

# Development Review Committee

## Staff Report

April 3, 2019



|                          |   |
|--------------------------|---|
| <b>Case No:</b>          | 18DEVPLAN1133                                   |
| <b>Project Name:</b>     | College Drive Apartments                        |
| <b>Location:</b>         | 3502 College Drive                              |
| <b>Owner:</b>            | MRC Development Group, LLC                      |
| <b>Applicant:</b>        | Derek Triplett – Land Design & Development Inc. |
| <b>Jurisdiction:</b>     | City of Jeffersontown                           |
| <b>Council District:</b> | 20 – Stuart Benson                              |
| <b>Case Manager:</b>     | Zach Schwager, Planner I                        |

### REQUEST(S)

- Category 3 Development Plan

### CASE SUMMARY/BACKGROUND

The applicant is proposing to construct two multi-family structures. One of the structures is proposed to be 9-units and the other 12-units, for a total of 21-units. The property is located in the Town Center form district and the C-1 Multi-Family zoning district. The allowable density per the zoning district is 34.84 dwelling units per acre. The property contains approximately 0.98 acres, thereby allowing up to 34 dwelling units to be on site.

### STAFF FINDING

The proposed development is in compliance with the Land Development Code.

### TECHNICAL REVIEW

The development plan has received preliminary approval from Health, Transportation Planning, and MSD.

### INTERESTED PARTY COMMENTS

Staff was contacted by a neighboring property owner who is generally opposed to the development by phone on August 29, 2018.

### REQUIRED ACTIONS

- **APPROVE** or **DENY** the **Development Plan**

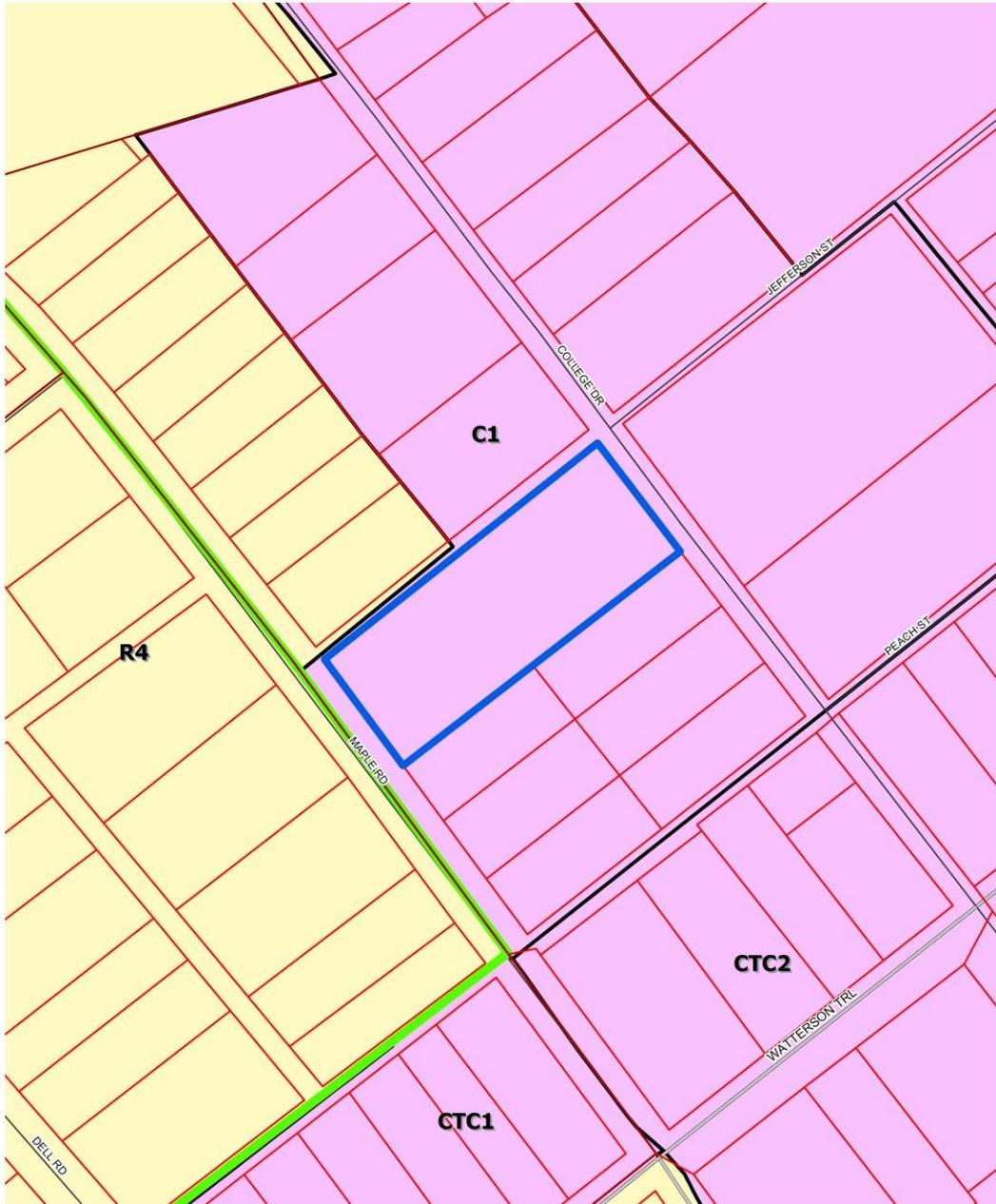
**NOTIFICATION**

| <b>Date</b>     | <b>Purpose of Notice</b> | <b>Recipients</b>   |
|-----------------|--------------------------|---|
| <b>03/20/19</b> | Hearing before DRC       | 1 <sup>st</sup> tier adjoining property owners<br>Registered Neighborhood Groups in Council District 20 |

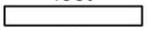
**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations

1. **Zoning Map**



3502 College Drive  
feet



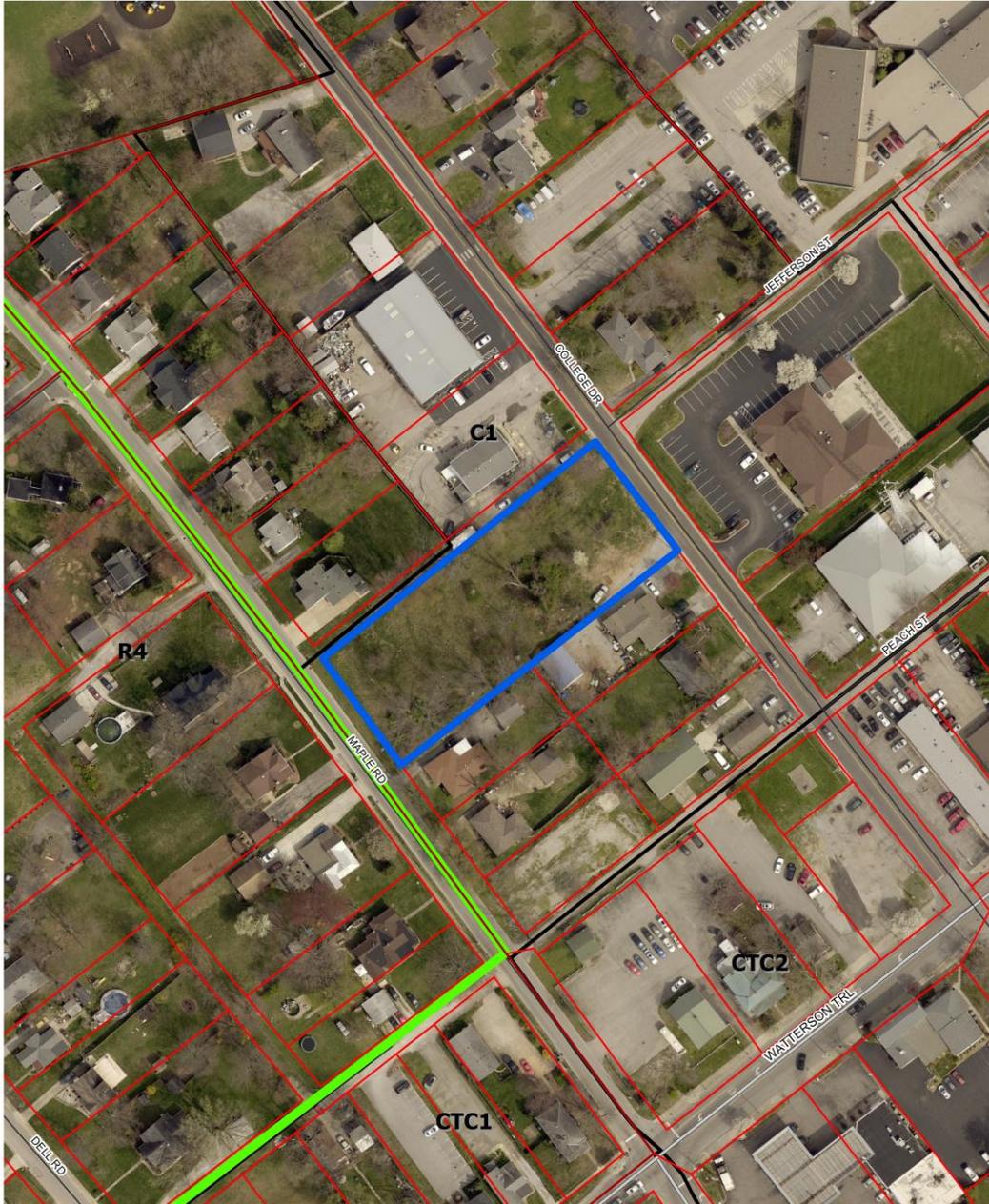
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Map Created: 3/14/2019

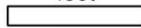


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2. Aerial Photograph



3502 College Drive  
feet



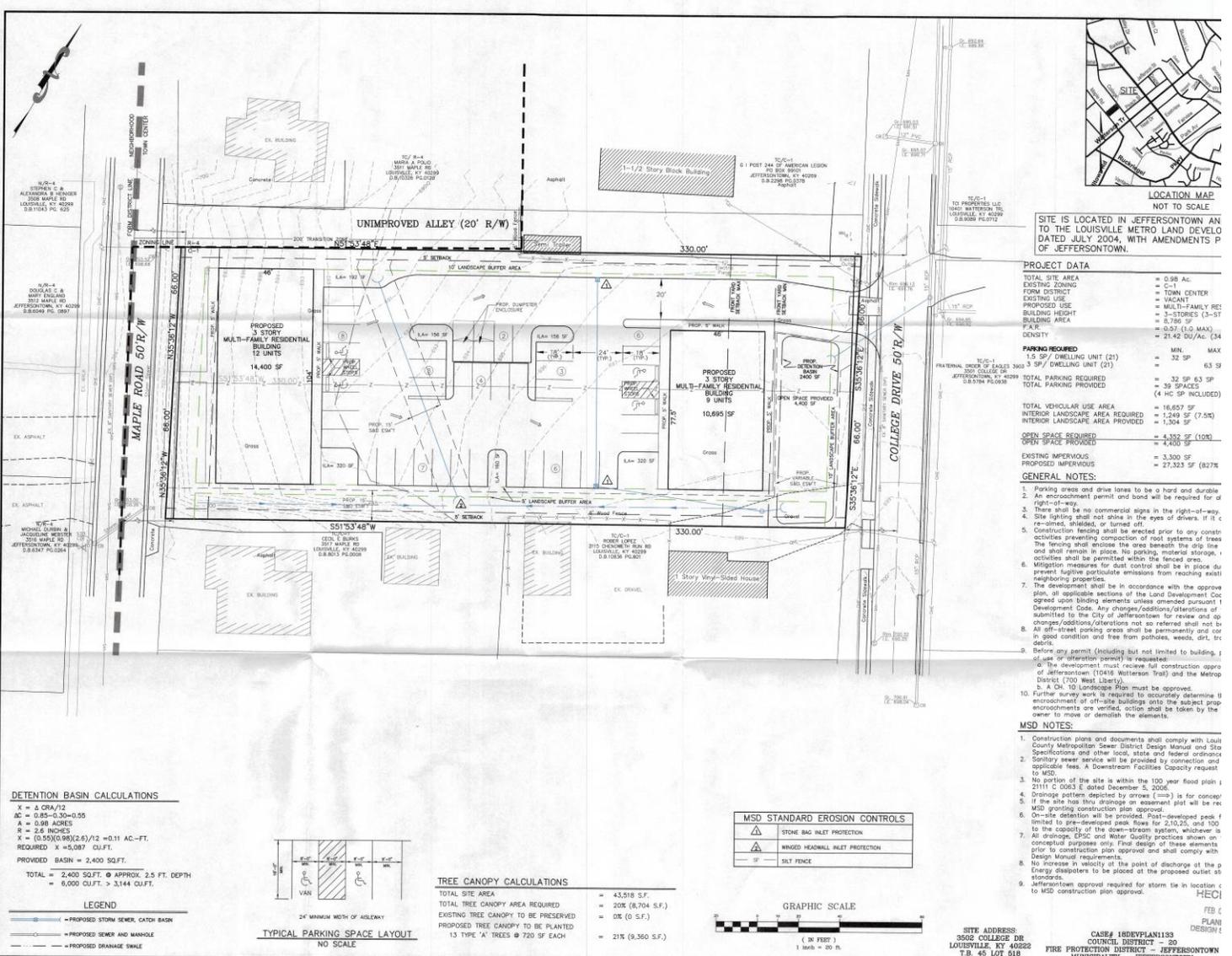
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Map Created: 3/14/2019



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### 3. Site Plan



LOCATION MAP  
NOT TO SCALE

SITE IS LOCATED IN JEFFERSONSTOWN AN TO THE LOUISVILLE METRO LAND DEVELOP DATED JULY 2004, WITH AMENDMENTS P OF JEFFERSONTOWN.

**PROJECT DATA**

|                 |                     |
|-----------------|---------------------|
| TOTAL SITE AREA | = 0.88 AC.          |
| EXISTING ZONING | = C-1               |
| FORM DISTRICT   | = TOWN CENTER       |
| EXISTING USE    | = VACANT            |
| PROPOSED USE    | = MULTI-FAMILY RES. |
| BUILDING HEIGHT | = 3-STORIES (3-ST)  |
| BUILDING AREA   | = 6,790 SF          |
| F.R.            | = 0.27 (1.0 MAX.)   |
| DENSITY         | = 21.42 SU/AC. 134  |

**PARKING REQUIRED**

|                            |                     |
|----------------------------|---------------------|
| MIN.                       | MAX.                |
| 1.5 SF/ DWELLING UNIT (21) | = 32 SF             |
| 3.00 COLLEGE DR            | = 32 SF 63 SF       |
| TOTAL PARKING REQUIRED     | = 39 SPACES         |
| TOTAL PARKING PROVIDED     | = 39 SPACES         |
|                            | (4 HC SP. INCLUDED) |

**TOTAL VEHICULAR USE AREA** = 16,657 SF  
**INTERIOR LANDSCAPE AREA REQUIRED** = 1,249 SF (7.5%)  
**INTERIOR LANDSCAPE AREA PROVIDED** = 1,304 SF  
**OPEN SPACE PROVIDED** = 4,400 SF (100%)

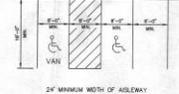
**EXISTING IMPERVIOUS** = 3,300 SF  
**PROPOSED IMPERVIOUS** = 27,333 SF (82.7%)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable.
  - An encroachment permit and bond will be required for all right-of-way.
  - There shall be no commercial signs in the right-of-way.
  - Site lighting shall not shine in the eyes of drivers. If it is re-aimed, shielded, or turned off.
  - Construction fencing shall be erected prior to any construction activities preventing construction of root systems of trees. The fencing shall enclose the area beneath the strip line and shall remain in place. No parking, material storage, activities shall be permitted within the fenced area.
  - Mitigation measures for dust control shall be in place to prevent fugitive particulate emissions from reaching existing neighboring properties.
  - The development shall be in accordance with the approved plan, all applicable sections of the Land Development Code agreed upon binding elements unless amended pursuant to Development Code. Any changes/additions/alterations of submitted to the City of Jeffersonstown for review and approval.
  - All off-street parking areas shall be permanently and in good condition and free from potholes, weeds, dirt, tree debris.
  - Before any permit (including but not limited to building, use or alteration permit) is requested:
    - The development must receive full construction approval of Jeffersontown (TODIS Wetness Trail) and the Meesp District (700 West Liberty).
    - A CH 10 Landscape Plan must be approved.
  - Further survey work is required to accurately determine the encroachment of off-site buildings onto the subject property encroachments are verified, action shall be taken by the owner to move or demolish the elements.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville County Metropolitan Sewer District Design Manual and Site Specifications and other local, state and federal ordinances.
  - Sanitary sewer service will be provided by connection and applicable fees. A Downstream Facilities Capacity request to MSD.
  - No portion of the site is within the 100 year flood plain; 21111 C 0063 E dated December 5, 2006.
  - Drainage pattern depicted by arrows (→) is for concept; if the site has thru drainage an assessment plan will be required.
  - On-site detention will be provided. Post-developed peak flow limited to pre-developed peak flow for 2.10, 2.25, and 100 to the capacity of the down-stream system, whichever is less.
  - All drainage EPC and Water Quality practices shown on conceptual purposes only. Final design of these elements prior to construction plan approval and shall comply with Design Manual requirements.
  - No increase in velocity at the point of discharge of the pipe at stormages.
  - Jeffersontown approval required for storm tie in location c to MSD construction plan approval.

**DETENTION BASIN CALCULATIONS**

$X = 4 \text{ ORA}/12$   
 $AC = 0.85 - 0.30 = 0.55$   
 $A = 0.86 \text{ ACRES}$   
 $R = 2.6 \text{ INCHES}$   
 $X = (0.55)(0.98)(2.6)/12 = 0.11 \text{ AC-FT.}$   
**REQUIRED  $X = 0.087 \text{ CU.FT.}$**   
**PROVIDED BASIN = 2,400 SQ.FT.**  
**TOTAL = 2,400 SQ.FT. @ APPROX. 2.5 FT. DEPTH = 6,000 CU.FT. > 3,144 CU.FT.**



**TREE CANOPY CALCULATIONS**

|                                      |                    |
|--------------------------------------|--------------------|
| TOTAL SITE AREA                      | = 43,518 S.F.      |
| TOTAL TREE CANOPY AREA REQUIRED      | = 20% (8,704 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = 0% (0 S.F.)      |
| PROPOSED TREE CANOPY TO BE PLANTED   | = 21% (9,360 S.F.) |

13 TYPE 'A' TREES @ 720 SF EACH

**MSD STANDARD EROSION CONTROLS**

|   |                                  |
|---|----------------------------------|
| ▲ | STONE BAG INLET PROTECTION       |
| ▲ | WINGED HEADWALL INLET PROTECTION |
| ■ | SILT FENCE                       |

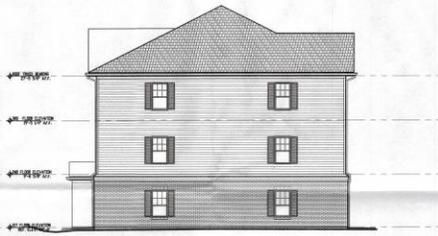


**SITE ADDRESS:** 3502 COLLEGE DR, LOUISVILLE, KY 40222, T.B. 45 LOT 618

**CASE # 18DEVPLAN1133**  
**COUNCIL DISTRICT = 20**  
**FIRE PROTECTION DISTRICT = JEFFERSONSTOWN MUNICIPALITY - JEFFERSONSTOWN**

4. Elevations

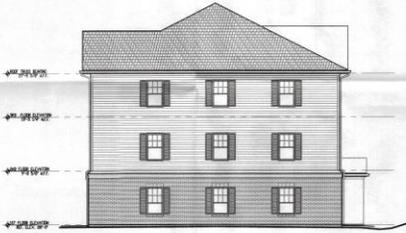




1 NORTH BUILDING ELEVATION  
1/8" = 1'-0"



2 WEST BUILDING ELEVATION  
1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION  
1/8" = 1'-0"



4 EAST BUILDING ELEVATION  
1/8" = 1'-0"

JOB NUMBER  
**00000**

**PKNI**  
DANHOFF PLUMB, WALL, & ARCHITECTS  
711 EAST WASHINGTON STREET, SUITE 100, LOUISVILLE, KY 40202  
PH: 502.251.1100  
WWW.PKNIARCHITECTS.COM

**MRC DEVELOPMENT GROUP, LLC**  
3502 COLLEGE DRIVE  
JEFFERSONTOWN, KENTUCKY

PROJECT TITLE

DATE: 03.05.19  
BY: TEK  
DD

REVISION

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|--|--|
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|  |  |

RECEIVED  
MAR 05 2019  
PLANNING & DESIGN SERVICES

18DEVPLAN1135

A3.2