

**17DEVPLAN1197**

**320 Roy Wilkins Ave./9<sup>th</sup> Street**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Ross Allen, Planner I**

**June 18, 2018**

# Requests

- **Re-Approval of a Category 3 Development Plan** for the proposed mixed-use 4 story 111,857 s.f. of the Beecher Terrace Lifelong Wellness Building - Phase I as associated with the Vision Russell Transformation Plan.
- Minor Changes which have not impacted any previously approved variances or waivers as associated with the Category 3 Review.
- 17DEVPLAN1197 was approved by BOZA on Dec. 18, 2018.

# Previously Approved Variances

- **VARIANCE #1:** from LDC Section 5.2.1.C.2 to not provide/maintain a street wall, at least 3 stories in height, for the lengths of the lot frontage(s) as found along Liberty Street (proposed), South 10<sup>th</sup> Street, and Roy Wilkins Ave./9<sup>th</sup> Street.
- **VARIANCE #2:** from LDC Section 5.2.1.C.3 to allow the proposed building setback to exceed 15 feet as measured from the right of way along Fisk Court and South 10<sup>th</sup> Street.
- **VARIANCE #3:** from LDC Section 5.2.1.C.6 to allow a corner lot within the Downtown Form District to not maintain a zero foot setback from the street wall for at least 50 feet from the intersection along each street, or the width of the lot, whichever is less.

# Previously Approved Waivers

- **WAIVER #1:** from LDC Section 5.5.1.B.1.a.ii to allow surface parking to not be located completely behind all principal structures as found along Fisk Court.
- **WAIVER #2:** from LDC 5.8.1.C.1.b to not provide sidewalks at least 84 inches wide and not being constructed from the building façade to the face or the curb along Fisk Court (proposed), Liberty Street (proposed), South 10<sup>th</sup> Street, and Roy Wilkins Ave./9<sup>th</sup> Street.

# Case Summary / Background

- January 16, 2015 the Louisville Metro Housing Authority (LMHA) awarded \$425,000 Choice Neighborhoods planning grant from the U.S. HUD for the Beecher Terrace public housing development and the Russell Neighborhood.
- Louisville Metro Government, has contributed more than \$500,000 to the project.
- Phase - I: proposed 111,357 s.f. (BOZA approved on Dec. 18, 2017); 4 story building located on tract 2 of associated case no. 17RECORDPLAT1025
- Proposed building, Beecher Terrace Lifelong Wellness Building, residential multi-family on a C-2 zoned tract within the Downtown Form District.

# Case Summary / Background

- Applicant has proposed minor changes which do not impact any of the previously approved variances or waivers.
- The proposed structure will increase by approximately 500 s.f. from 111,357 s.f. to 111,857 s.f., decrease in the number of dwellings from 120 to 117 (decrease in the Dwellings per acre from 63.5 to 61.9 dwellings per acre).
- The Vehicular Use Area has been decreased from 20,377 s.f. to 19,965 s.f. while increasing on-site parking spaces from 35 to 43 spaces.
- The previously approved plan included a pool and 1 story pool house which has been removed from the previously approved development plan.
- The area where the pool existed will be changed to a concrete patio area with a pergola, benches, and tables.



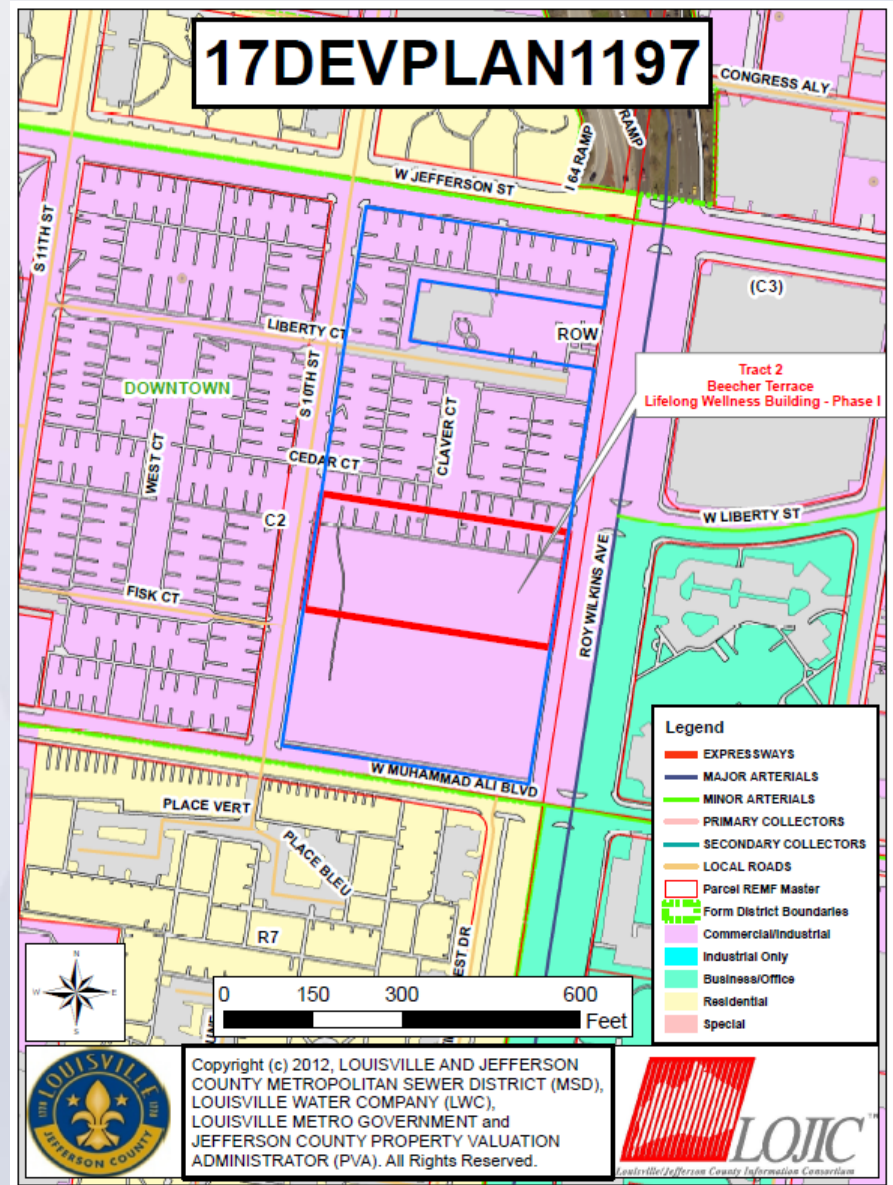
# Zoning/Form Districts

## Subject Property:

- Existing: C-2/Downtown
- Proposed: C-2/Downtown

## Adjacent Properties:

- North: C-2/Downtown
- South: C-2/Downtown
- East: C-2 and OR-3 /Downtown
- West: C-2/Downtown



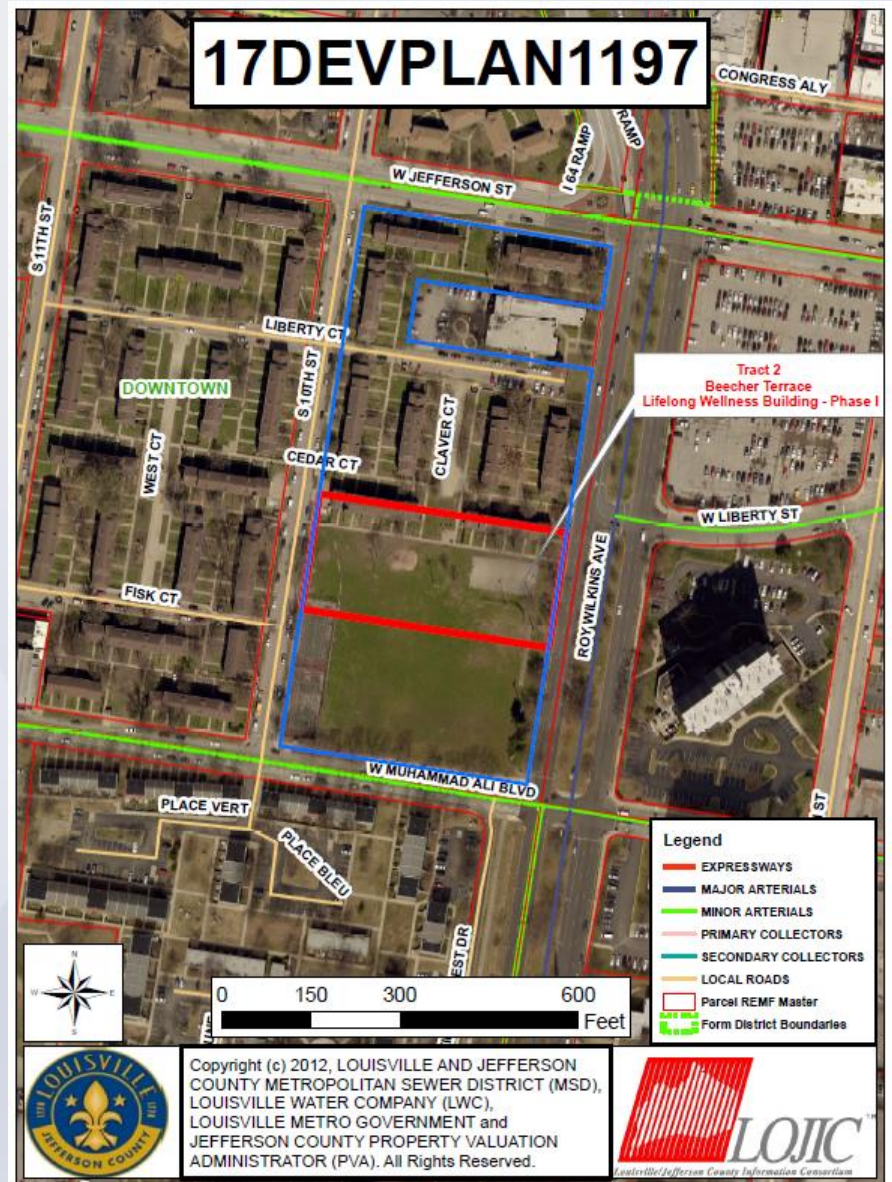
# Aerial Photo/Land Use

## Subject Property:

- Existing: Multi-family Residential
- Proposed: Multi-family Residential

## Adjacent Properties:

- North: Multi-family Residential/Public and Semi-Public (Mini-Versity Child Development Center)
- South: Multi-family Residential
- East: Multi-family Residential/Office - Residential District
- West: Multi-family Residential





# Site Photos-Subject Property



Looking from South 10<sup>th</sup> Street East towards LMHA Office and senior living building across South 9<sup>th</sup> Street. (Photo courtesy of Beth Jones and Zach Schwager)



# Site Photos-Subject Property



Looking north on south 10<sup>th</sup> Street. Phase 1-on tract 2 is to the right in the photo.



# Site Photos-Subject Property



Looking northeast towards the subject property.



# Site Photos-Subject Property





# Site Photos-Subject Property



Looking south down Roy Wilkins Ave./South 9<sup>th</sup> Street.



# Site Photos-Subject Property



An example of the existing structures as found on the subject site.





# 17DEVPLAN1197



# Elevations/Renderings



4 REAR ELEVATION SOUTH  
SCALE 1/8" = 1'-0"



3 LEFT SIDE ELEVATION EAST  
SCALE 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION WEST  
SCALE 1/8" = 1'-0"



1 FRONT ELEVATION NORTH  
SCALE 1/8" = 1'-0"

SHERMAN  
BARBER  
BARNETT  
ARCHITECTS

MCCORMACK  
BARON  
SALAZAR

BEECHER TERRACE  
LIFELONG WELLNESS  
BUILDING (PHASE I)  
LOOSEVILLE, NY

ELEVATIONS

JOB NO.	1479	
DATE	10-09-2017	
DRAWN BY	BA	
CHECKED BY	BA	
C:\p\1479.dwg 10/9/2017 10:00:00 AM 10/9/2017 10:00:00 AM		
REVISIONS		
No.	Description	Date

SHEET  
A8.0

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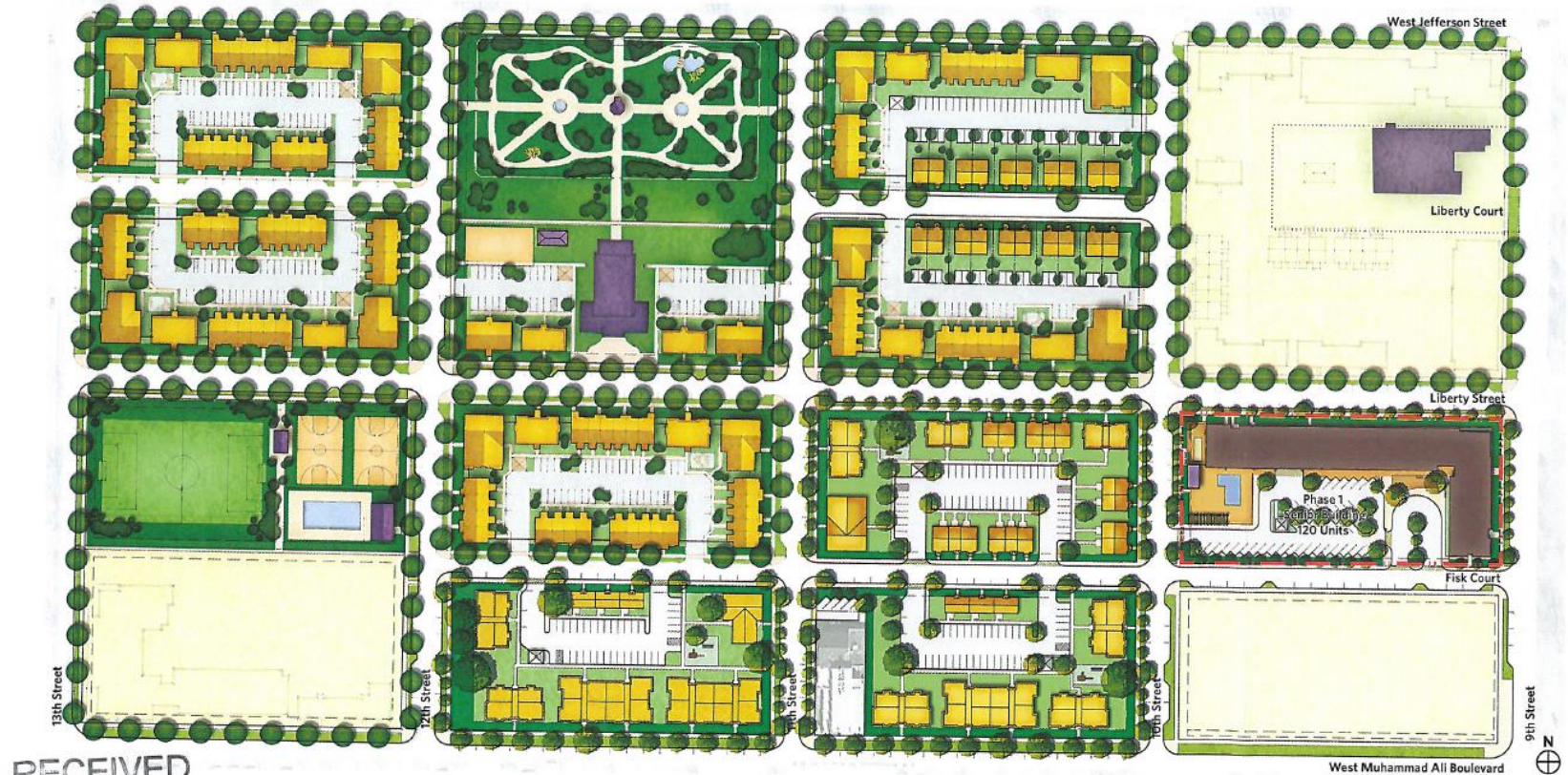
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ARCHITECTURAL &  
DESIGN SERVICES

Lo

# Conceptual Site Design

DRAFT 10.20.17

## BEECHER CONCEPTUAL SITE PLAN



RECEIVED

OCT 23 2017

PLANNING &  
DESIGN SERVICES  
LOUISVILLE, KENTUCKY

URBAN DESIGN ASSOCIATES

17 DEVPLAN 1197

Louisville

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# Conclusions

- The Beecher Terrace Lifelong Wellness Building Phase - I proposal is the first development as integrated into the larger Vision Russell Transformation Plan.
- Determine if the minor changes meet the standards of review for the Re-approval of the Cat 3 Development proposal for a 4 story, 111,857 sf. Beecher Terrace Lifelong Wellness Building.

# Required Actions

- **Re-Approve the Category 3 Development Plan** for the proposed mixed-use 4 story 111,857 s.f. of the Beecher Terrace Lifelong Wellness Building - Phase I as associated with the Vision Russell Transformation Plan.
- Minor Changes which have not impacted any previously approved variances or waivers as associated with the Category 3 Review.
- Re-approve or Deny the proposed changes as made the Case no. 17DEVPLAN1197 with exterior changes to the layout and design of parking and the removal of a pool and pool house.