

The Cottages on Vine

814 Vine Street

Planning Commission Meeting
February 07, 2023

Case # 22-DDP-0016

Planned Development Option

Project Participants

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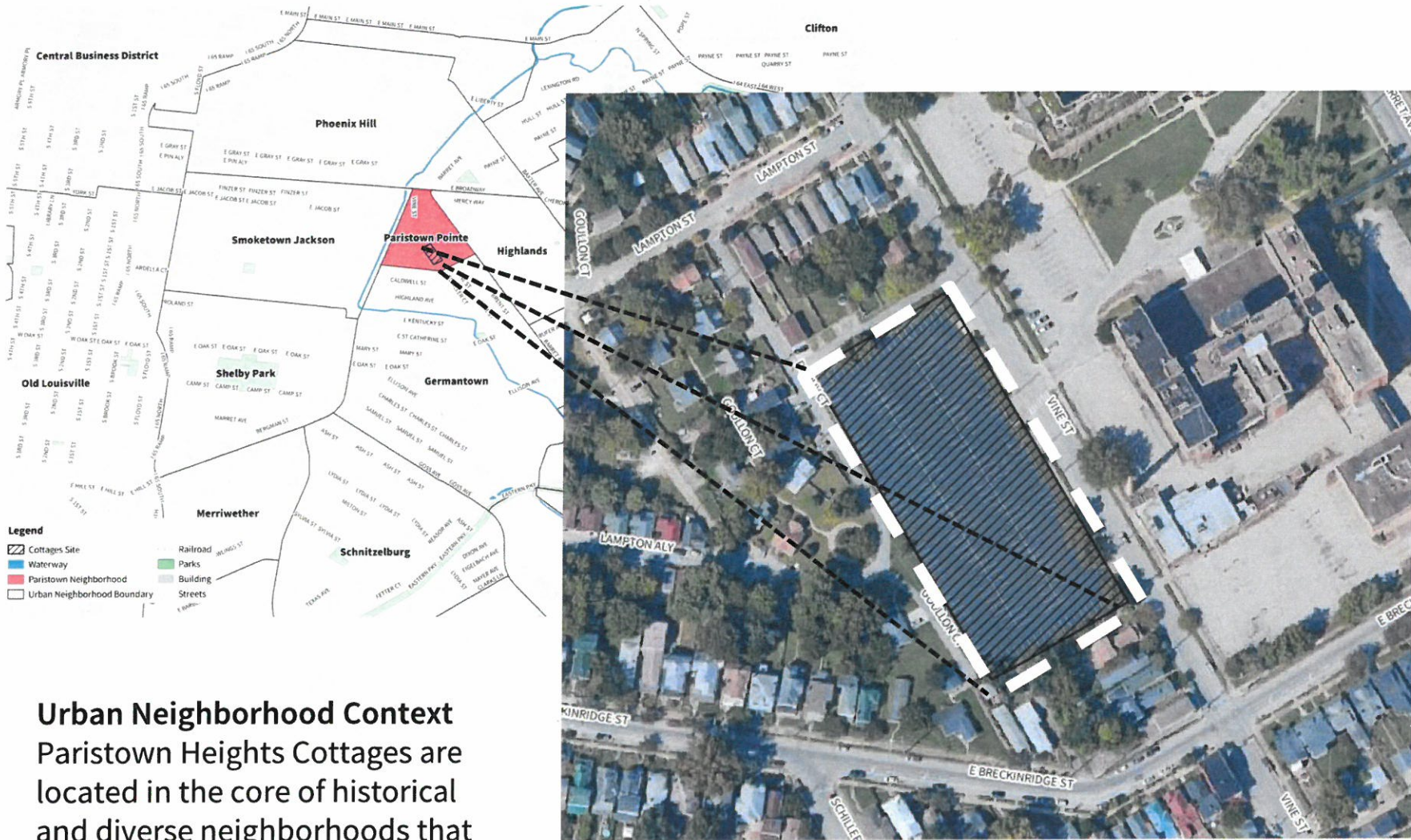
The Cottages on Vine U – N Urban Neighborhood

Planned Development Option:

in addition to other uses permitted in the UN District, which may include multifamily dwellings; dwellings, two- family; dwellings, attached; dwelling, single family with one zero-foot side-yard setback; and automobile parking areas when:

- (i) the Planned Development Option Area is subject to design guidelines approved by the Louisville Metro Planning Commission and the legislative body (the "Legislative Body") having jurisdiction over the Planned Development Option Area (the "Approved Guidelines"). The design guidelines may establish lot size not normally permitted by the traditional neighborhood form district; and
- (ii) the design of the dwellings is in accordance with the Approved Guidelines. After the initial review and approval of the Approved Guidelines by the Legislative Body, modification to the Approved Guidelines for developments financed in part by an instrumentality of the of the jurisdiction in which the Planned Development Option Area is located may be approved by the Planning Commission without approval by the Legislative Body.

Paristown Pointe - Context



Urban Neighborhood Context
Paristown Heights Cottages are located in the core of historical and diverse neighborhoods that influence and inform the patterns of activity and development.

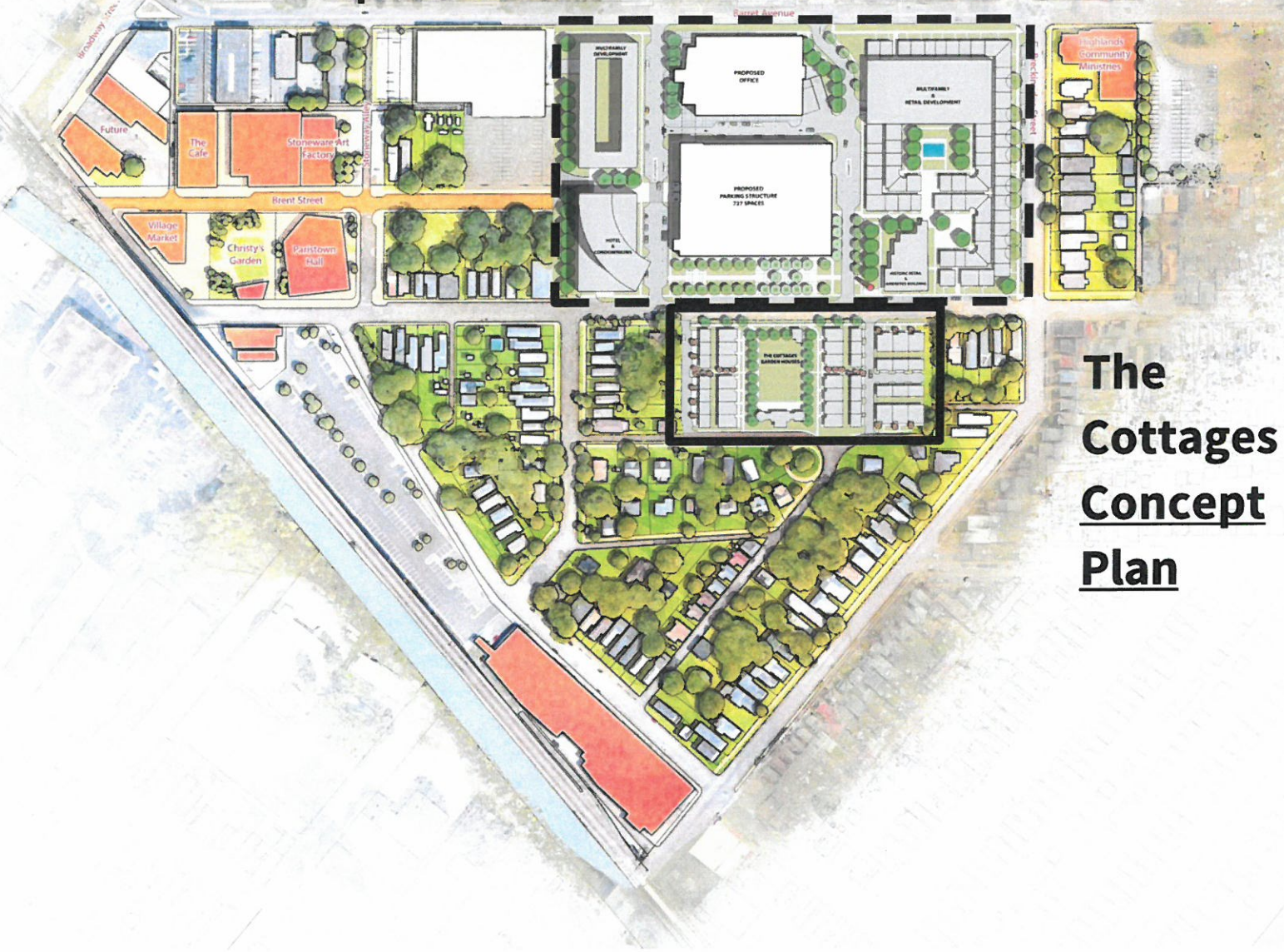
The Cottages Site



- 2.009 Acre Site
- Zone Map Amendment – 2018 Case # 18Zone1062
- U – N Neighborhood District

Situated on the southern edge of Paristown Pointe Neighborhood, the site to be developed as The Cottages is strongly influenced by Paristown Pointe and other surrounding neighborhoods within the community such as Germantown and Smoketown. These influencers provide a framework for a new, rendition of new housing in the area that will complement the existing housing fabric.

Paristown Pointe Planned Development District



The Cottages Concept Plan

3. Traditional Neighborhood Form District

The Traditional Neighborhood Form District (TNFD) is intended to promote the development and redevelopment of neighborhoods in a manner consistent and compatible with the distinct site and community design elements of a traditional neighborhood.

- Developed on an urban infill site that was once the location of residences
- The density and character of the proposed development will not be out of character to the Paristown Pointe and Germantown neighborhood
- Meet the purpose and intent of the TNFD contained in the Land Development Code 5.2.2

TNFD design standards are also intended to :

Promote the establishment of a mixture of uses that effectively integrate retail, office, institutional, and other non-residential uses within traditional neighborhoods in a manner that provides high quality and convenient service to residents while protecting the character of the neighborhood.

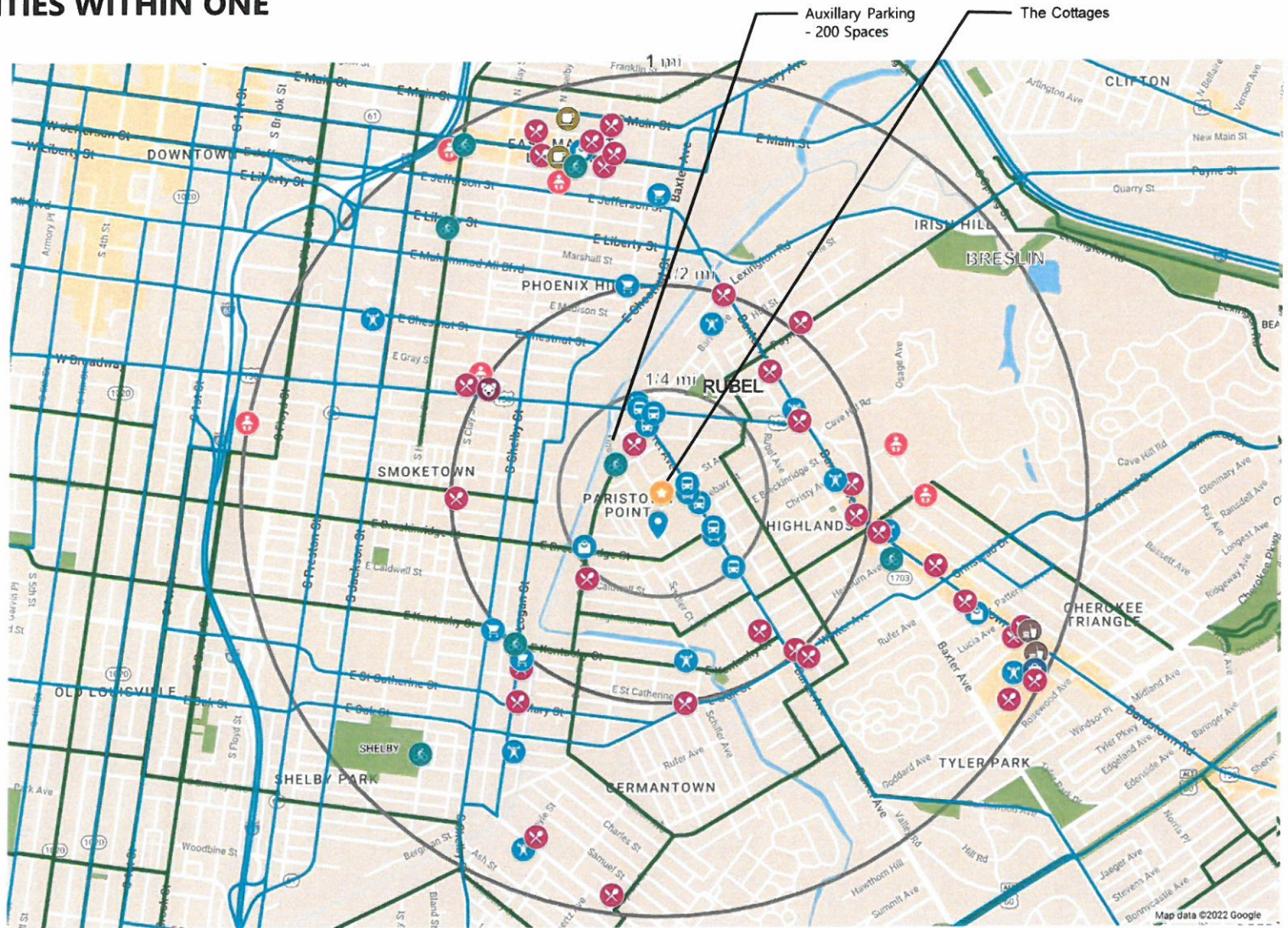
- Integrate well with the mixed land use of the Paristown Pointe Planned Development District.
- Activation of the neighborhood along Vine Street
- Comprehensive with the inclusion of a diverse urban environment including professional offices that will activate the neighborhood during daytimes, multi-family apartments
- Provisions for a much needed housing stock, hospitality services and other retail services to complement the new and existing neighborhood land uses.



Sanborn Fire Insurance Map, 1905

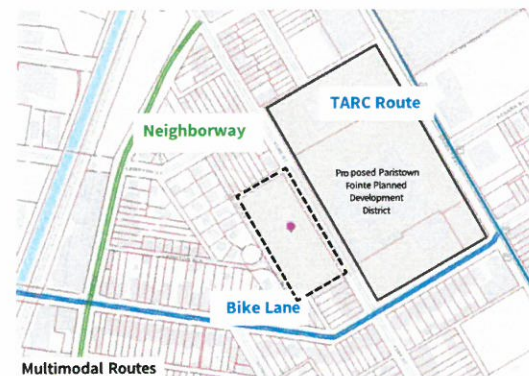
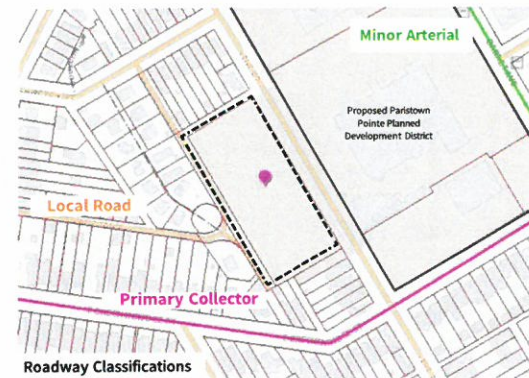
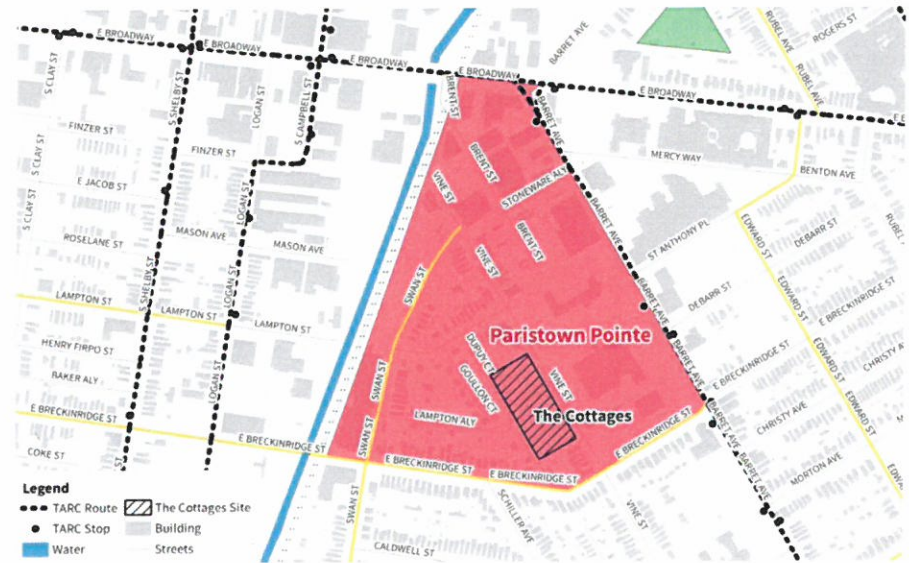
SITE AMENITIES WITHIN ONE MILE

- The Cottages
- TARC Bus Stop
- Child Care
- Doggy
- Daycare
- Restaurant
- Coffee
- Fast Food
- Gym / Fitness Studio
- Retail Shopping
- Market / Grocery
- LouVelo Bike Share
- Station Bike Lane
- 1/4 mi radius = 4-7 min walk
- 1/2 mi radius = 8-11 min walk
- 1 mi radius = 15-22 min walk
- TARC Route



The One Mile Site Amenities Exhibit reveals a number of services are in close proximity to The Cottages. These amenities include a variety of land uses and services, parks and modes of public transportation available to the residents at the Cottages.

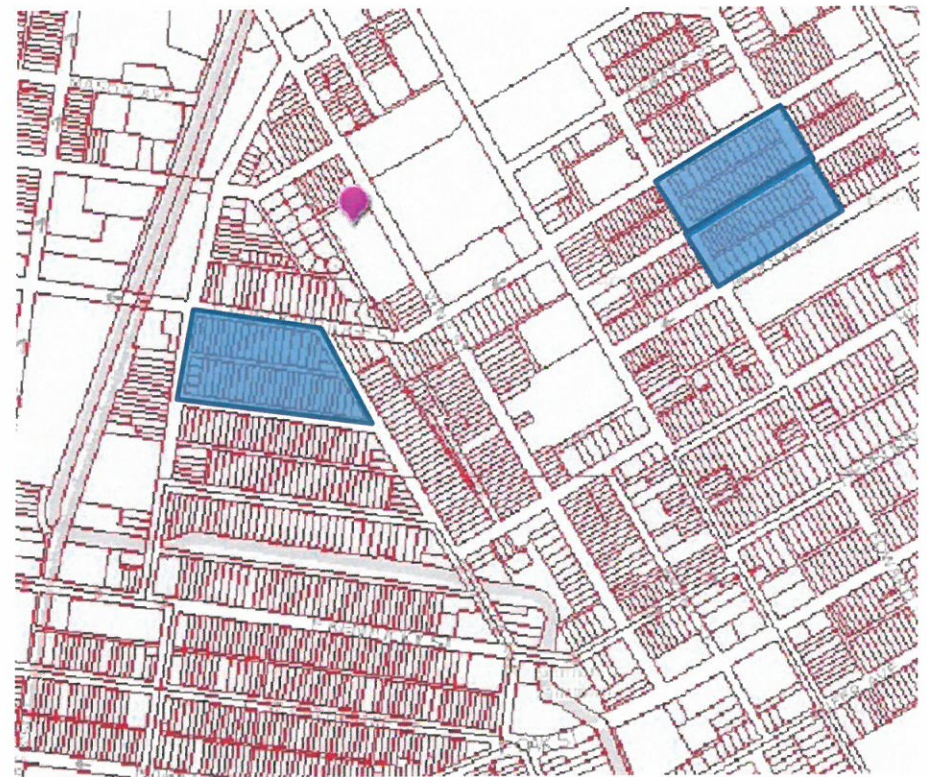
- ***Parks and open space resources convenient to neighborhood residents***
- ***Alternative modes of travel including public transit amenities.***
- ***Compatible infill development whether residential or commercial;***
- ***High quality design of individual sites***



4. Community and Neighborhood Context

The Cottages offers a “pattern” that weaves itself into the fabric of the neighborhood

- The Cottages site design is less dense than many of the surrounding blocks, yet offers useable open space and community space to improve connectivity, benefiting Paristown and Germantown.
- The Cottages site density is 10 units per acre and as a comparison the following are densities of several surrounding blocks
- Residential block surrounded by Christy, Breckinridge, Edward and Rubel – 13.43 units per acre
Residential block surrounded by Breckinridge, Schuller, Caldwell and Swan – 9.74 units per acre
Residential block surrounded by Christy, Morton, Edward and Rubel – 13.49 units per acre
- The juxtaposition of single-family units on narrow lots is an expected and contextual pattern that is conducive to the neighborhood and well within the limits of land use density contained in surrounding residential areas of the neighborhood.



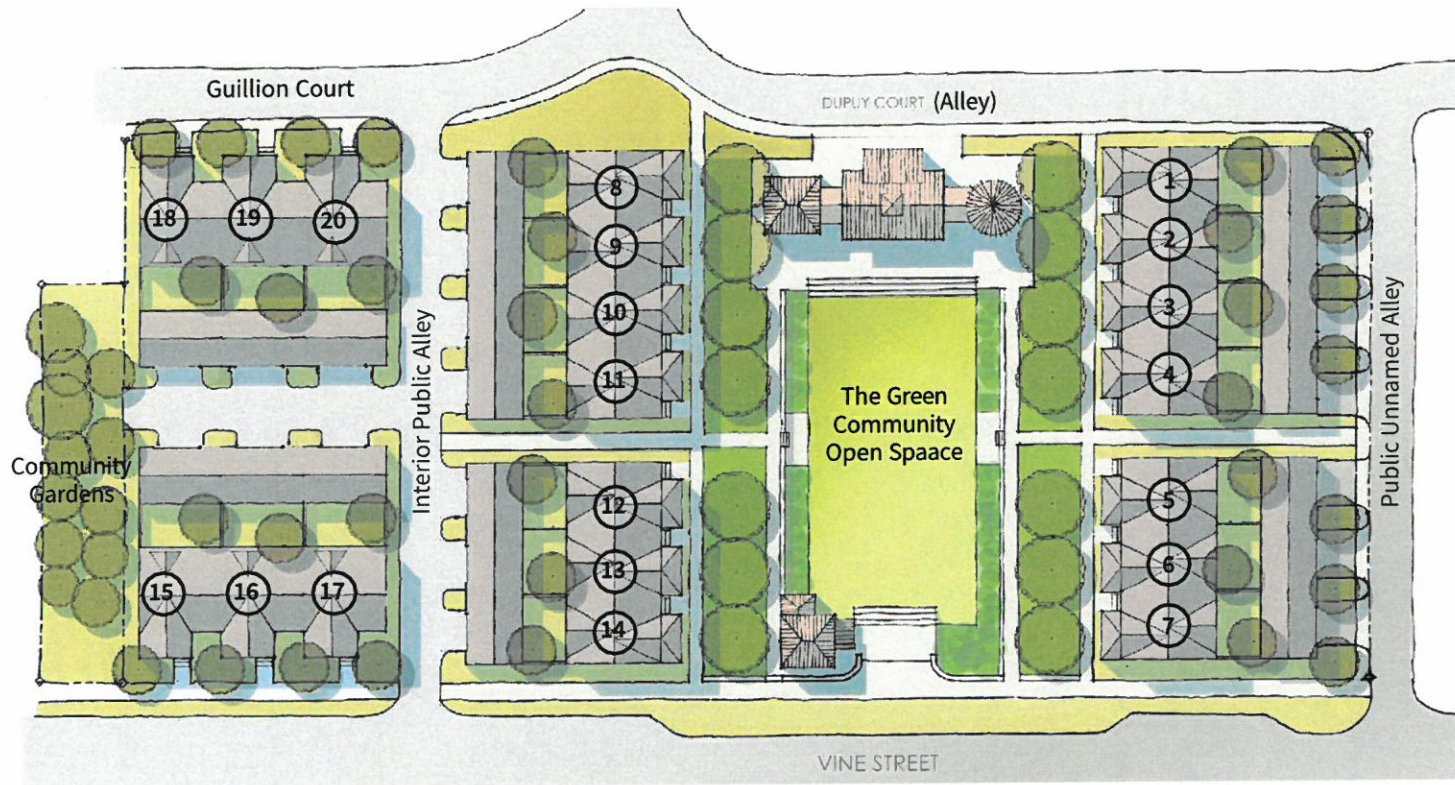
Typical “Pattern” of adjacent neighborhoods to the Cottages.

5. Site Planning

The Cottages site design is sensitive to the patterns, grids and framework of the neighborhood at large. To this end, the patterns and presence of alleys influenced and inspired the internal siting of residences in addition to the frontage of seven units on the unnamed alley along the north end of the site. The site plan does not “turn it’s back” on Dupuy or Guillion Court as the siting of the new residences will further activate these alleys and once again become part of the neighborhood framework.

And so the alley could once again become a special world, not so much a place for the discards and city dwellers. It offers one of the few urban rather than suburban or rural “retreats,” an enclave just off the busy street, a step away from the hurley-burley
Alleys: A Hidden Resource by Grady Clay 1978

Site Plan Concept

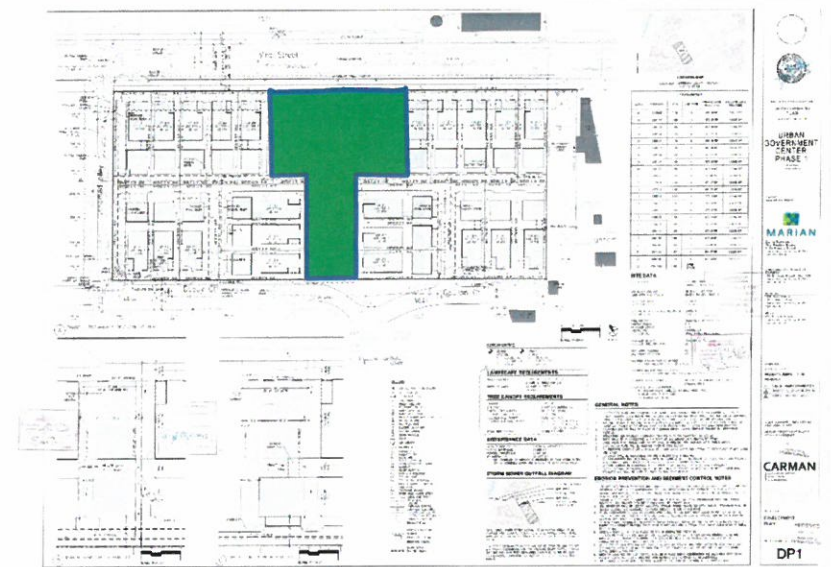


5. Development Plan Comparisons

Number of Residential Units: 22 units

Density: 10.46 units/acre

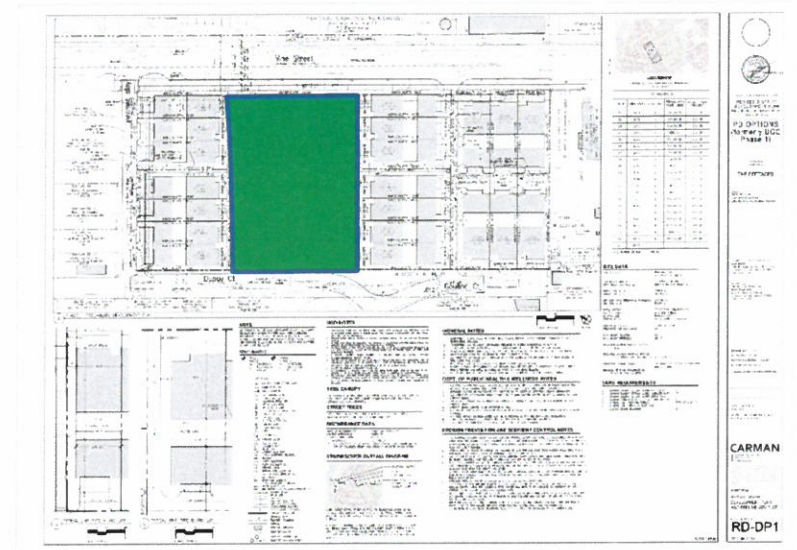
Open Space: 0.35 acres/16%



Number of Residential Units: 20 units

Density: 9.52 units/acre

Open Space: 0.67 acres/31%



6. Site and Building Design Guidelines

The following are minimum standards established for the site and building design for The Cottages. These standards are within the realm of reason, given the context of the site and the neighborhood. These standards also meet the intent of the Land Development Code for a Traditional Neighborhood Form District and Infill Developments.

a. Land Use and Dimensional Standards for Lot Development

Minimum Building Setback along Vine Street	5'
Minimum Building Setback along "Unnamed Alley"	18'
Minimum Building Setback along Dupuy Court	5'
Minimum Setback along southeast Property Line	5'
Internal Lot – Sideyard Setback	Zero Lot Line – 0'
Internal Lot – Front or Rear Yard	10'
Building Height (maximum)	45'
Minimum Lot Size	2200 square feet

b. Parking Standards

- Onsite or offsite/street parking is not required.

c. Landscape Standards

The Cottages will display a landscape development that employs a “gardenesque” character in conjunction with the community open space located within the development. The feeling of personal spaces with more intimate plantings will be a focus of The Cottages. Walkways lined with public gardens, related to individual residences, will provide a park-like and garden setting for The Cottages, enjoyable - visibly and experientially. The more intimate garden plantings are possible as a result of the Home Owner’s Association’s maintenance responsibilities. Possible plant species that will accomplish the gardenesque feel, appearance and establishment of sustainable functions may be:

- Bride’s Feathers
- Butterfly Milkweed
- Thinleaf Sunflower
- Sundial Lupine
- Blackeyed Susan
- Wavyleaf Aster
- Common Buttonbush
- Pussy Willow
- Mapleleaf viburnum
- Eastern purple coneflower
- Cardinalflower
- Scarlet bee balm
- Trumpet honeysuckle

Larger tree species that will compliment the open space character in addition to defining the spaces within The Cottages may be:

- River Birch
- Red Maple
- London Plane Tree

The Cottages has also committed to contributing to the neighborhood landscape enhancement by assisting with design and implementation of a community garden located on an adjacent vacant lot to south owned by Metro Louisville. This tract has long been used by the neighborhood although in recent years has not been used to its potential. The Cottages development will aid in re-activating this important community space.

Additional Landscape Standards include the following:

Tree Preservation: Tree Preservation not applicable – existing trees on the site will be replaced with compatible and contextual trees that better enhance the site design

Tree Canopy: The June 2022 Land Development Code does not include Tree Canopy requirements for a Traditional Neighborhood Form District.

Landscape Buffers: Landscape Buffers not required for same land use intensities. The adjacent R-6 lot that will be utilized as a community garden is a buffer by default

Street Trees: Street trees along Vine Street will not be required given the location of overhead utilities along Vine Street. The Green (The Cottages community open space) that fronts Vine Street will be lined with Type A trees that define the Vine Street corridor much as street trees will accomplish.



6. Site and Building Design Guidelines

d. Site Amenities Standards

Site Amenities will greatly enhance the sense of place and usability of public – civic spaces within the District. Amenities to a site and particularly public spaces will encourage use and nurture the comfort of these sites within the District. Activation of these areas with appropriate furnishings will be critical in the success for residents, users, occupants of the site in addition to use by the surrounding neighborhood. The intent for the use of site amenities is to provide functionality and the feel of acting adaptively within the context of the site and neighborhood. The progressive character of amenities used in conjunction with traditional landscape applications, pavement patterns and materials will further the traditional sense of place for the District. The following are site amenity styles and character that shall be used should the amenities be deemed to be useful and appropriate. These also included light fixtures.

- **Site Furnishings** – shall be selected to create uniformity, functionality and as a progressive compliment to the contextual fabric of the neighborhood. The furnishings can be used in open – civic space and long corridors as part of the streetscape and will include benches, bollards, trash receptacles, etc.
- **Pavements** – use of salvaged masonry from the building demolitions will be explored as accents to the pavement patterns. The simple utilization of the Metro Louisville Historic Concrete mix shall be utilized in conjunction with the salvaged masonry accents. Perimeter sidewalks on

Barrett, Breckinridge and Vine will utilize the Historic Concrete Mix. The use of permeable pavements will be explored in various social areas contained in civic and open spaces. Minimum sidewalk widths shall be four (4) feet.

- **Waste Management** - Residences will have 'rollout' trash bins stored in garages that will be taken to location along internal private alleys on a weekly basis and emptied by a private waste removal company.

e. Lighting Standards

Site Lighting may be used to light buildings, walkways, walls, landscape features through direct illumination or reflection. The selected fixtures should be complimentary to the site design and architectural features. In as much as possible, LED fixtures shall be used in exterior applications. Per the Land Development Code:

- All luminaires shall be aimed, directed, or focused such as to not cause direct light from the luminaire to be directed toward residential uses or protected open spaces (i.e., conservation easements, greenways, parkways) on adjacent or nearby parcels, or to create glare perceptible to persons operating motor vehicles on public streets and right-of-way.
- Any luminaire with a lamp or lamps that emit more than 1800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens shall be mounted at a height equal to or less than twenty (20) feet unless otherwise approved by the Planning Commission
- Pedestrian facilities (sidewalks, paths, etc.) leading from a building to parking facilities shall not exceed an average lighting level of 2.5 footcandles.
- Luminaires used only to illuminate pedestrian facilities shall not be mounted higher than 15 feet from the finished grade of the walking surface.
- All luminaires mounted on or recessed into the lower surface of canopies, pavilions, or drive-through bays shall be fully shielded and utilize flat lenses.
- Holiday or seasonal celebration lighting is permitted as long as it does not cause



6. Site and Building Design Guidelines

a nuisance to the general public.

f. Architectural and Building Standards

The Cottages will employ an architectural consultant that will serve as the Home Owners' Association community architect. The Community Architect will develop material palettes that are consistent with the concepts and renderings within this Pattern Book. The Home Owners' Association will utilize a landscape architectural consultant to define and create a planting scheme and palette consistent with the renderings and concepts within this Pattern Book.

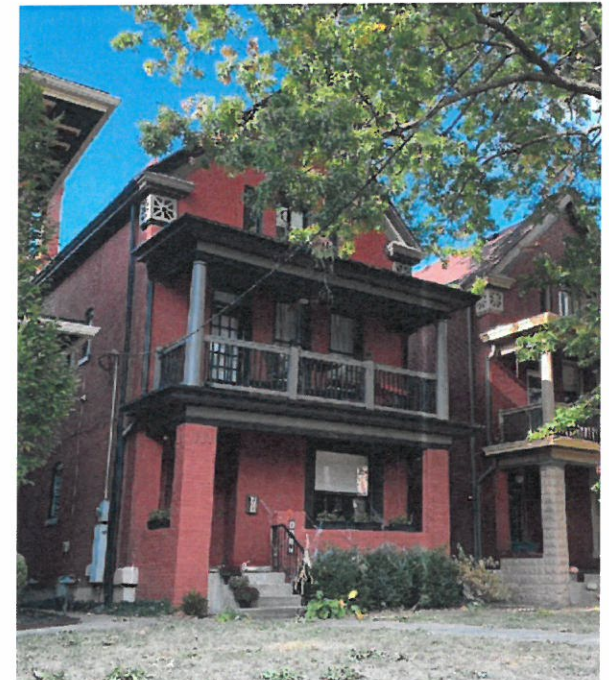
The focus for the architecture for The Cottages is to create a strong sense of community and sense of place that is common to Paristown Pointe, Germantown and Smoketown, surrounding neighborhoods. Key to the architecture represented at The Cottages is using the design as a vehicle of creating a sense of community – the front porch. As declared in “The Evolution of the American Front Porch, The Study of an American Cultural Object”, the American front porch represented the ideal of community in America. The front porch existed as a zone between the public and the private, an area that could be shared between the sanctity of the home and the community outside. It is an area where interaction with the community could take place. This culture is one that is prevalent in the surrounding neighborhoods that The Cottages



Neighborhood Precedent - Stacked Porches, Railings, Gabled Roof and Gabled Windows



Proposed View of the Cottages - Siding, Roof



Neighborhood Residential Unit with Stacked Front Porches and Railings

6. Site and Building Design Guidelines

desires to further enhance.

The outdoor living spaces on the residences will create a natural protection for solar heat exposure, add additional living space, increase the social activity on The Green of The Cottages and will also increase the curb appeal from Vine Street and the surrounding alleys.

The materiality of The Cottages architecture is consistent with the surrounding neighborhoods with the utilization of siding. Gabled roofs, also seen consistently in Paristown and Germantown will also be used at The Cottages and will be complimentary of the existing building stock's character. Two story homes at The Cottages, a common means to best utilize land coverage without compromising livable spaces, are also prevalent in the surrounding Highlands neighborhoods and add to the architectural diversity of Paristown and Germantown.

Building Materials utilized at The Cottages shall be as conceptualized in the building renderings accompanying The Cottages Pattern Book shall be as follows:

Exterior Building Facades: Fiber Cement Horizontal Siding – factory color application

Roof Materials: Standing Seam Aluminum – factory color application

Windows: Aluminum Clad Wood Double Hung – 1 over 1 with Wood painted shutters

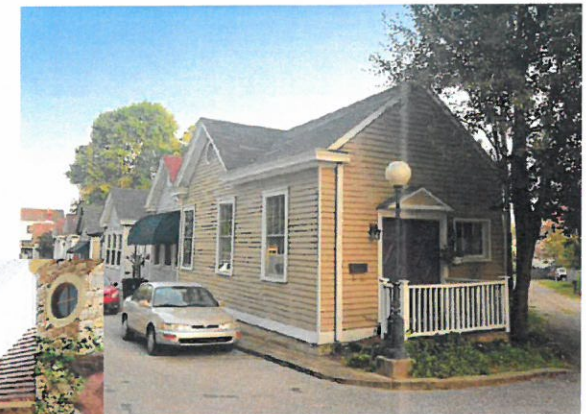
Exterior Doors: Fiberglass composite door system with Low -E glass and compatible side full-height windows (factory applied colors) – matching color and compatible screen and storm doors allowable



Neighborhood Precedent of Commonly used Gables, Windows and Siding



The Green at The Cottages - Conceptual Rendering of Open Space and Residential Community Building



Common use of Horizontal Siding in Surrounding Neighborhood

The Cottages on Vine

Planned Development

November 7, 2022

