

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

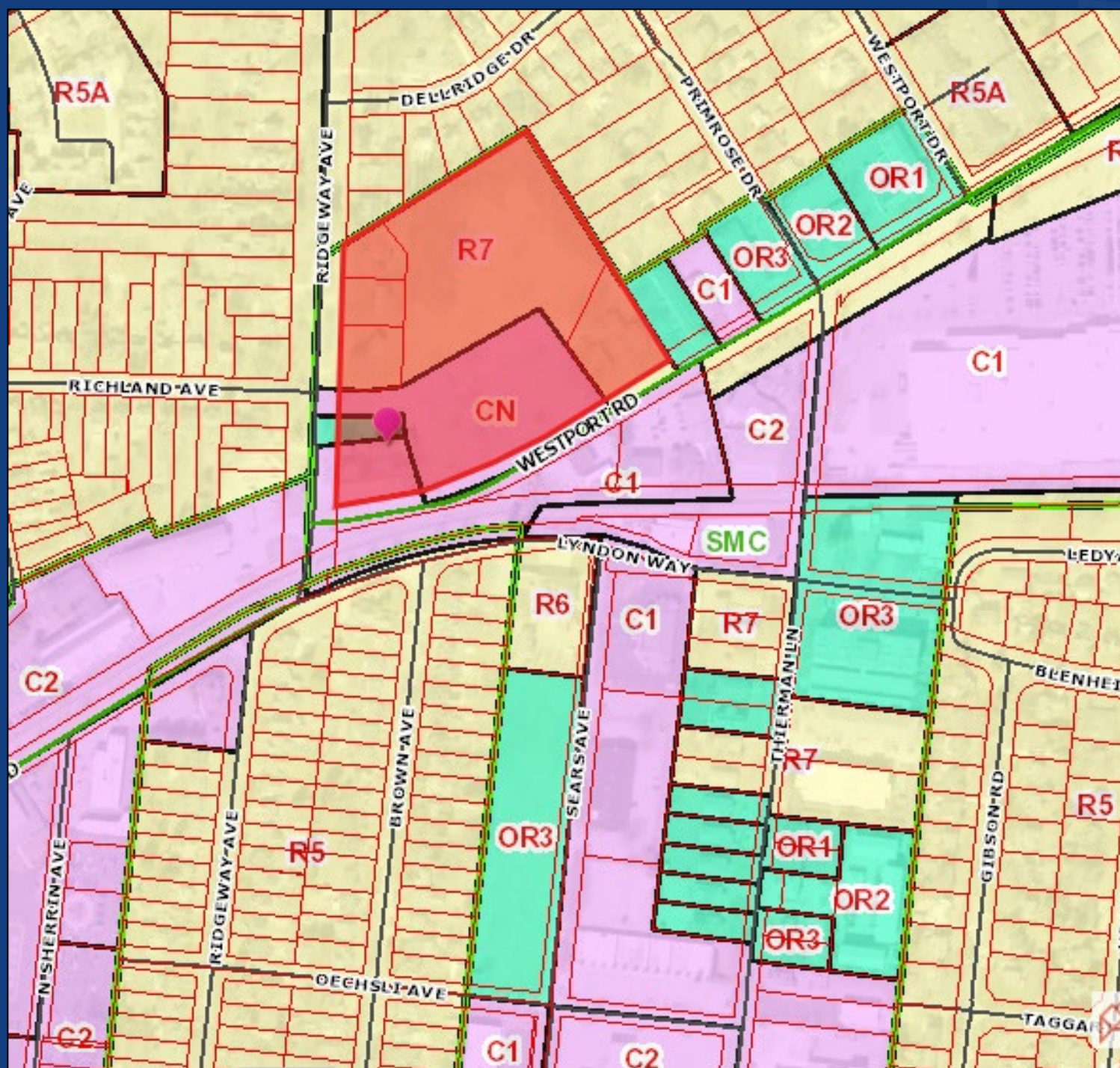
- 285 multifamily dwelling units in 3 buildings
- Buildings from 3 to 5 stories
- Access from Westport Rd and Ridgeway Ave
- Site currently contains mix of multifamily dwellings and a commercial plant nursery.

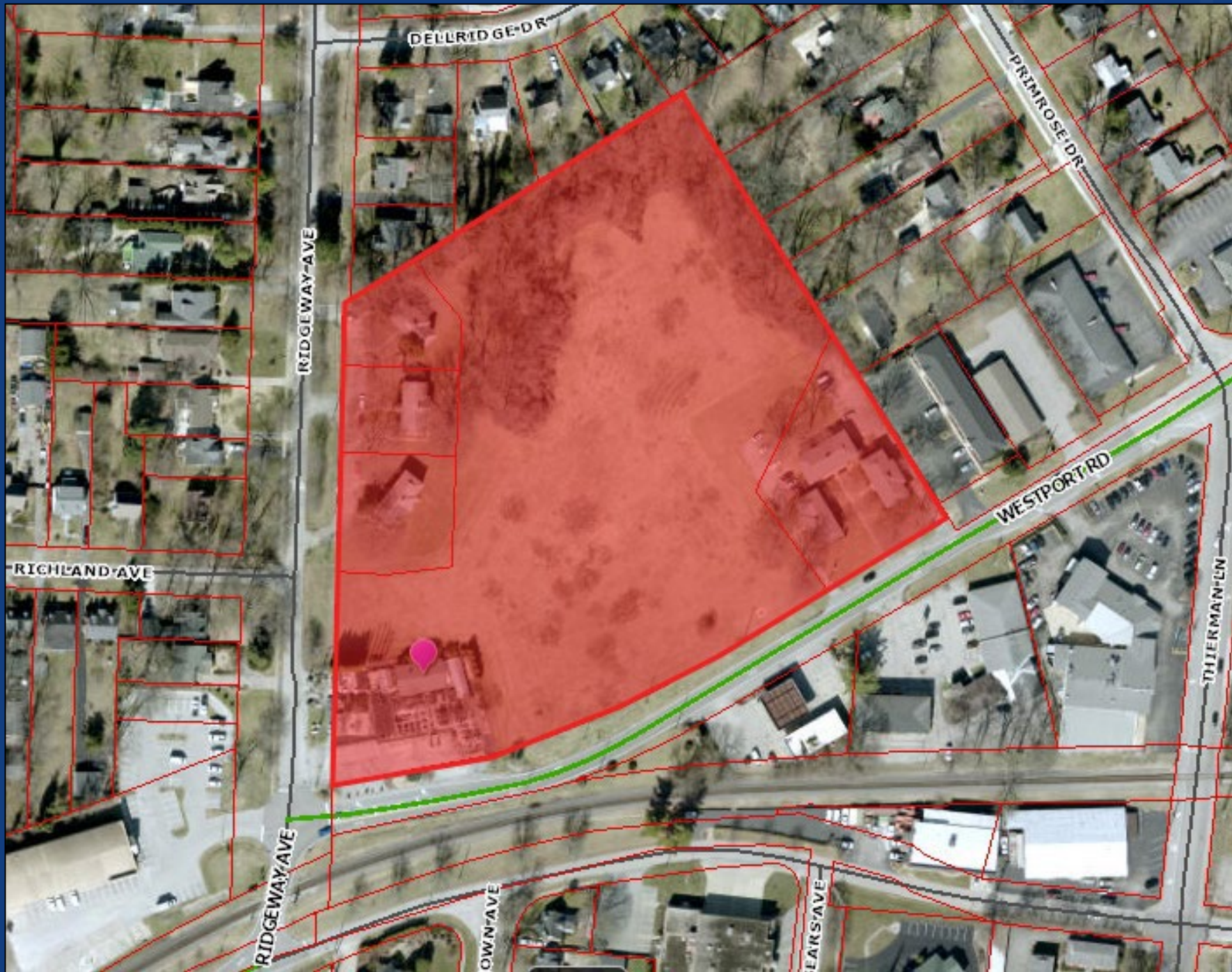


TECHNICAL REVIEW

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









Elevations



4 BUILDING 1 ELEVATION D
FOOT 10' 1/8" x 1'-0"



3 BUILDING 1 ELEVATION C
FOOT 10' 1/8" x 1'-0"



2 BUILDING 1 ELEVATION A
FOOT 10' 1/8" x 1'-0"



1 BUILDING 1 ELEVATION B
FOOT 10' 1/8" x 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)



