

18ZONE1086

Clover Senior Housing



Louisville Metro Planning Commission

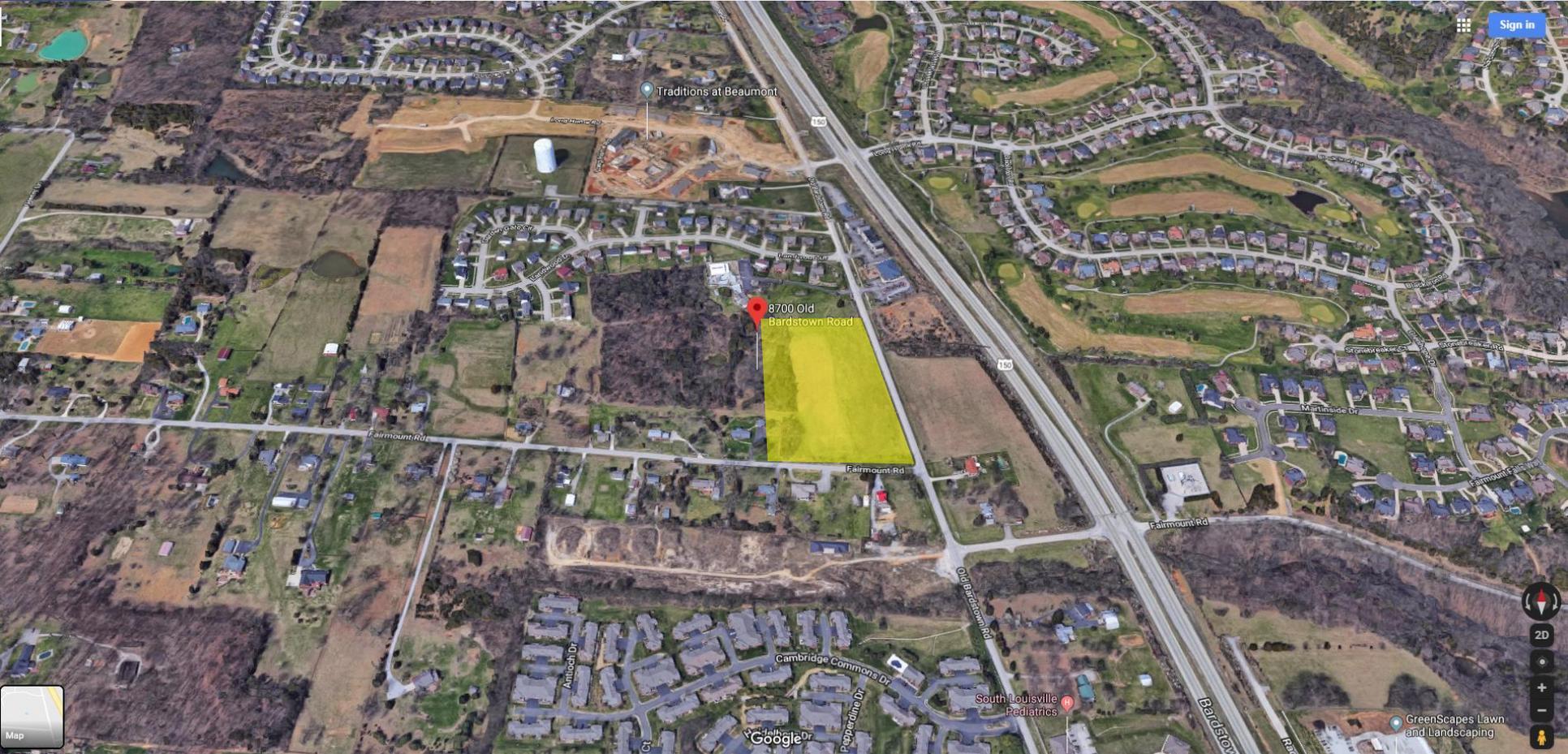
Dante St. Germain, AICP, Planner II

August 15, 2019

Requests

- Zoning change from R-4 Single Family Residential to R-7 Multi-Family Residential
- Detailed District Development Plan with Binding Elements

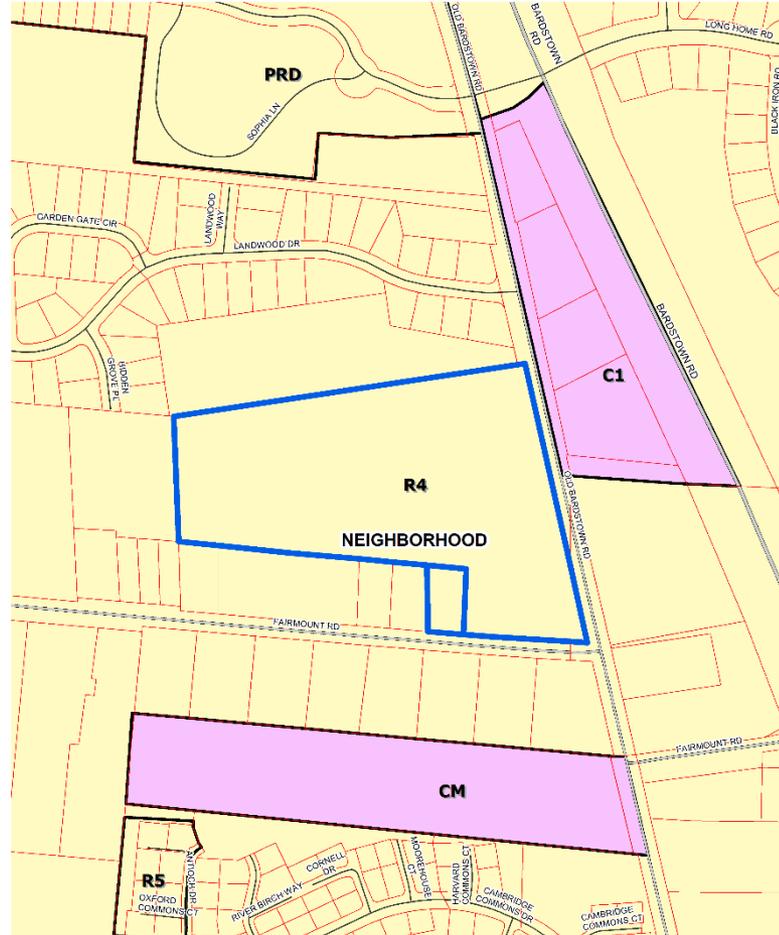
Site Context



Case Summary

- The lot is currently undeveloped.
- Proposed to be used for a senior living facility.
- Residents will be 55 years of age and up.

Zoning/Form Districts



8700 Old Bardstown Road
feet

290
Map Created: 12/27/2018

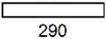


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Aerial Photo



8700 Old Bardstow Road
feet



290

Map Created: 12/27/2018



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Site Photos-Site Context

View of subject property from Old Bardstown at Fairmount



View from Fairmount Road



Site Photos-Site Context

View from Fairmount Road



View from near the kennels



Site Photos-Surrounding Areas

Commercial center across Old Bardstown Road



Kennels and single-family residential to the north

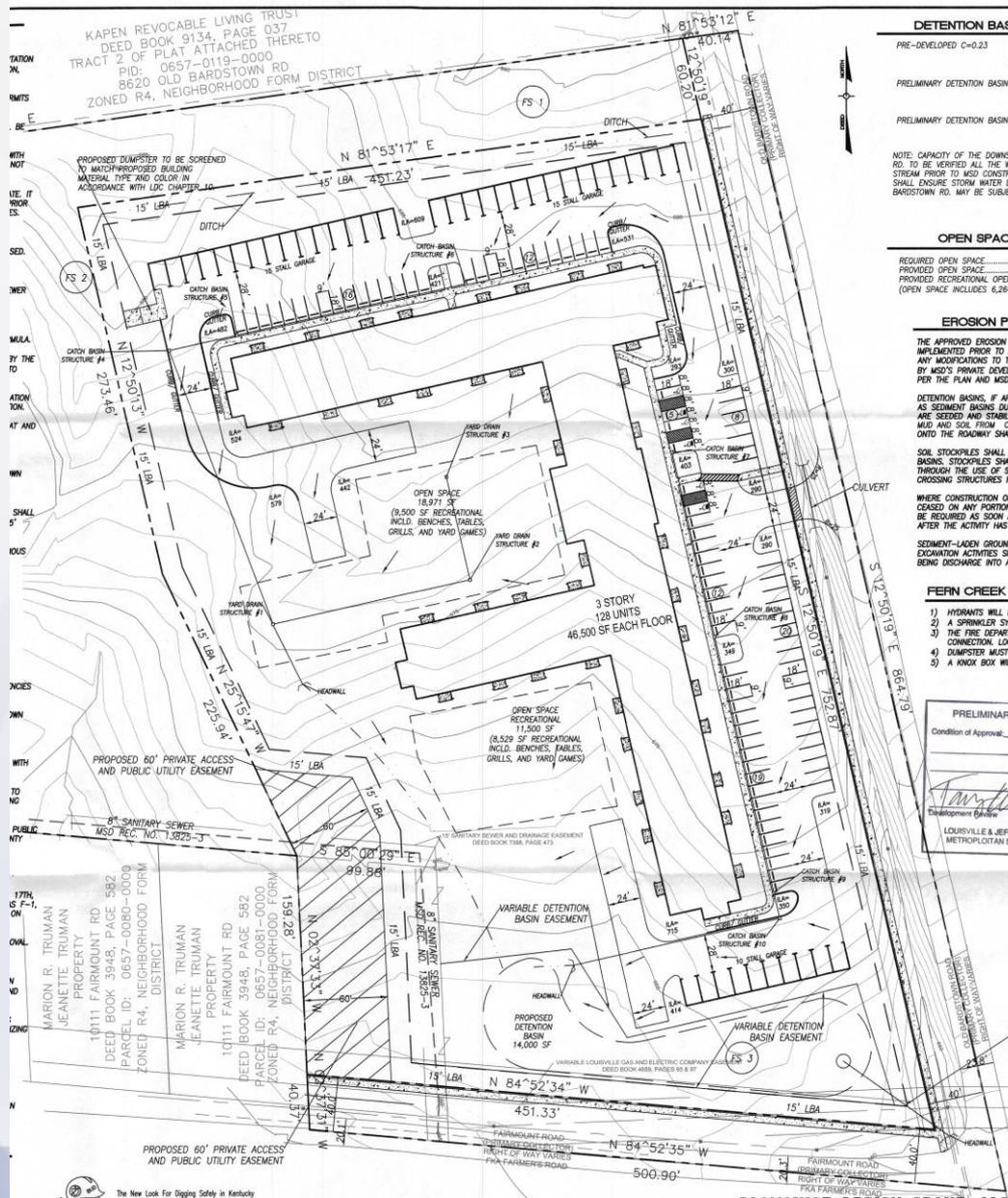


Site Photos-Surrounding Areas

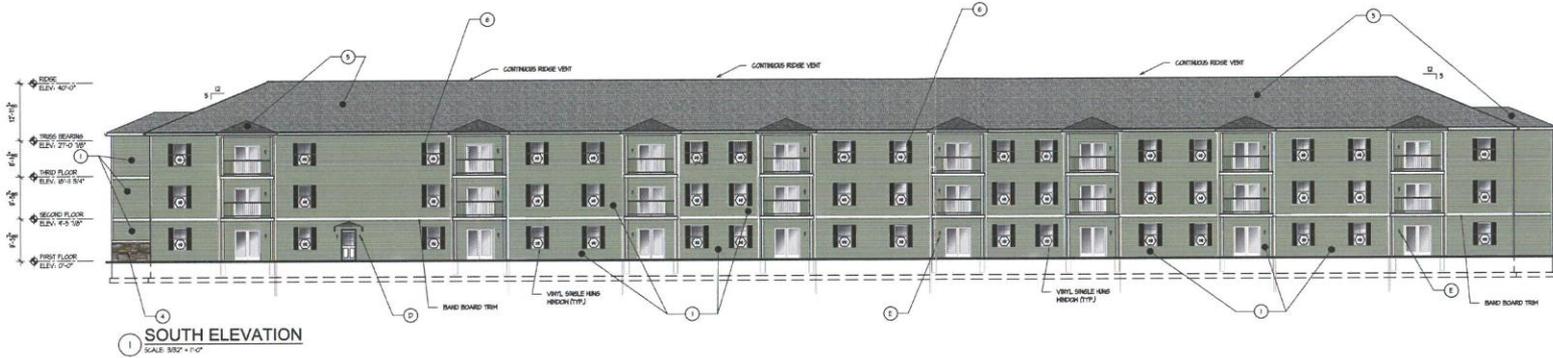


Single Family
across
Fairmount to
the South

Applicant's Development Plan

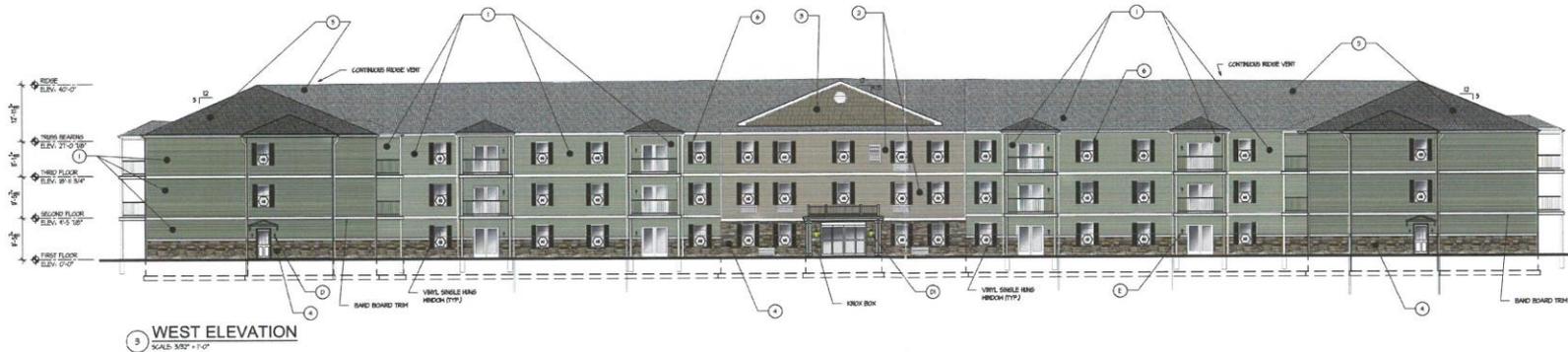


Elevations



LEGEND - EXTERIOR MATERIALS	
①	044 VERT. SCANS MANUFACTURER: HEATHERPANE SERIES: EXTERIOR PORTFOLIO COLOR: CYPRESS
②	044 VERT. SCANS MANUFACTURER: HEATHERPANE SERIES: EXTERIOR PORTFOLIO COLOR: GRAY
③	VERT. SCANS - CEDAR SHINGLE MANUFACTURER: HEATHERPANE SERIES: EXTERIOR PORTFOLIO COLOR: GAYTON
TRIM NOTES	
1. ALL VERTICAL VERT. TRIM / MATERIAL BREAKS SHALL BE ALDICE OR EQUAL, COLOR BY OWNER.	
2. ALL HORIZONTAL VERT. TRIM / MATERIAL BREAKS SHALL BE ALDICE OR EQUAL, COLOR WHITE.	
④	STONE VENEER MANUFACTURER: BORGAL SERIES: VIOLETTA STONE STYLE: LEONARDINE COLOR: PLUMBER CREEK
⑤	ASPHALT SHINGLES OVER 30# BLDG FELT MANUFACTURER: TARGO STYLE: HERITAGE 30-YEAR ARCHITECTURAL COLOR: CONTOUR GREY
⑥	SHUTTERS - 6\"/>

LEGEND - LIGHT FIXTURES	
⑦	FIGURE D1 - HANFORD DAY REPOD-OS, OUTDOOR USE COLOR: BLACK
⑧	FIGURE D4 - HANFORD DAY BYDAY-BLK, OUTDOOR USE COLOR: BLACK
⑨	FIGURE B1 - HANFORD DAY REPOD-OS, OUTDOOR USE COLOR: BLACK



CLOVER SENIOR HOUSING
OLD BARDSTOWN ROAD - LOUISVILLE, KY



Staff Finding

- The zoning change appears to be appropriate given the site context, and appears to be compliant with Plan 2040.
- Plan 2040 recommends increased variety of housing in all neighborhoods to increase the variety of ownership options and unit costs.
- Plan 2040 also recommends expanding opportunities for people to live in quality, variably priced housing in locations of their choice.

Staff Finding

- The proposed development plan appears to comply with Plan 2040, and the requirements of the Land Development Code.
- No waivers or variances are requested at this time.

Required Actions

- **RECOMMEND** that the Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to R-7
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**