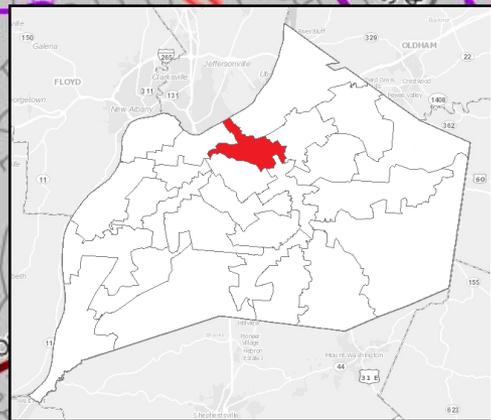
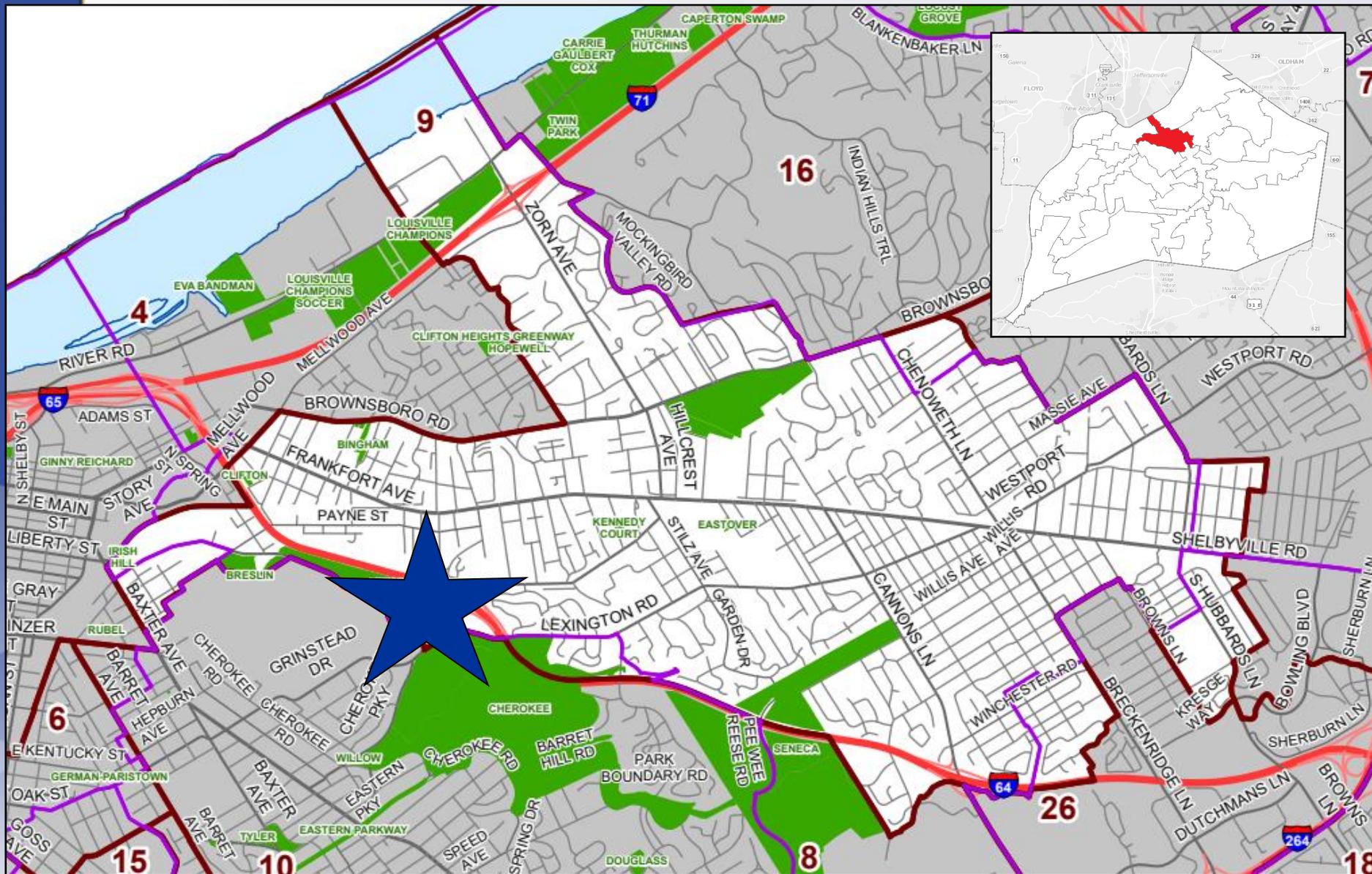


22-ZONE-0043
ONE PARK NORTH



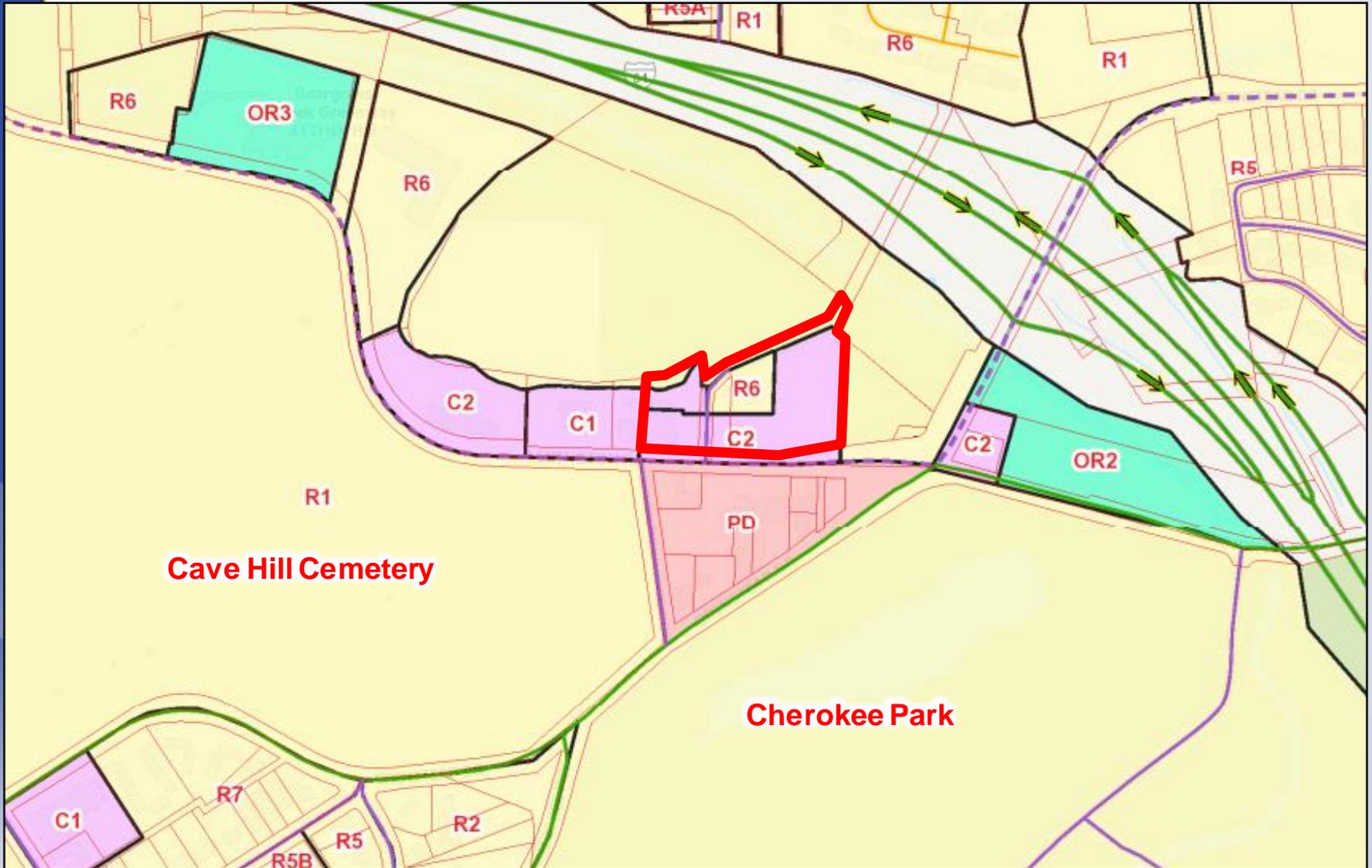
Planning & Zoning Committee
January 24, 2023



2297, 2301, 2313, and 2345 Lexington Road
 District 9 - Andrew Owen

22-ZONE-0043





Cave Hill Cemetery

Cherokee Park

Request(s)

- Change in zoning from R-1, R-6, C-1, and C-2 to PDD
- Waiver from 10.2.4 to not provide the 15' LBA where the site is adjacent to R-1 zoning
- Beargrass Avenue Street Closure (22-STRCLOSURE-0017)

Case Summary

- Planned Development District
- Mixed use proposed
- Multi-story buildings
- Two buildings proposed
- Access from Lexington Road
- Maximum height 17 stories for one structure while another is 10 stories
- 60 du/ac. Maximum density
- Pattern book

Neighborhood Plan

- Irish Hill Neighborhood Plan (2002)
 - The Irish Hill Neighborhood Plan does not have any recommendations for this site.

Site Photos-Subject Property



Site Photos-Surrounding Areas



Applicant's Rendering



One Park North/South Comparison

	One Park North	One Park South
Land Uses	Same	Same
First Floor	20'	22'
Tower	Max HT 17 stories	Max HT 18 stories
FAR	Max. 3.0	Max 10.0
DU/AC	60	180
Other buildings	Max HT 10 stories	Between 6-12 stories
Curb Cuts on Lexington	2	1
Streetscape Amenities	Same	Same

11.88'	W	60.89'
5.00'	W	40.00'
5.00'	W	15.98'
5.00'	W	21.33'

COUNTY MSD
D.B. 11379, PG. 918

LOCATION MAP

NO SCALE

LOUISVILLE & JEFFERSON
COUNTY MSD
D.B. 11789, PG. 168

LLC
292

N 01°53'00" E 189.17'
BEARGRASS AVENUE 40' R/W
P.B. 2, PG. 45

TRACT A
3710 S.F.

S 01°53'00" W 181.84'
S 01°53'00" W 174.52'

TRACT B
5159 S.F.

JDG TRIANGLE
PARTNERS LLC
D.B. 10330, PG. 399

N 42°32'31" E 82.26'
TRACT C
1900 S.F.

WINGTON ROAD R/W VARIES



NORTH & ALL BEARINGS SHOWN HEREON
ARE BASED ON KY STATE PLANE COORDINATES
SYSTEM, NORTH ZONE (NAD 83).

Public Meetings

- Neighborhood Meetings on September 27, 28 & 29, 2021, October 12, 2021 and March 16, 2022
- LD&T meetings on 10/13/2022 and 10/27/2022
- Planning Commission public hearing on 12/1/2022
 - Four people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-1, R-6, C-1 & C-2 to PDD by a vote of 8-0.