STREET

REDEVELOPMENT
 2824 MONTGOMERY STREET
 LOUISVILLE, KY 40212
 T.B. SE, LOT 43
 D.B. 12241, PG. 316
 OWNER / DEVELOPER:
 HOUSEAL INVESTMENT, LLC
 3131 S. 2ND STREET, # 332
 LOUISVILLE, KY 40208
 PLAN DATE: 6.6.22
 C. R. P. & ASSOCIATES, INC.
 7321 New LaGrange Road, Suite 111
 Louisville, KY. 40222
 (502)423-8747

RECEIVED
 AUG 09 2022
 PLANNING & DESIGN SERVICES

Public Meetings

- Planning Commission public hearing on 8/18/2022
 - No one spoke in opposition.
 - Motion to recommend approval of the Detailed District Development plan by a vote of 8-0.