

DOCKET NO. 24-ZONE-0128

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



No longer point of access

Access to development

Crawford Ave

Dixie Highway

Textile Ave

Home Depot

SITE

R4

R5B

R5A

C1

R4

C2

C2

R6

R5

C1

R6

C2

ST PAUL'S CHURCH RD

ST PAUL

200ft



No longer point of access

Home Depot

Dixie Manor Shopping Center

St. Paul Catholic Church

Access to development

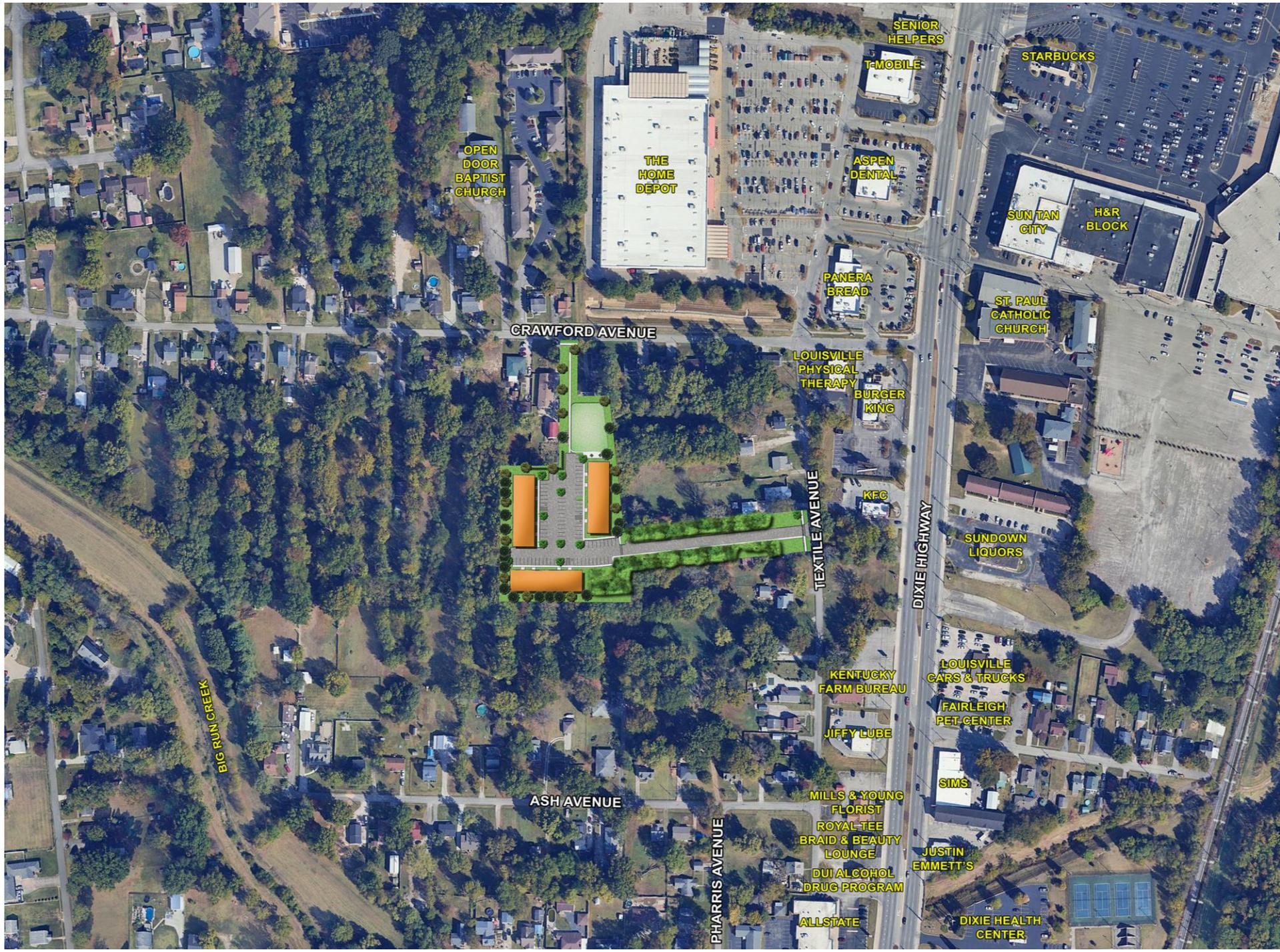
SITE

Crawford Ave

Dixie Highway

Textile Ave





OPEN
DOOR
BAPTIST
CHURCH

THE
HOME
DEPOT

SENIOR
HELPERS

T-MOBILE

STARBUCKS

ASPEN
DENTAL

SUN TAN
CITY

H&R
BLOCK

PANERA
BREAD

ST. PAUL
CATHOLIC
CHURCH

CRAWFORD AVENUE

LOUISVILLE
PHYSICAL
THERAPY

BURGER
KING

KFC

TEXTILE AVENUE

DIXIE HIGHWAY

SUNDOWN
LIQUORS

BIG RUN CREEK

ASH AVENUE

KENTUCKY
FARM BUREAU

LOUISVILLE
CARS & TRUCKS

FAIRLEIGH
PET-CENTER

JIFFY LUBE

SIMS

MILLS & YOUNG
FLORIST

ROYAL-TEE
BRAID & BEAUTY
LOUNGE

DUI ALCOHOL
DRUG PROGRAM

JUSTIN
EMMETT'S

PHARRIS AVENUE

ALLSTATE

DIXIE HEALTH
CENTER



PROJECT DATA

TOTAL SITE AREA = 3.84± AC. (167,340 SF)
 RIGHT-OF-WAY DEDICATION = 2,200 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 = 13.67 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 (17.8%)
 RECREATIONAL OPEN SPACE PROVIDED = 16,626 SF (67% OF REQUIRED OPEN SPACE)

TOTAL VEHICULAR USE AREA = 40,735 SF
 INTERIOR LANDSCAPE AREA REQUIRED = 3,055 SF (7.5% OF VIA)
 INTERIOR LANDSCAPE AREA PROVIDED = 3,610 SF (8.9%)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark, topographical, and boundary information shown hereon were derived from survey data.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No Karat features were observed on site during a site visit on 5/23/24, by Theodore Bernstein, RLA
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by LE and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0089 F dated February 26, 2022.
- Drainage pattern depicted by arrows (=>) is for conceptual purposes.
- If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
- Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. Downstream capacity to be verified to the confluence of the storm line at the rear of 4603 Crawford St.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- ACOE wetland determination may be required prior to msd construction plan approval

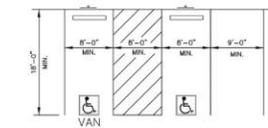
TREE CANOPY DATA

CURRENT TREE CANOPY = 110,448 SF (67%)
 REQUIRED CANOPY PRESERVATION = 22,990 SF (20% OF COVERED SITE AREA)
 TREE CANOPY PRESERVED (HATCHED AREA) = 27,167 SF (25% OF COVERED SITE AREA)
 TREE CANOPY REQUIRED = 57,796 (35%)
 TREE CANOPY TO BE PROVIDED = 57,796 - 27,419 = 30,629 SF

DETENTION BASIN CALCULATIONS

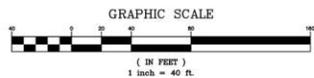
$X = \Delta CRA/12$
 $AC = 0.70 - 0.23 = 0.47$
 $A = 2.84 ACRES$
 $R = 2.8 INCHES$
 $X = (0.47)(2.84)(2.8)/12 = 0.31AC-FT$
 REQUIRED $X = 13,504 CU.FT.$
 PROVIDED BASIN = 8,826 SQ.FT.
TOTAL = 8,826 SQ.FT @ APPROX 2 FT DEPTH = 17,652 CU.FT. > 13,504 CU.FT.

RELATED CASE #09-048-84



TYPICAL PARKING SPACE LAYOUT

NO SCALE



LEGEND

- - - - - EXISTING CONTOUR
- - - - - EXISTING SEWER AND MANHOLE
- - - - - EXISTING OVERHEAD POWERLINES
- - - - - EXISTING TREE LINE
- - - - - EXISTING TREELINE
- - - - - PROPOSED SEWER AND MANHOLE
- - - - - PROPOSED DRAINAGE SWALE
- - - - - PROPOSED DRAINAGE SWALE

C:\Current\Projects\24031\DWG\24031.dwg (R:\24031\24031.dwg) 2/1/2025 2:58:56 PM, DWG by POF/bj



LOCATION MAP NOT TO SCALE

NO.	DATE	REVISIONS	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 24031 - 000P
 DATE: 07/02/24
 SCALE: AS SHOWN
 CHECKED BY: TR
 DRAWN BY: TR

PROJECT DATA
 FILE NAME: 24031 - 000P
 DATE: 07/02/24
 SCALE: AS SHOWN
 CHECKED BY: TR
 DRAWN BY: TR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 507 HENDERSON LANE SUITE 100 - LOUISVILLE, KY 40258
 TEL: 502.261.8800 FAX: 502.261.8801
 WWW.LDAND.COM

OWNER/DEVELOPER
HIDEOUT PROPERTIES-CRAWFORD
 HIDEOUT PROPERTIES
 4514 CRAWFORD AVE
 LOUISVILLE, KY 40258

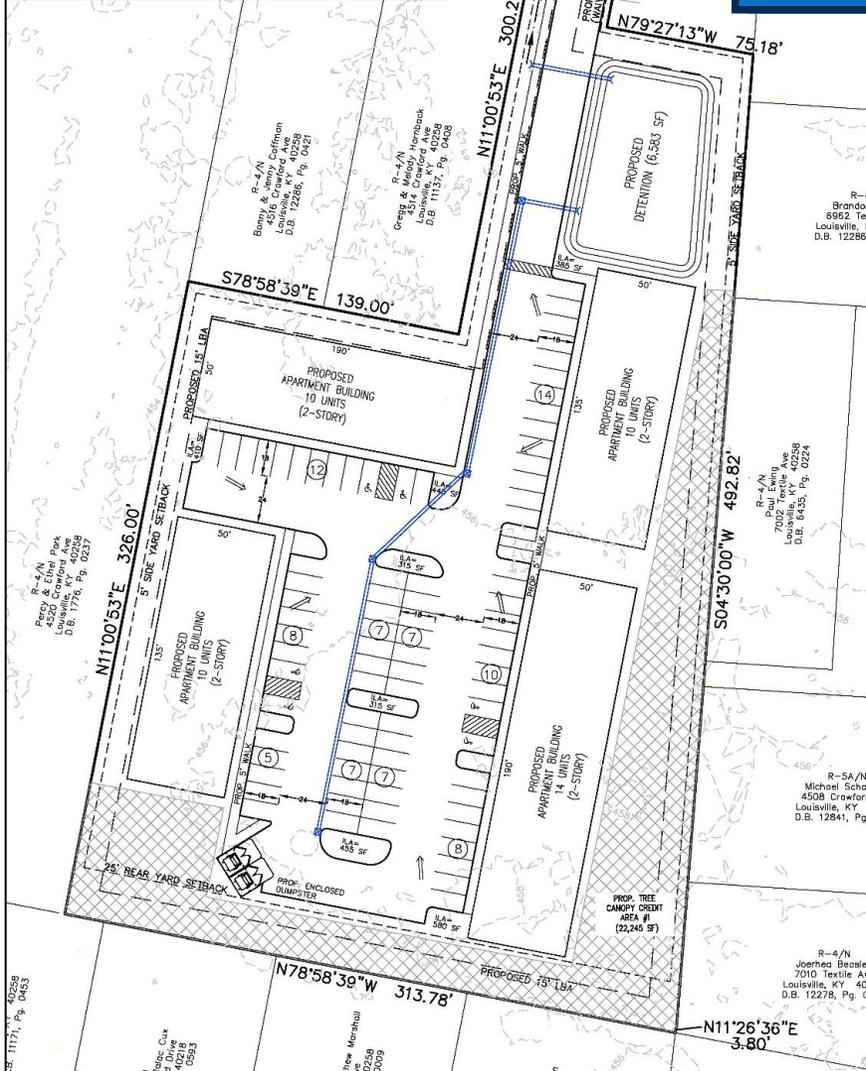
DETAILED DISTRICT DEVELOPMENT PLAN
24031
 SHEET
1
 OF 1

OWNER: MICHAEL SCHAEFFER 4514 CRAWFORD AVE LOUISVILLE, KY 40258
 SITE ADDRESS: 4514 CRAWFORD AVE LOUISVILLE, KY 40258
 TAX BLOCK: 1032, LOT: 0618
 D.B. 12841, PG. 239
 COUNCIL DISTRICT - 12
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 MUNICIPALITY - LOUISVILLE

WM# 12800

Previous Plan

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



No longer point of vehicular access

Current Plan

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

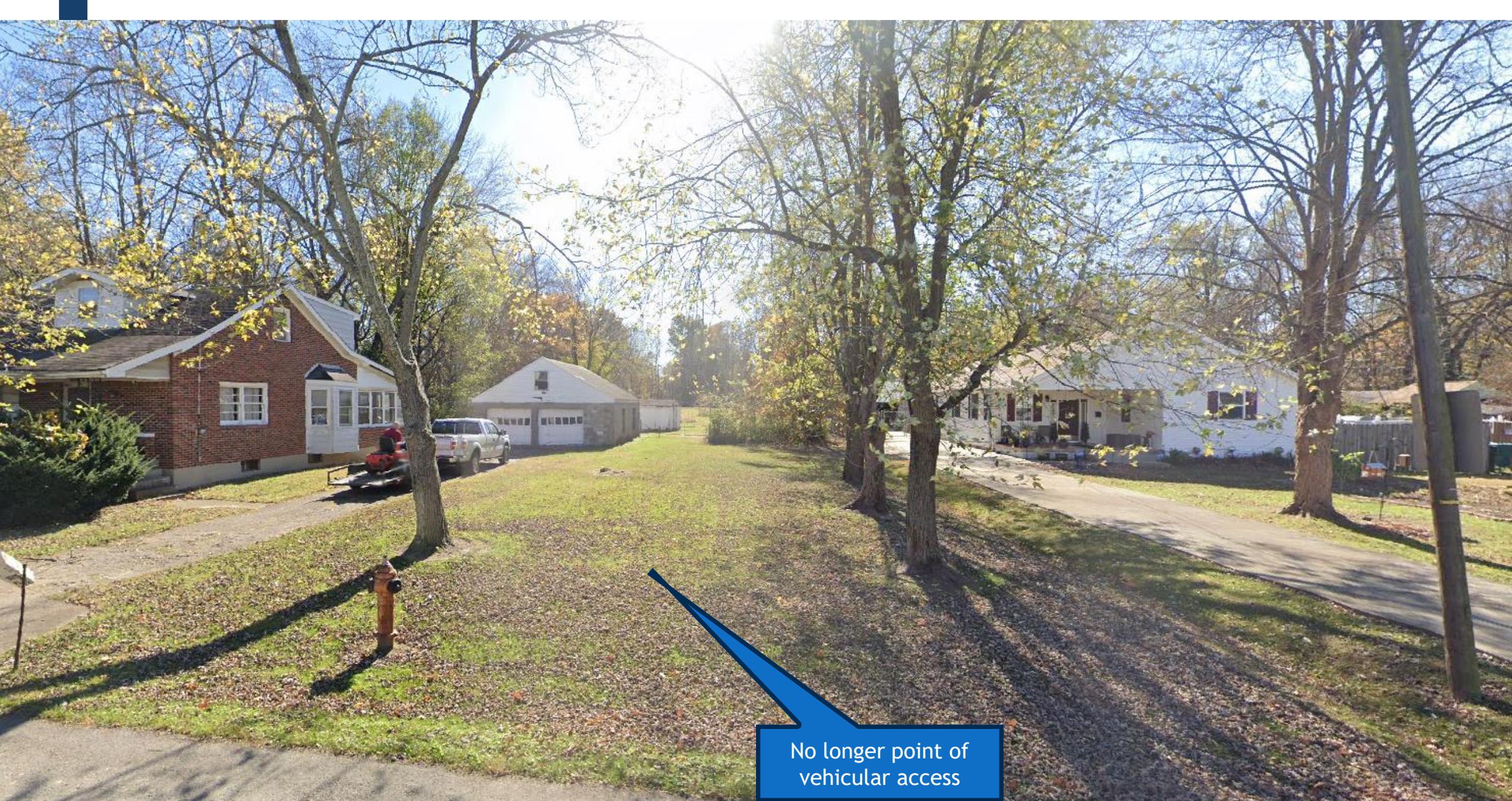


Property added to development

Access to development

OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	= 165,131 SF X .1
TOTAL OPEN SPACE PROVIDED	= 12,865 SF + 16
RECREATIONAL OPEN SPACE PROVIDED	= 16,626 SF (67%)
TOTAL VEHICULAR USE AREA	= 40,735 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,055 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,610 SF (8.9%)

TOTAL PARKING PROVIDED	= 83 SPACES (6
------------------------	----------------



No longer point of
vehicular access

View of site from Crawford Avenue.



Crawford Ave

SITE

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



Home Depot anchored shopping center

Dixie Highway

Textile Ave

Crawford Ave

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



Crawford Ave

Dixie Highway

St Paul Church Rd

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.



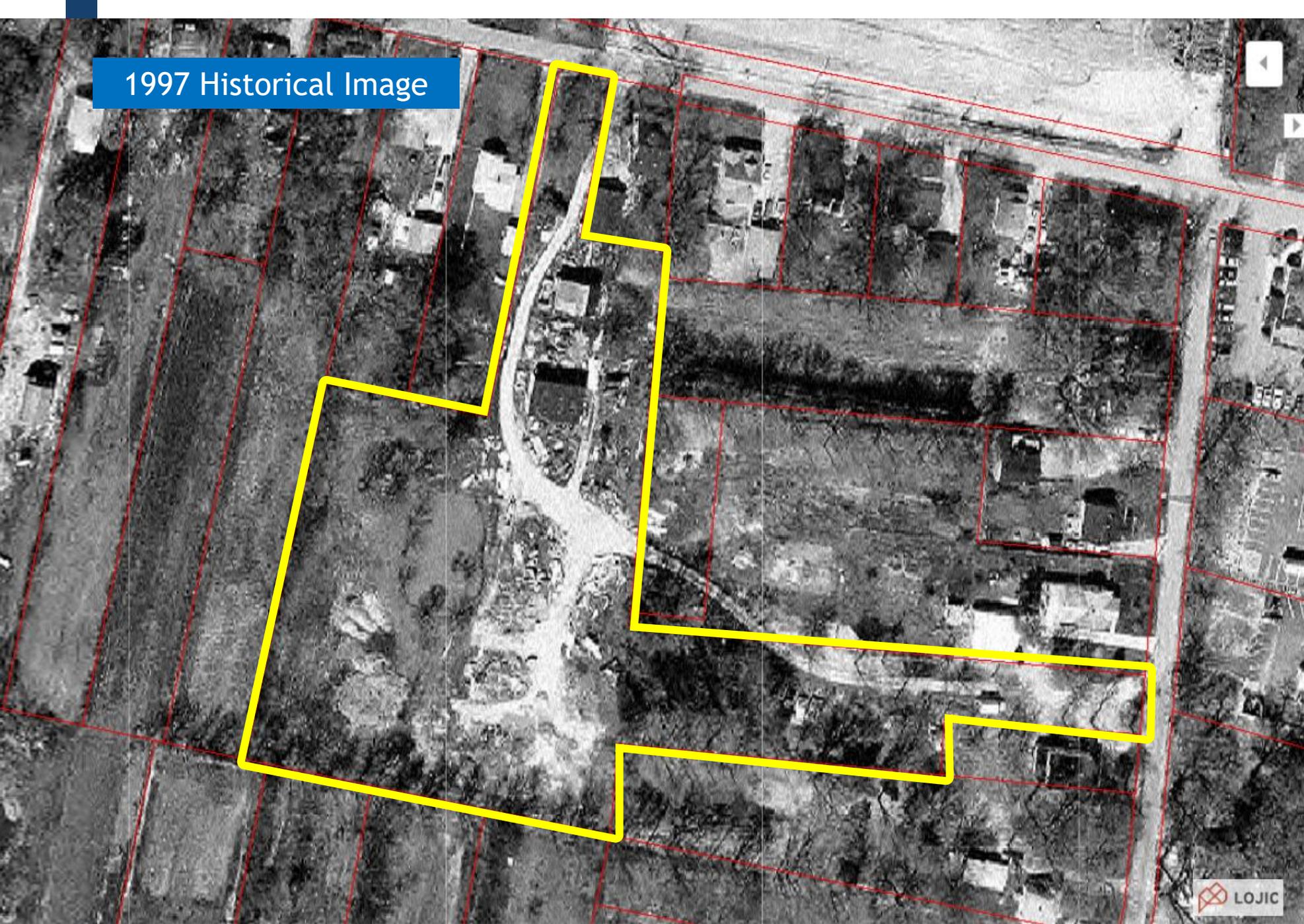
Home to be removed

SITE

Access to development

View of site from Textile Avenue looking west.

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

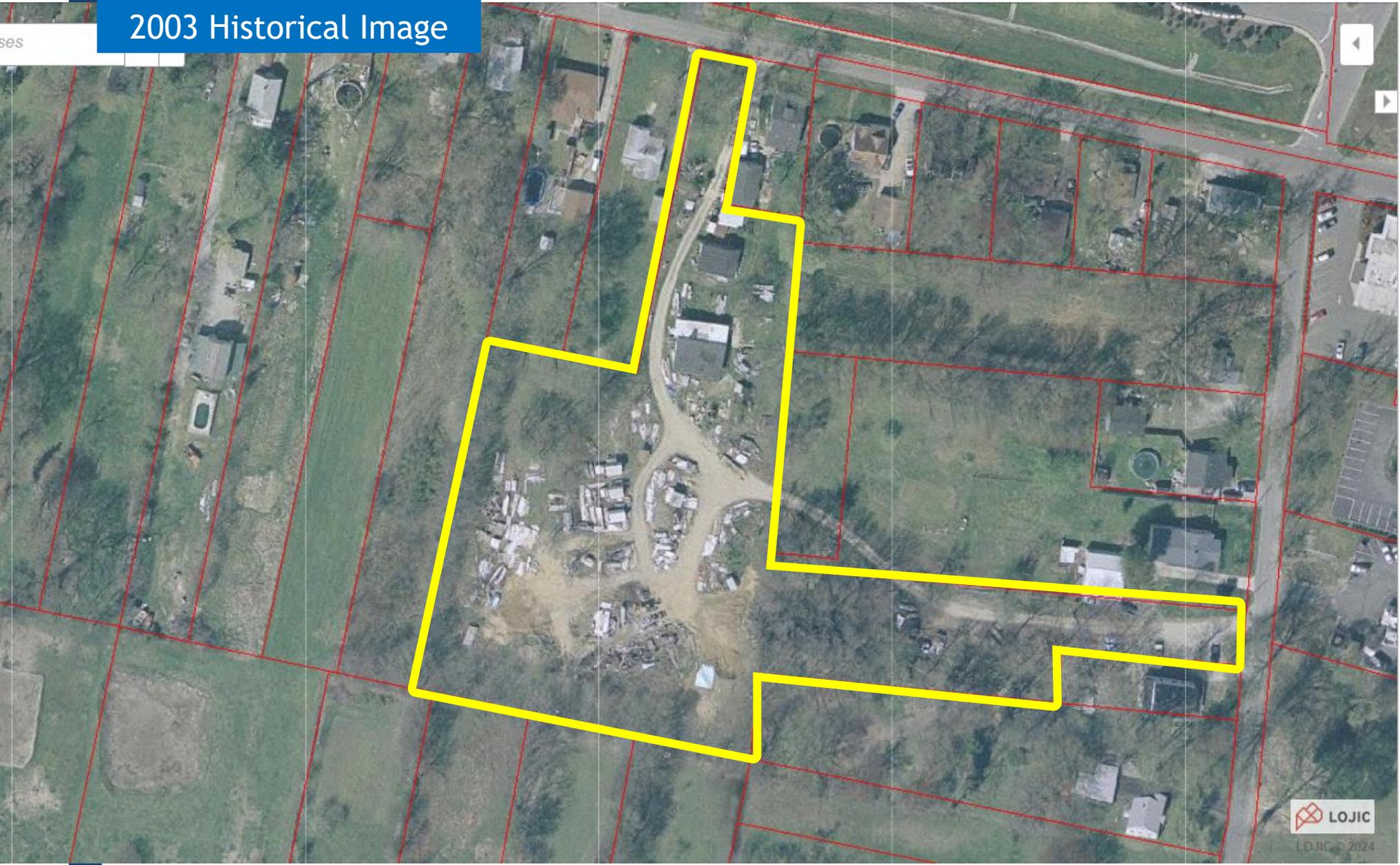
Bullitt County

2006 2016 2021
2009 2018

Clear Historic Imagery on Close



2003 Historical Image



Layers Tools Reports

View Historic Imagery

Jefferson County

1997 2003 2006 2016 2021
1998 2003 2009 2019 2022

Oldham County

2002 2006 2016 2021
2003 2009 2018 2022

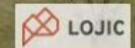
Bullitt County

2006 2016 2021
2009 2018

Clear Historic Imagery on Close

2022 Historical Image

Search Addresses



Layers Tools Reports

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



CRAWFORD AVENUE

Home Depot
Detention Basin

**LOUISVILLE
PHYSICAL
THERAPY**

**BURGER
KING**

KFC

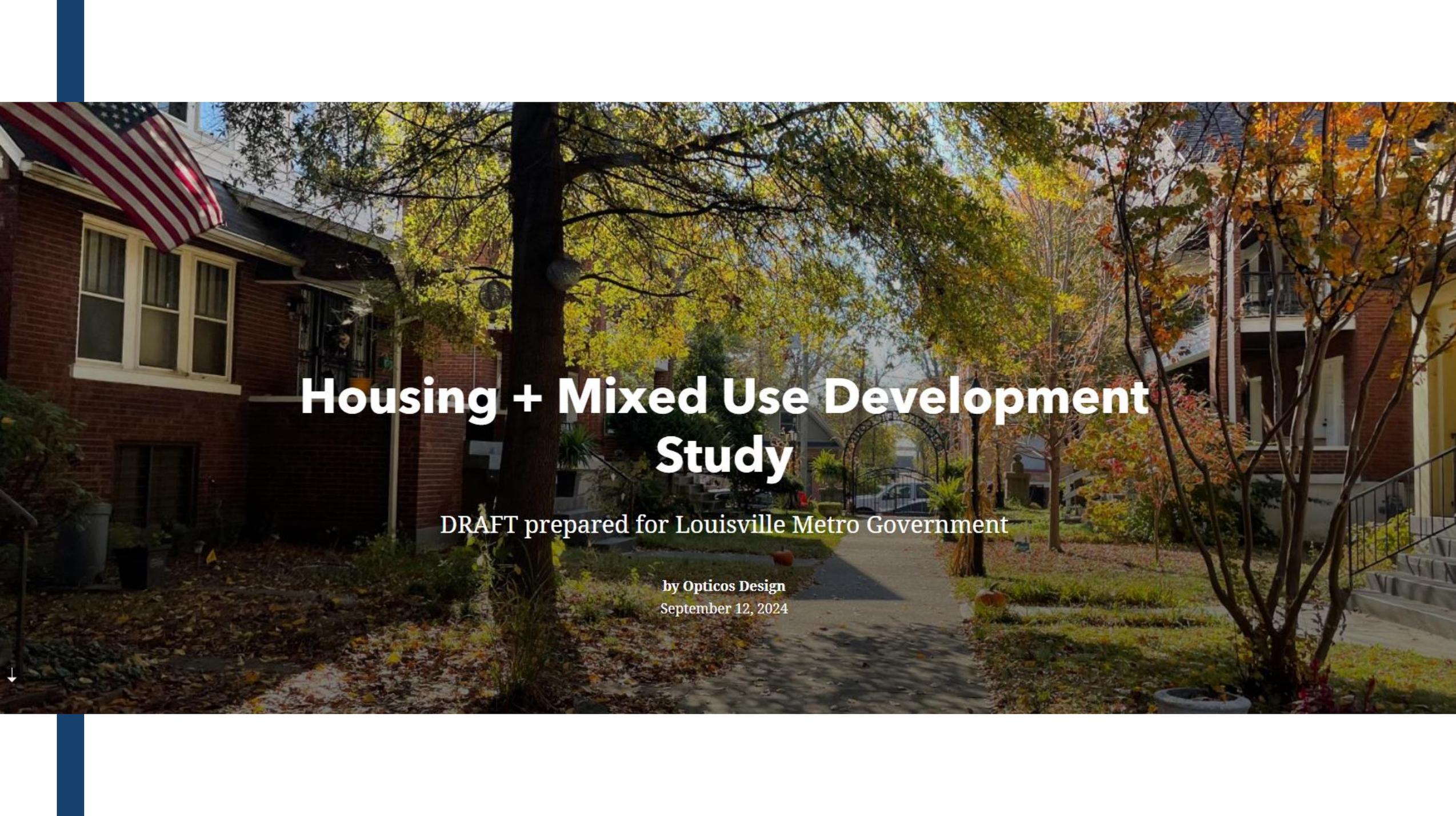
TEXTILE AVENUE

DIXIE HIGHWAY

**PANERA
BREAD**







Housing + Mixed Use Development Study

DRAFT prepared for Louisville Metro Government

by Opticos Design
September 12, 2024



Anchor Neighborhood: Medium Intensity

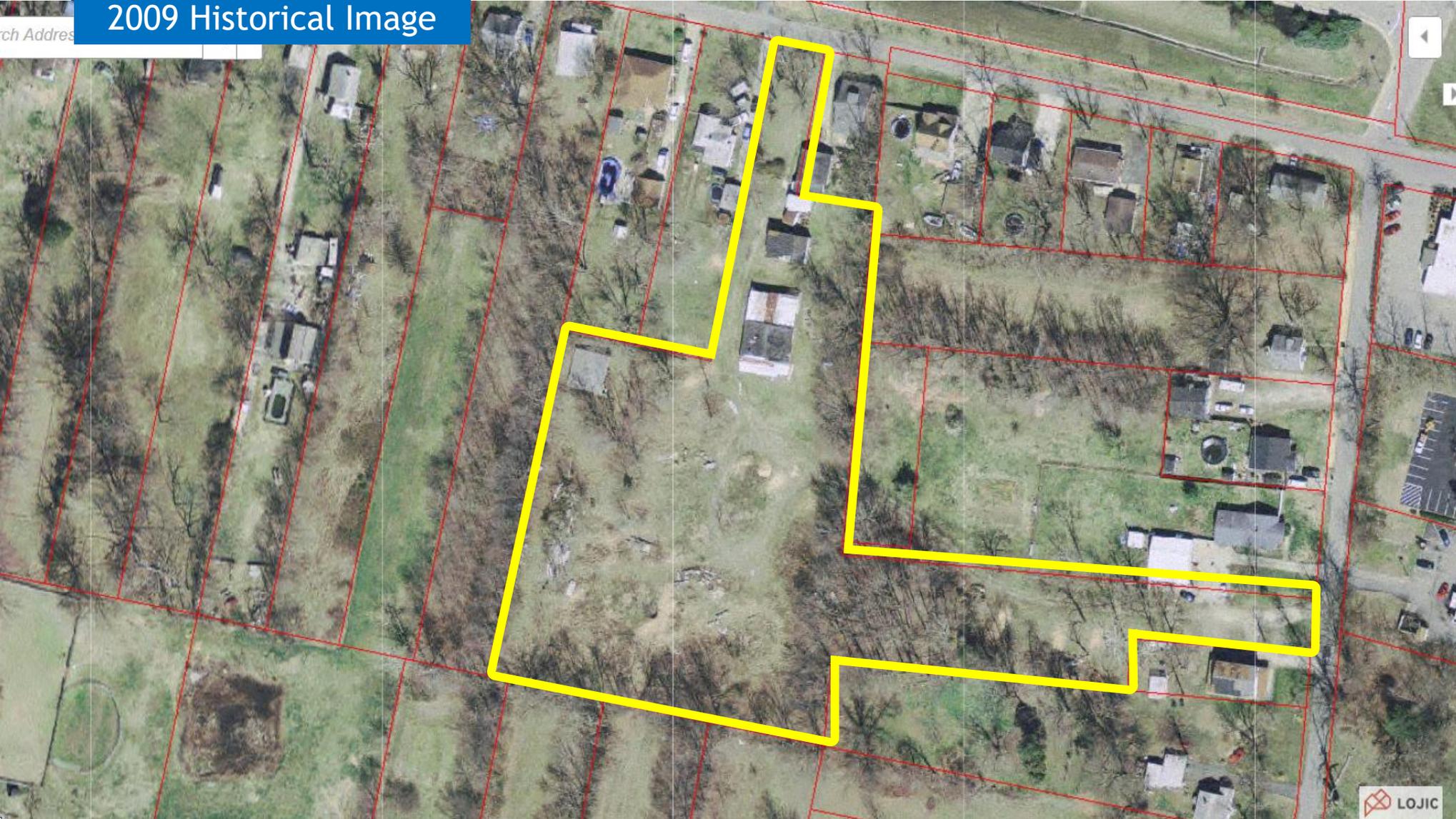
Neighborhoods where a sufficient variety of goods and services is available within walking distance to cover residents' day-to-day needs, enabling at least some residents to get by without owning a car.

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

2009 Historical Image



Layers Tools Reports

View Historic Imagery

Jefferson County

1997 2000 2003 2006 2009 2016 2021

1998 2003 2009 2018 2022

Oldham County

2002 2006 2016 2021

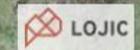
2003 2009 2018 2022

Bullitt County

2006 2016 2021

2009 2018

Clear Historic Imagery on Close





SITE

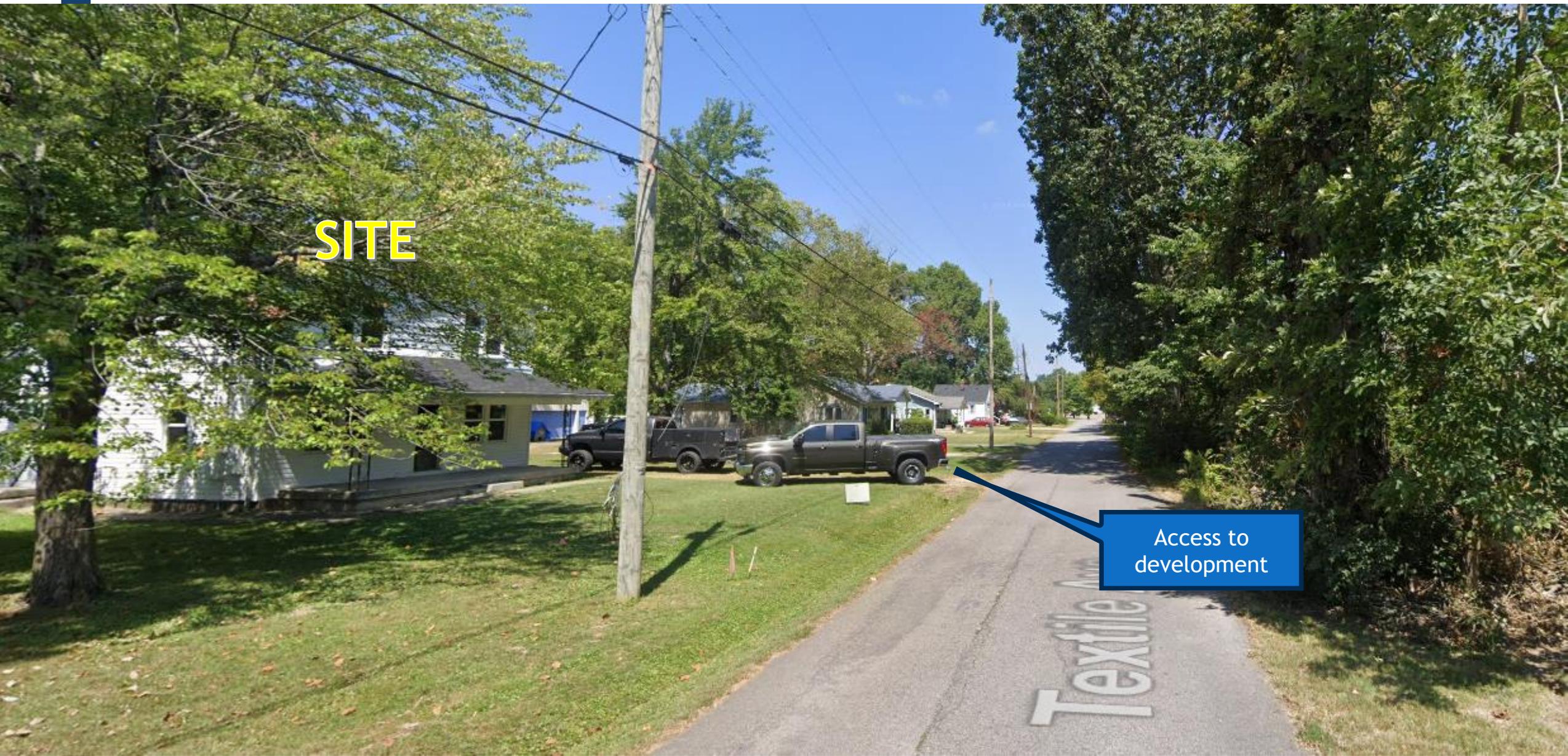
View of Crawford Avenue looking west. Site is to the left.



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.



SITE

Access to development

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.