

Louisville Metro Planning Commission Public Hearing - March 6, 2025

Land Development & Transportation Committee - February 13, 2025

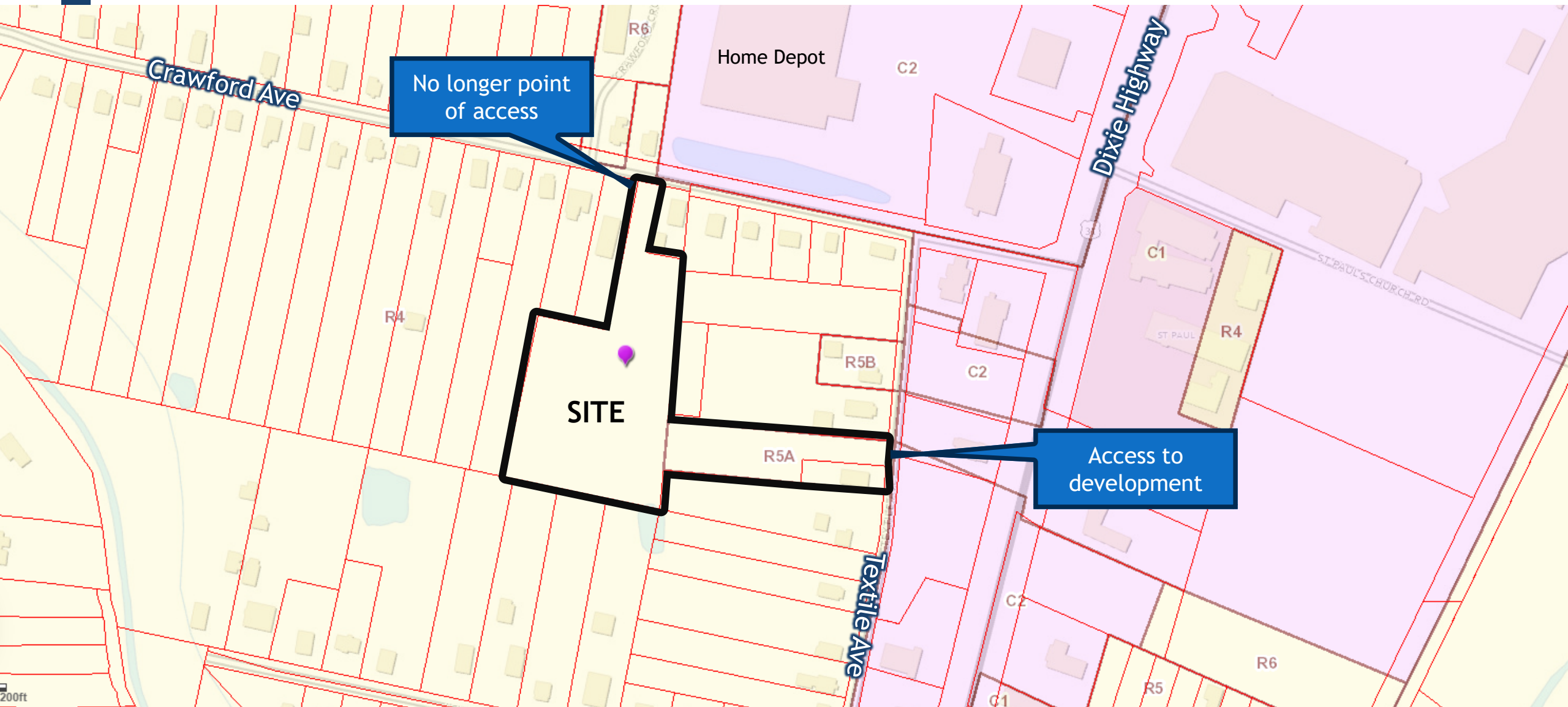
Neighborhood Meeting - August 21, 2024, October 7, 2024, and February 6, 2025

DOCKET NO. 24-ZONE-0128

ZONE CHANGE FROM R-4 & R5-A TO R-6 TO ALLOW A 48-UNIT
APARTMENT COMMUNITY ON PROPERTY LOCATED AT
4514 R CRAWFORD AVENUE AND 7006 TEXTILE AVE

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.





No longer point
of access

Home Depot

Crawford Ave

CRAWFORD AVE

CRAWFORD CROSSING PL

SITE

Textile Ave

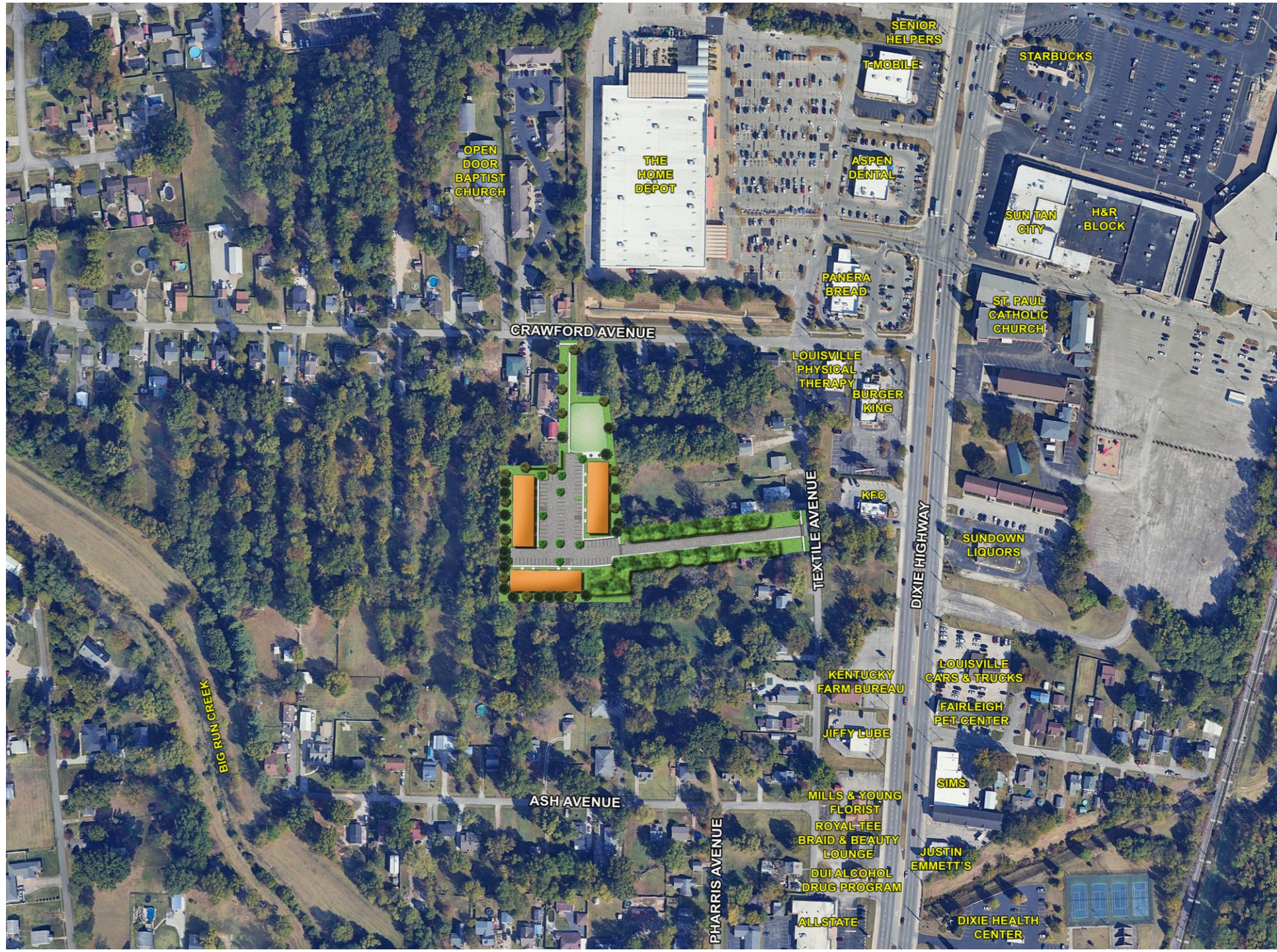
Dixie Highway

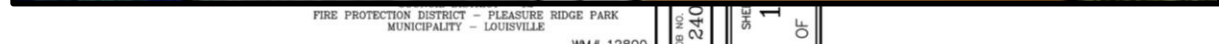
Dixie Manor
Shopping Center

St. Paul
Catholic Church

Access to
development

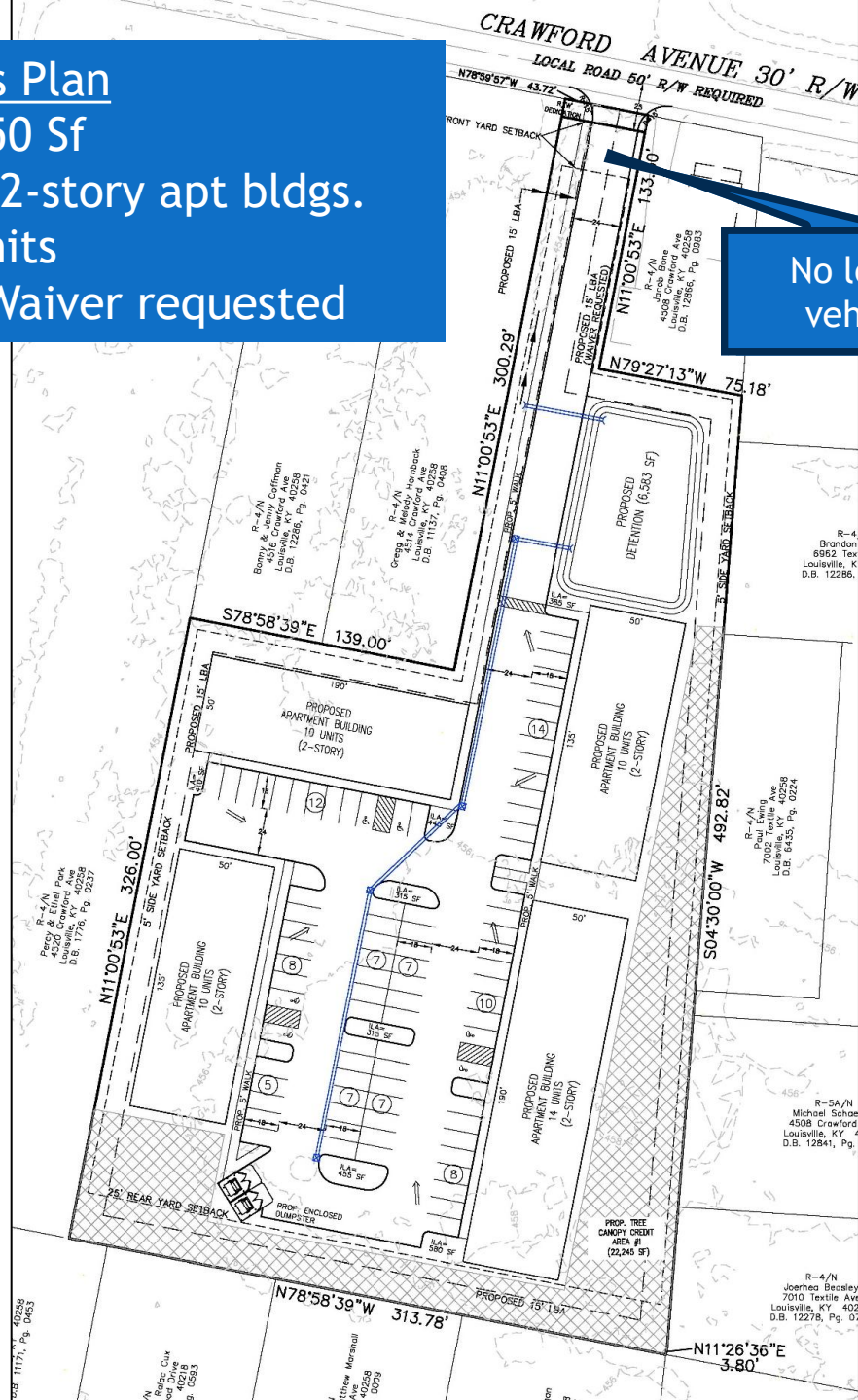






- 29,750 Sf
- Four 2-story apt bldgs.
- 44 units
- LBA Waiver requested

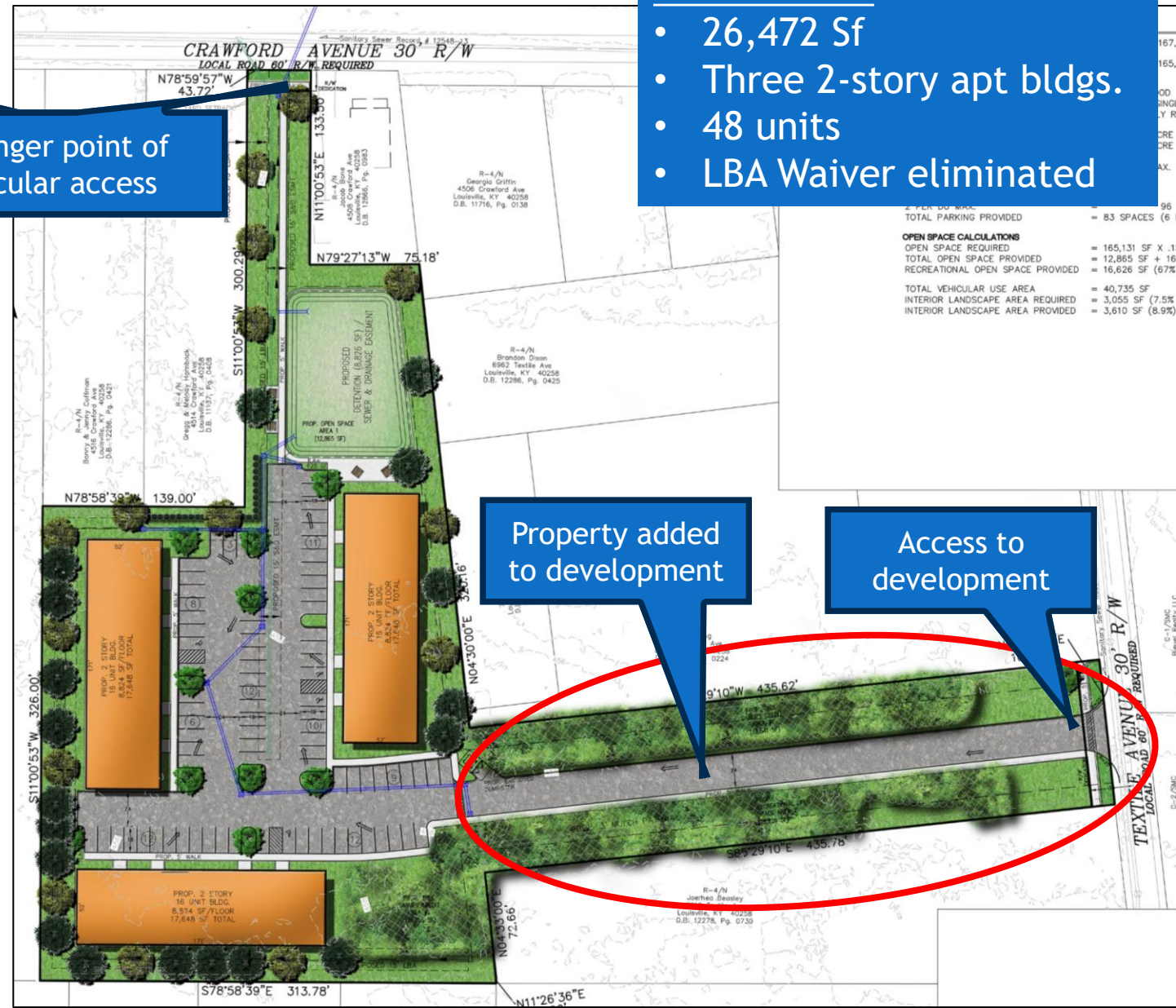
- 29,750 Sf
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No longer point of vehicular access

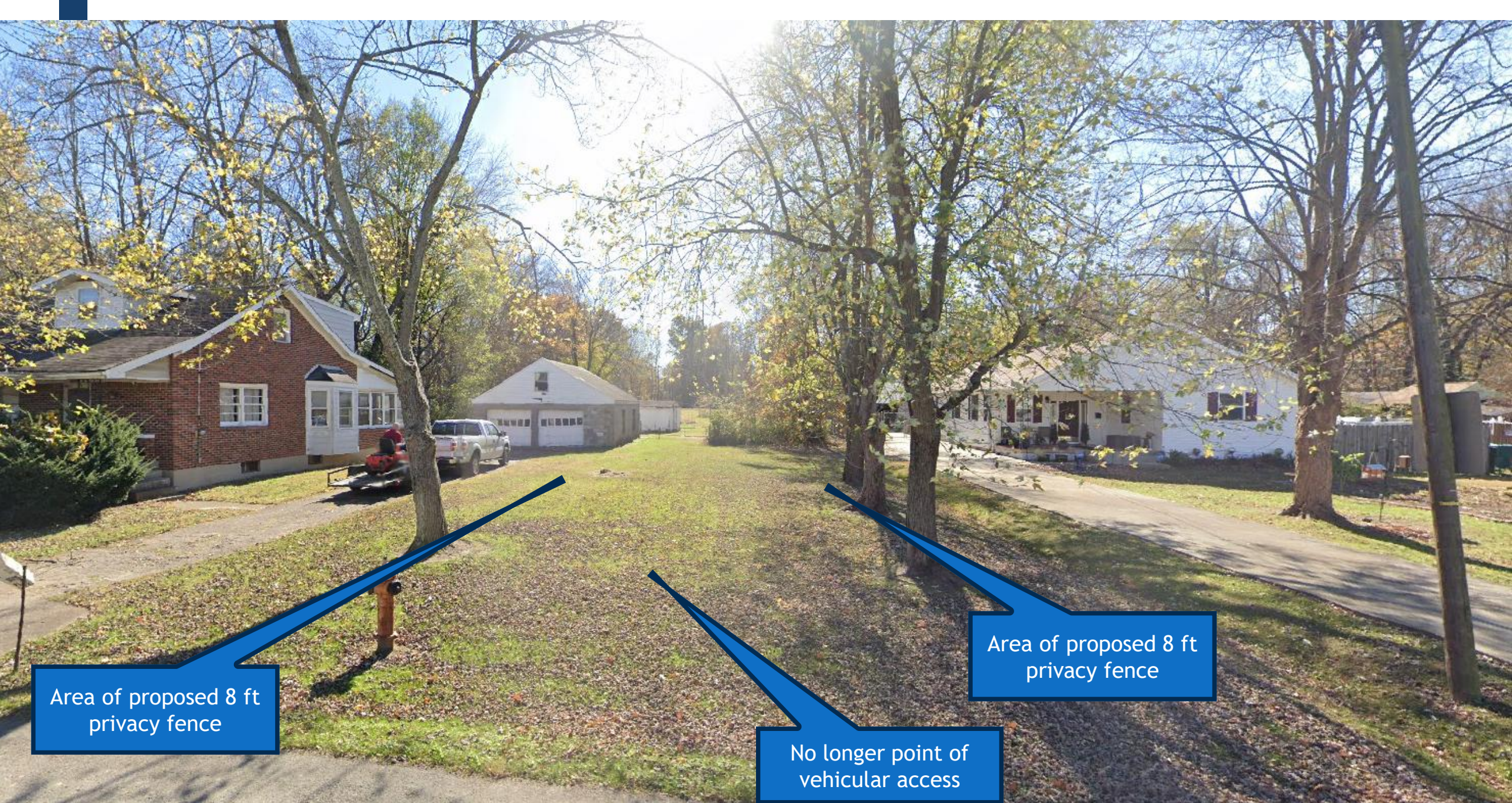
- 26,472 Sf
- Three 2-story apt bldgs.
- 48 units
- LBA Waiver eliminated

- 26,472 Sf
- Three 2-story apt bldgs.
- 48 units
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Property added to development

Access to development



Area of proposed 8 ft
privacy fence

Area of proposed 8 ft
privacy fence

No longer point of
vehicular access

View of site from Crawford Avenue.



View of Crawford Avenue looking east, towards Dixie Highway. Site is to the right.



View of Crawford Avenue looking east towards Dixie Highway at access to Home Depot.



View of entrance at Dixie Highway to Home Depot. Northbound traffic can access Textile Ave at light or by doing U-turn.

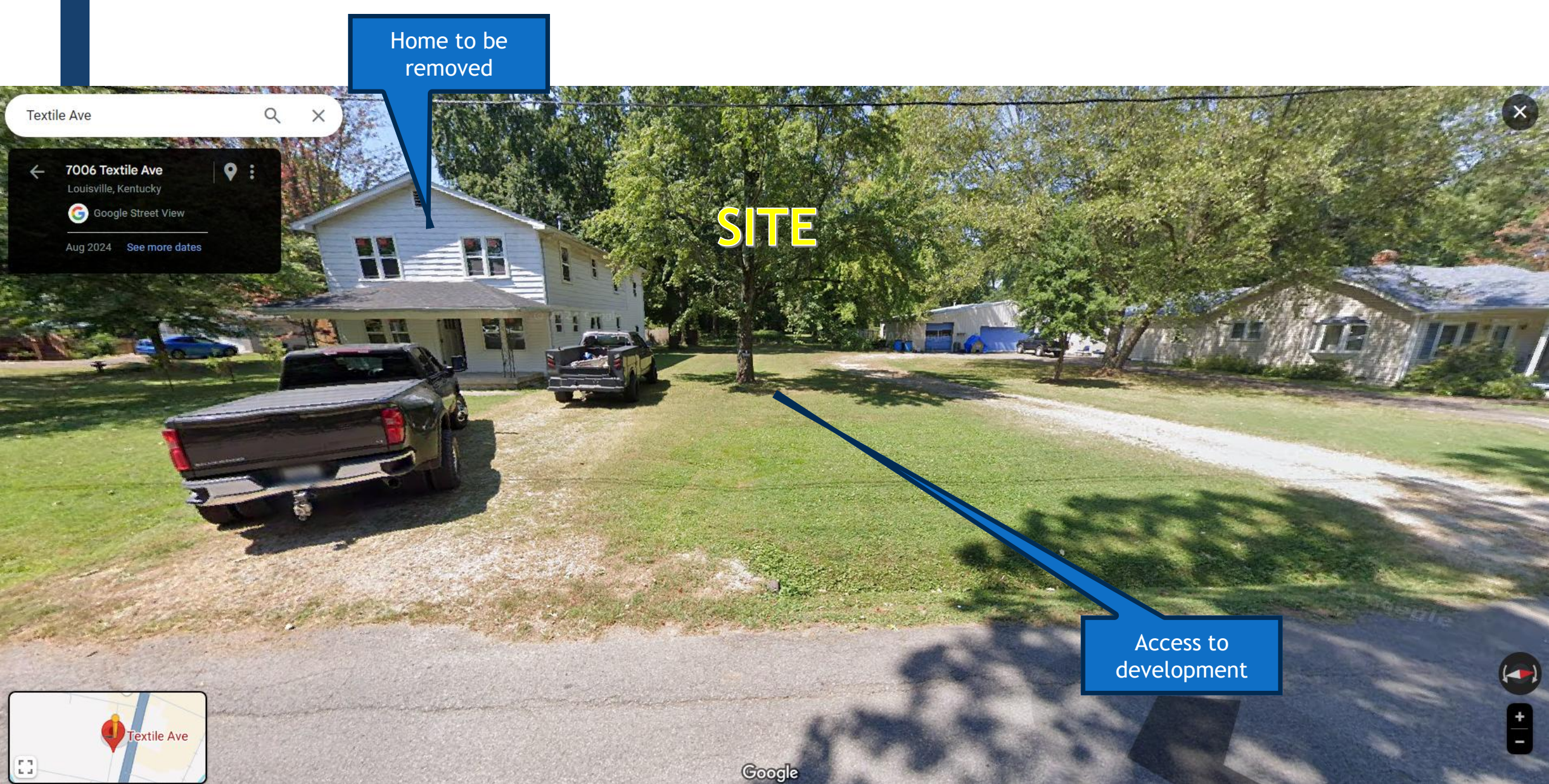


Textile Ave

View of Textile Avenue, looking south, from the intersection with Crawford Avenue.



View of Textile Avenue looking south toward site, which is to the right.



Home to be removed

SITE

Access to development

View of site from Textile Avenue looking west.



CRAWFORD AVENUE

Home Depot
Detention Basin

**LOUISVILLE
PHYSICAL
THERAPY**

**BURGER
KING**

KFC

TEXTILE AVENUE

DIXIE HIGHWAY

**PANERA
BREAD**





Current Proposed Site Plan

Pedestrian Connection to Crawford Ave

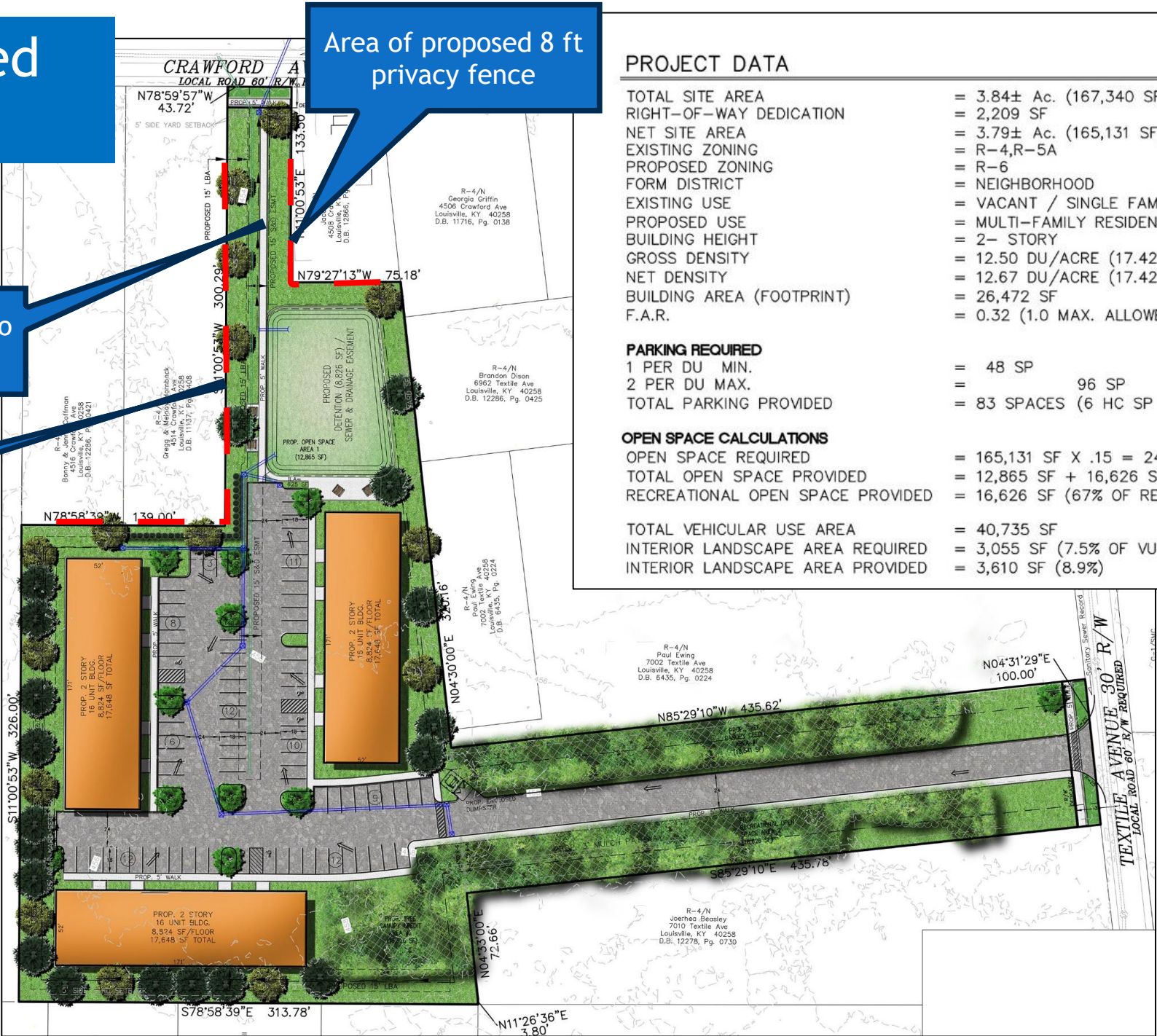
Area of proposed 8 ft privacy fence

Area of proposed 8 ft privacy fence

| | |
|------------------------------------|--|
| TOTAL SITE AREA | = 3.84± Ac. (167,340 SF) |
| RIGHT-OF-WAY DEDICATION | = 2,209 SF |
| NET SITE AREA | = 3.79± Ac. (165,131 SF) |
| EXISTING ZONING | = R-4,R-5A |
| PROPOSED ZONING | = R-6 |
| FORM DISTRICT | = NEIGHBORHOOD |
| EXISTING USE | = VACANT / SINGLE FAMILY RESIDENTIAL |
| PROPOSED USE | = MULTI-FAMILY RESIDENTIAL (48 UNITS) |
| BUILDING HEIGHT | = 2- STORY |
| GROSS DENSITY | = 12.50 DU/ACRE (17.42 MAX) |
| NET DENSITY | = 12.67 DU/ACRE (17.42 MAX) |
| BUILDING AREA (FOOTPRINT) | = 26,472 SF |
| F.A.R. | = 0.32 (1.0 MAX. ALLOWED) |
| PARKING REQUIRED | |
| 1 PER DU MIN. | = 48 SP |
| 2 PER DU MAX. | = 96 SP |
| TOTAL PARKING PROVIDED | = 83 SPACES (6 HC SP INCLUDED) |
| OPEN SPACE CALCULATIONS | |
| OPEN SPACE REQUIRED | = 165,131 SF X .15 = 24,770 SF (15%) |
| TOTAL OPEN SPACE PROVIDED | = 12,865 SF + 16,626 SF =29,491 SF (17.9%) |
| RECREATIONAL OPEN SPACE PROVIDED | = 16,626 SF (67% OF REQUIRED OPEN SPACE) |
| LANDSCAPE CALCULATIONS | |
| TOTAL VEHICULAR USE AREA | = 40,735 SF |
| INTERIOR LANDSCAPE AREA REQUIRED | = 3,055 SF (7.5% OF VUA) |
| INTERIOR LANDSCAPE AREA PROVIDED | = 3,610 SF (8.9%) |

GENERAL

GENERAL





Housing + Mixed Use Development Study

DRAFT prepared for Louisville Metro Government

by Opticos Design
September 12, 2024



Anchor Neighborhood: Medium Intensity

Neighborhoods where a sufficient variety of goods and services is available within walking distance to cover residents' day-to-day needs, enabling at least some residents to get by without owning a car.


In addition to the housing types listed for AN-ML/ Medium-Low Intensity anchor neighborhoods, the following housing types could work well in these neighborhoods: • Multiplex (2-3 stories, 5-10 units) • Courtyard Building (2-3 stories, 6-18 units) • Townhouses (up to full block)


This intensity could be appropriate within a ¼-mile radius of the following anchor types: • Suburban Center • Neighborhood Center


This intensity could be appropriate within a ½-mile radius of the following anchor types: • Downtown • Campus • Town Center

1997 Historical Image




Layers


Tools


Reports

View Historic Imagery

☒ Jefferson County

1997 2000 2006 2016 2021
1998 2003 2009 2019 2022

☐ Oldham County

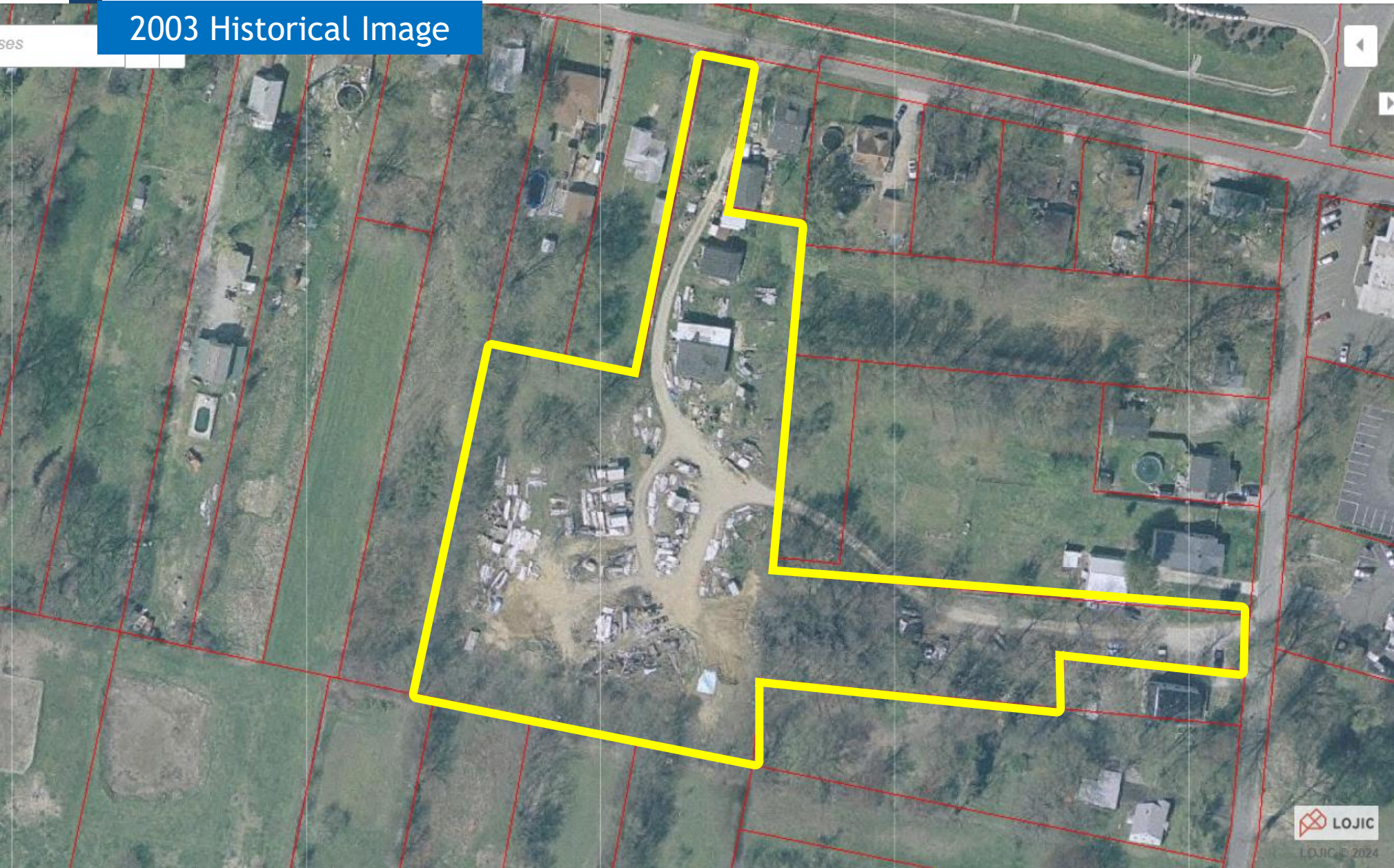
2002 2006 2016 2021
2003 2009 2018 2022

☐ Bullitt County

2006 2016 2021
2009 2018

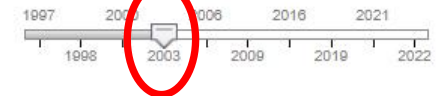
☒ Clear Historic Imagery on Close

2003 Historical Image



View Historic Imagery

☒ Jefferson County



☐ Oldham County



☐ Bullitt County




☒ Clear Historic Imagery on Close





LOJIC © 2024

2022 Historical Image



 Layers

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View Historic Imagery 

☒ **Jefferson County**

1997 2000 2006 2016 2021 2022

1998 2003 2009 2019

☐ **Oldham County**

2002 2006 2016 2021 2022

2003 2009 2018

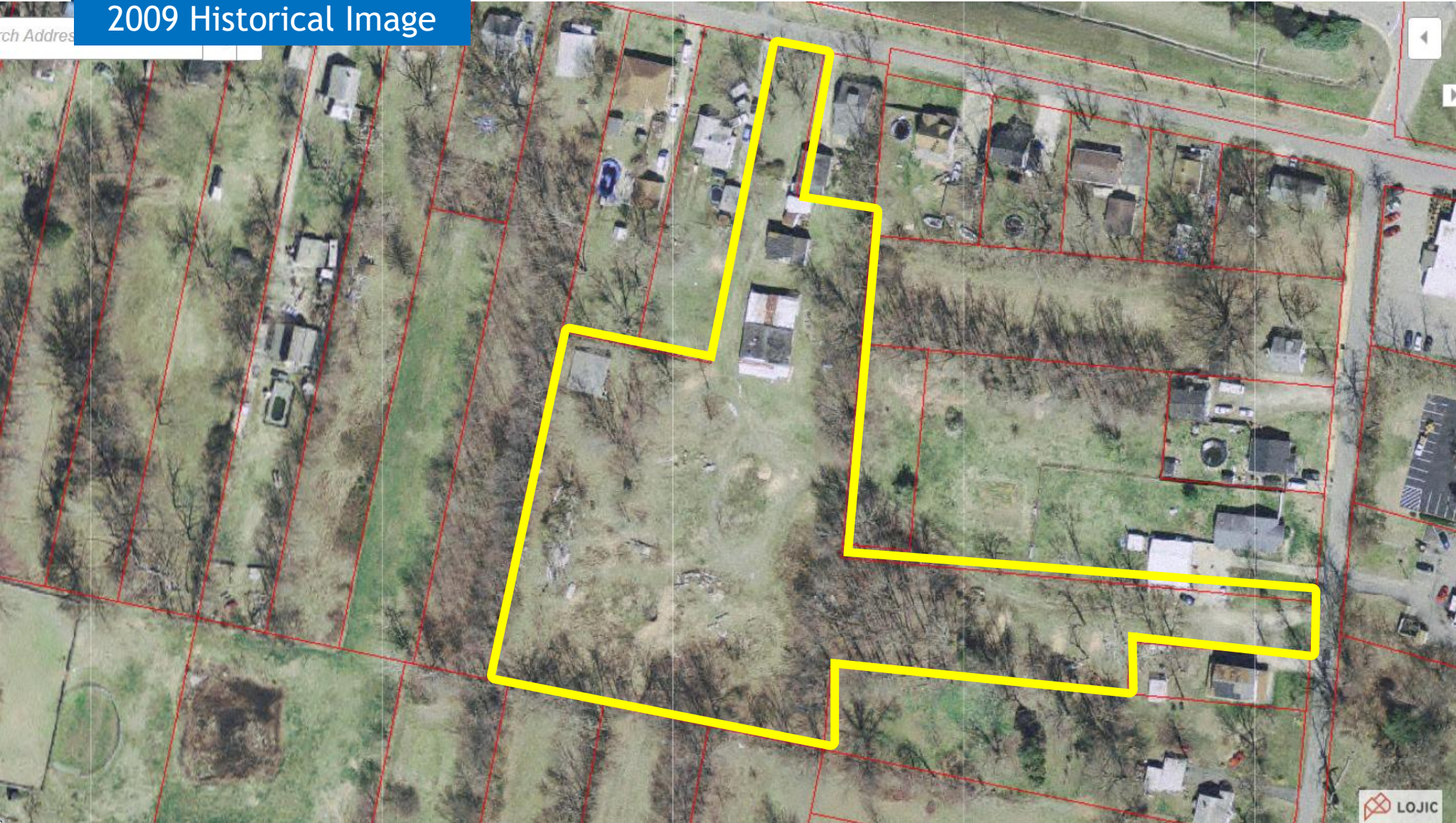
☐ **Bullitt County**


2006 2016 2021


2009 2018


☒ Clear Historic Imagery on Close

2009 Historical Image



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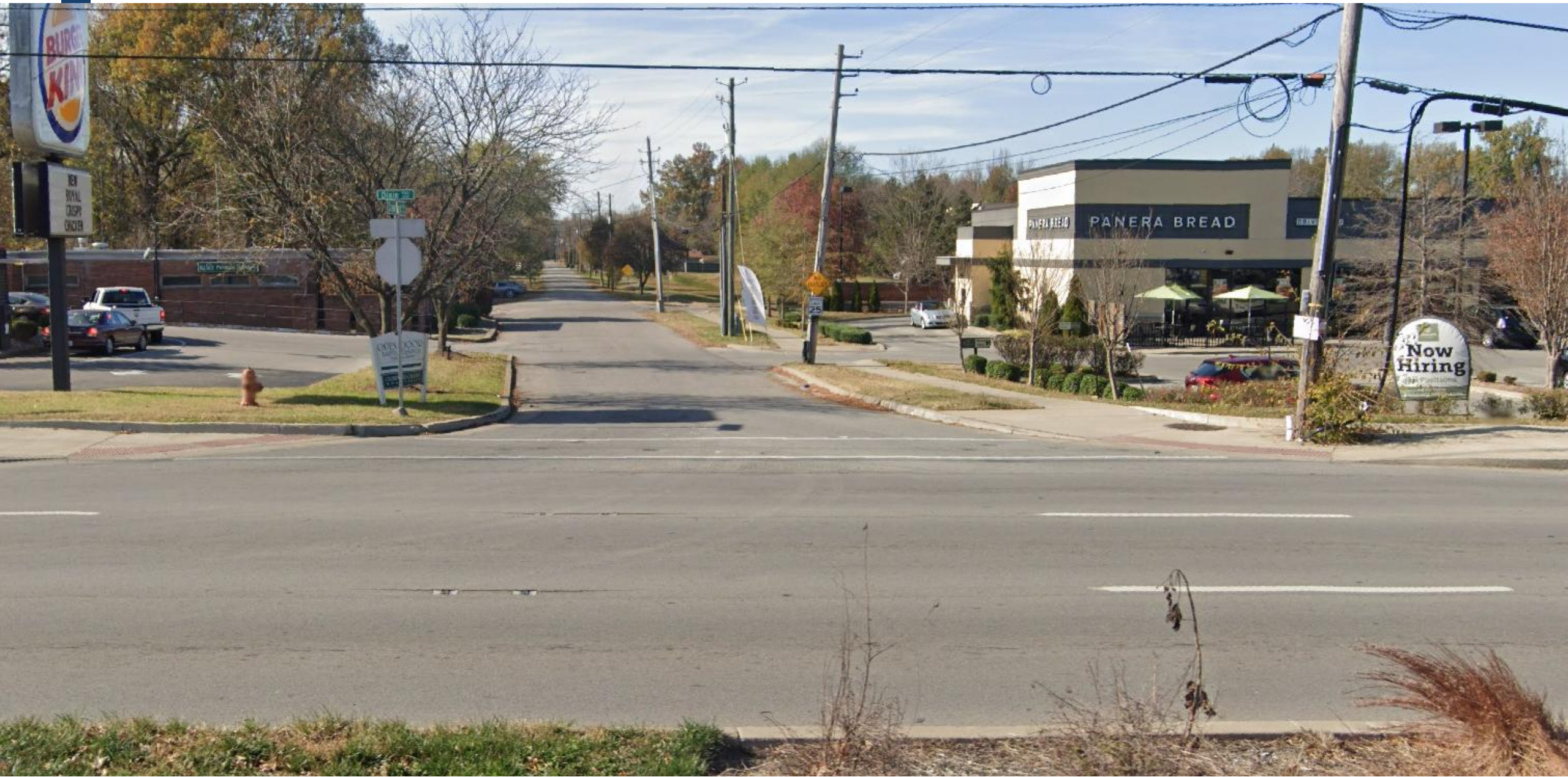


SITE

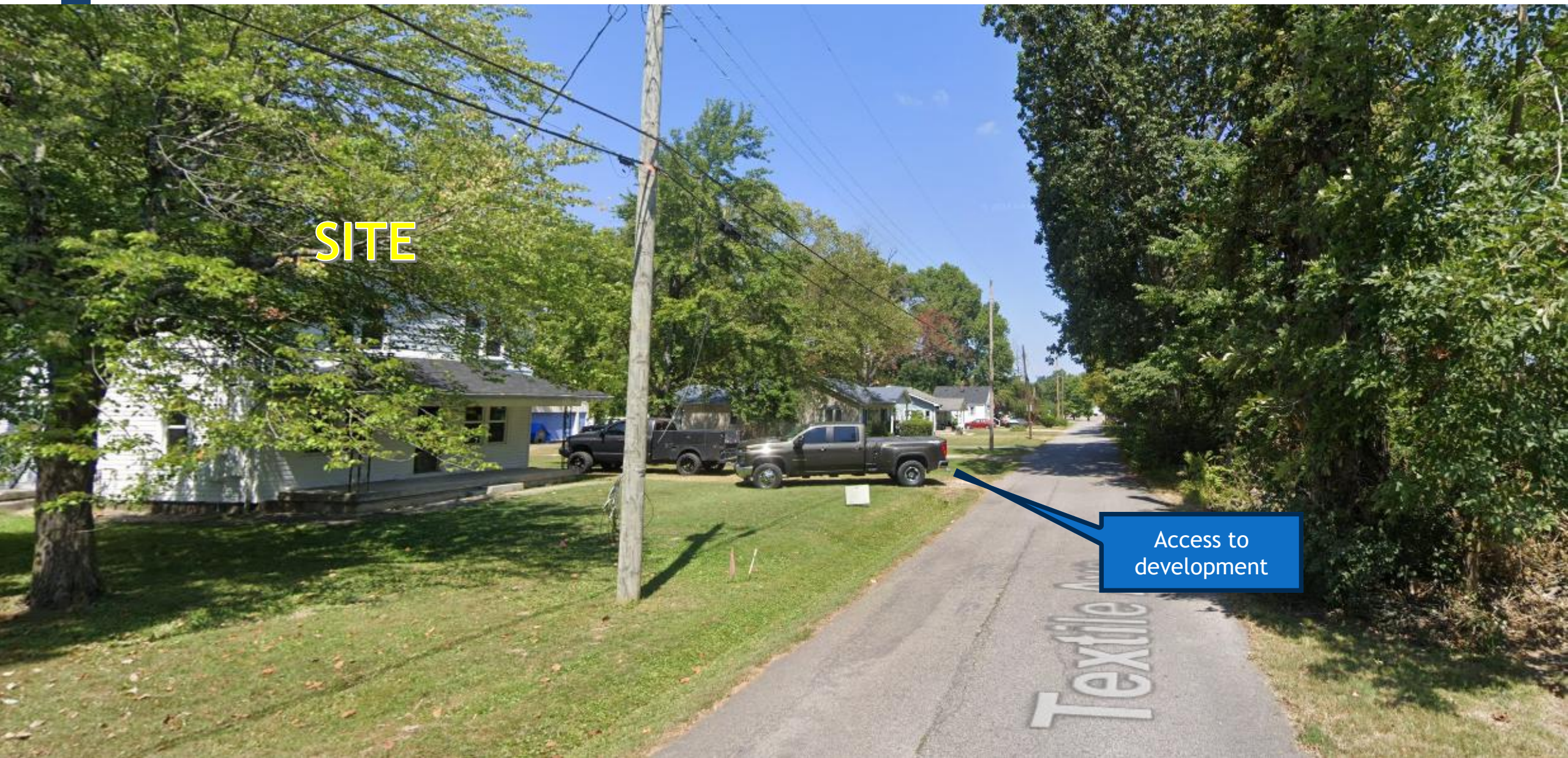
View of Crawford Avenue looking west. Site is to the left.



View of entrance at Dixie Highway to Home Depot. Northbound traffic can access Crawford Ave at light.



View of Crawford Avenue from Dixie Highway. No northbound access from Dixie Highway to Crawford Ave.



View of Textile Avenue looking north toward the intersection with Crawford Avenue. Site is to the left.



View of Textile Avenue looking south. Site is to the right.