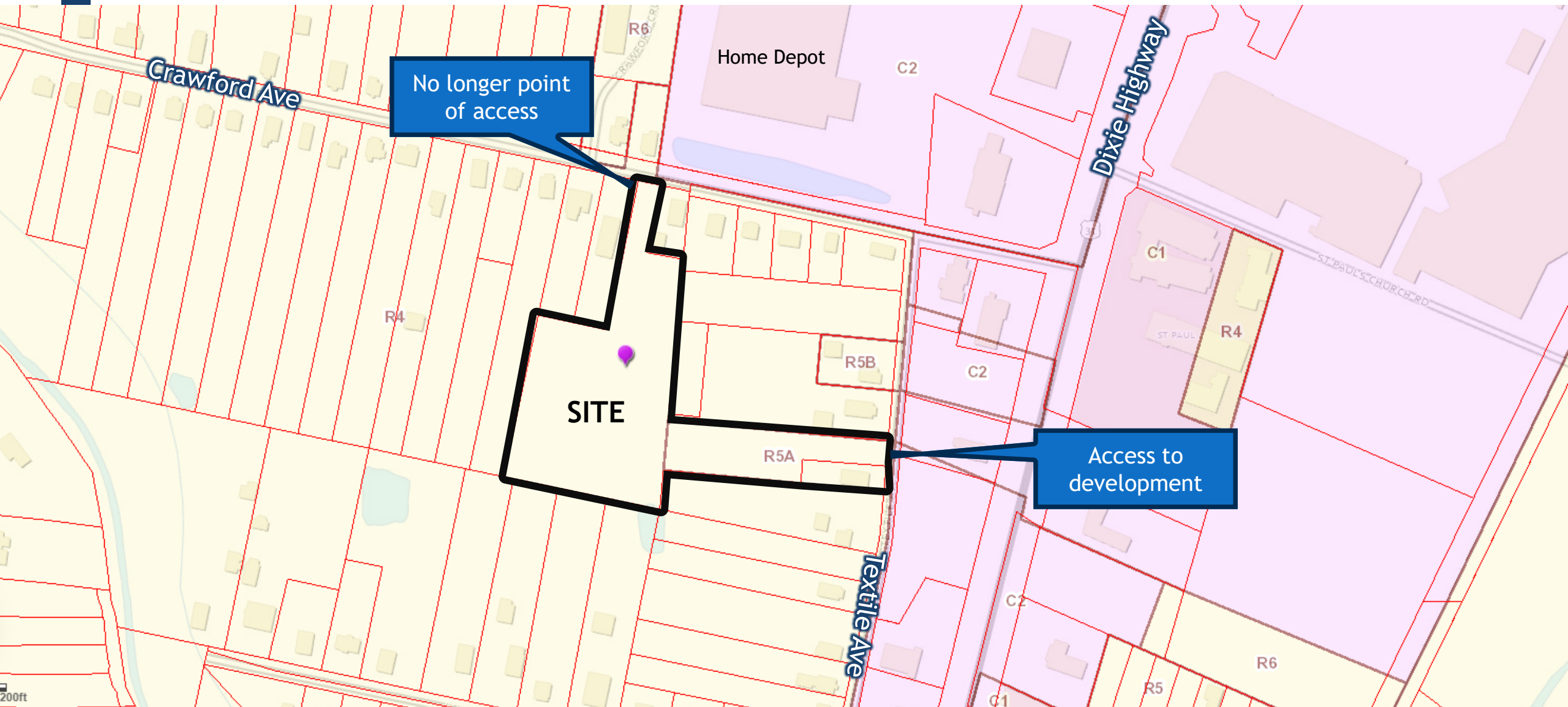


DOCKET NO. 24-ZONE-0128

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



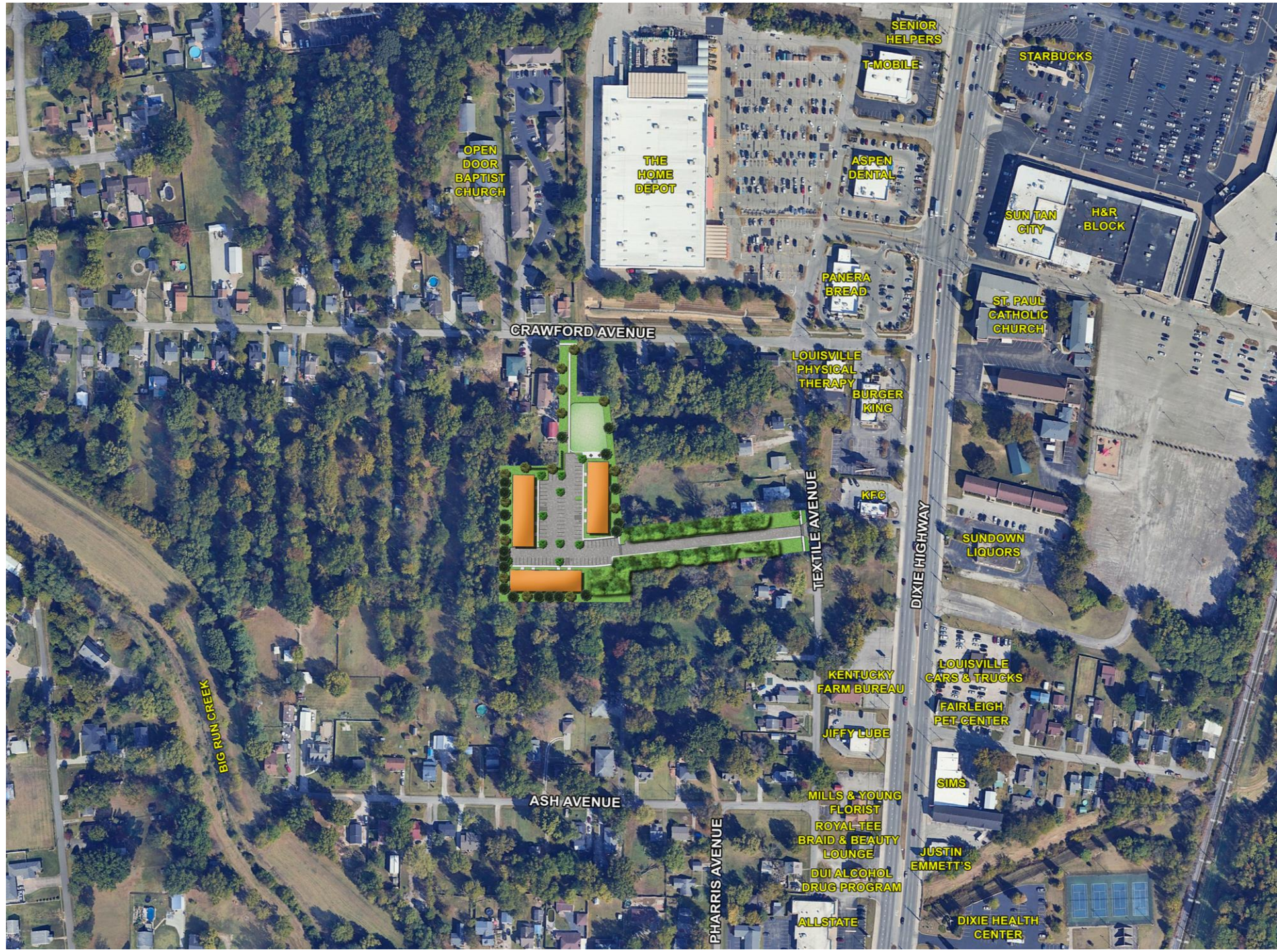
No longer point
of access

Home Depot

Dixie Manor
Shopping Center

St. Paul
Catholic Church

Access to
development





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-SA
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	= 48 SP
1 PER DU MIN.	= 96 SP
2 PER DU MAX.	= 83 SPACES (6 HC SP INCLUDED)
TOTAL PARKING PROVIDED	

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 VUA)
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, 2020.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plot 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, EPCO 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	= 22,090 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

$$\begin{aligned} X &= \Delta C / 12 \\ \Delta C &= 0.70 - 0.23 = 0.47 \\ A &= 2.84 \text{ ACRES} \\ R &= 2.8 \text{ INCHES} \\ X &= (0.47)(2.84)(2.8) / 12 = 0.31AC - FT \\ \text{REQUIRED } X &= 13,504 \text{ CU.FT.} \end{aligned}$$

PROVIDED BASIN = 8,826 SQ.FT.

$$\begin{aligned} \text{TOTAL} &= 8,826 \text{ SQ.FT. @ APPROX. 2 FT. DEPTH} \\ &= 17,652 \text{ CU.FT.} > 13,504 \text{ CU.FT.} \end{aligned}$$

RELATED CASE
#09-048-84

OWNER:
MICHAEL SCHAEFER
4508 CRAWFORD AVE.
LOUISVILLE, KENTUCKY 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



NO.	DATE	REVISIONS	DESCRIPTION	BY

PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
FILE NAME: 24031 - 000P		
DATE: 07/02/24		
SCALE AS SHOWN		
CHECKED BY: TS		
DRAWN BY: TS		

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
407 HUNTERSBURG AVENUE, SUITE 200
LOUISVILLE, KY 40204
TEL: 502.261.1111 FAX: 502.261.1112
WWW.LDAND.COM

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

DETAILED DISTRICT DEVELOPMENT PLAN

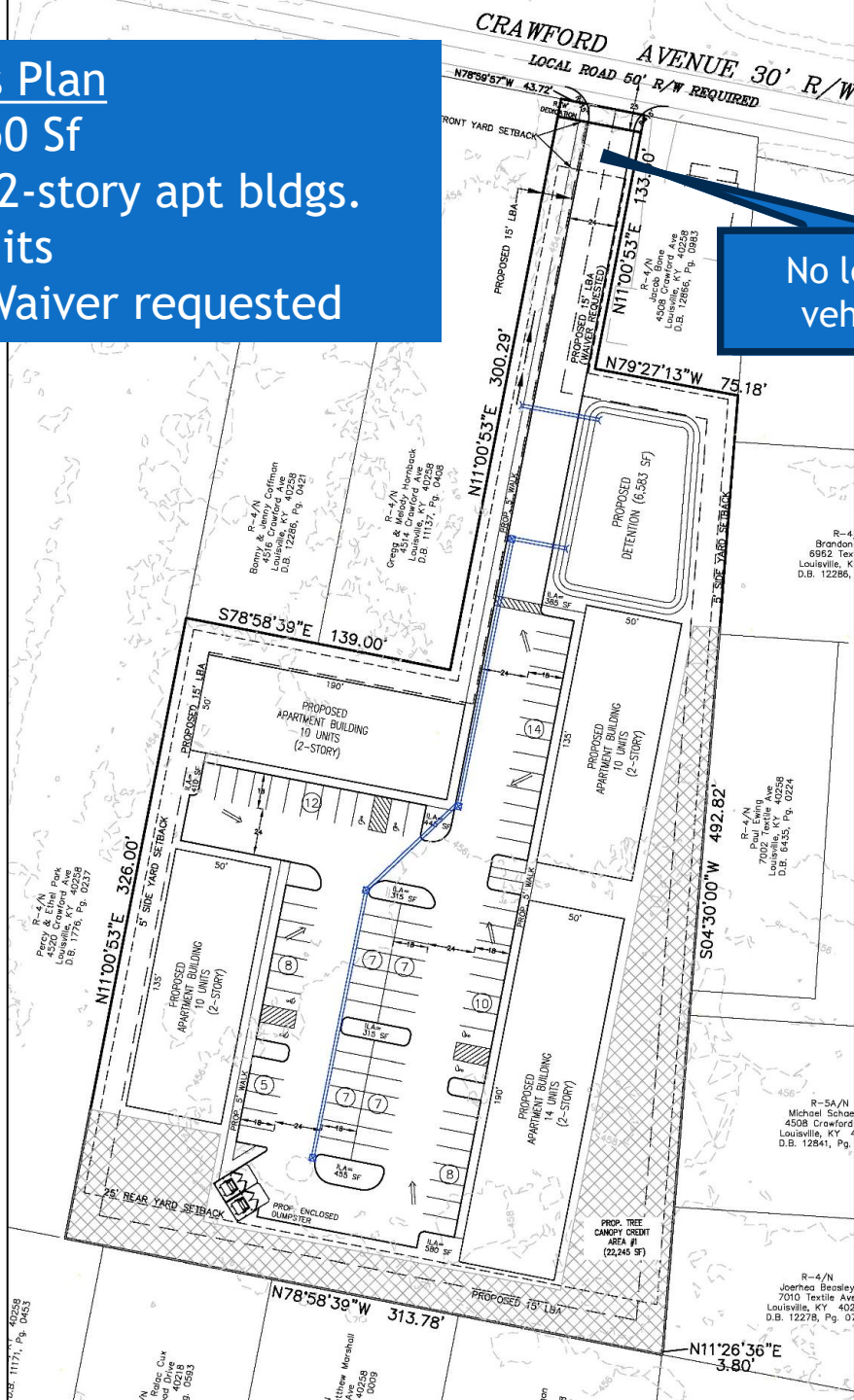
JOB NO. **24031**

SHEET **1** OF **1**

WM# 12800

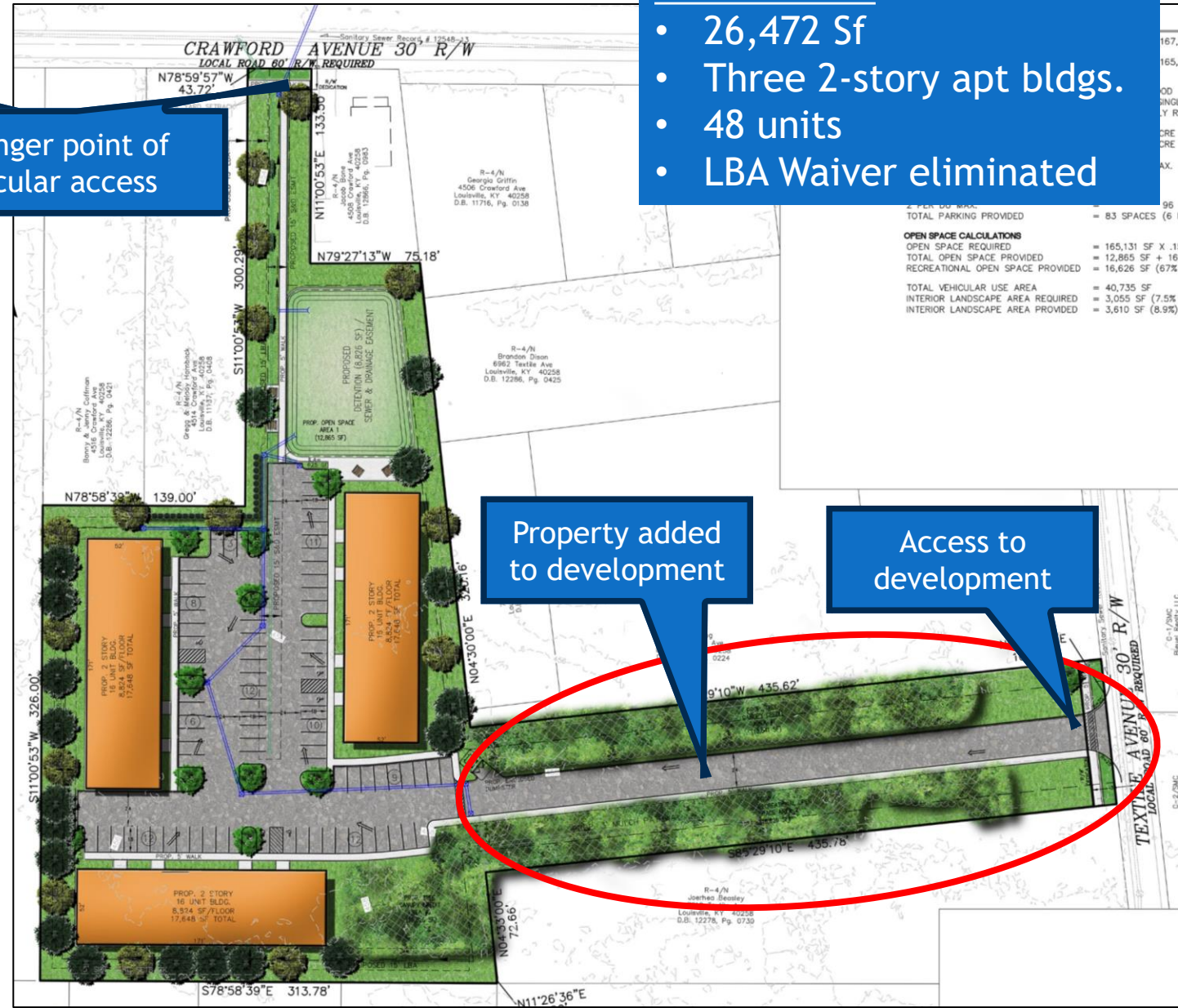
Previous Plan

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

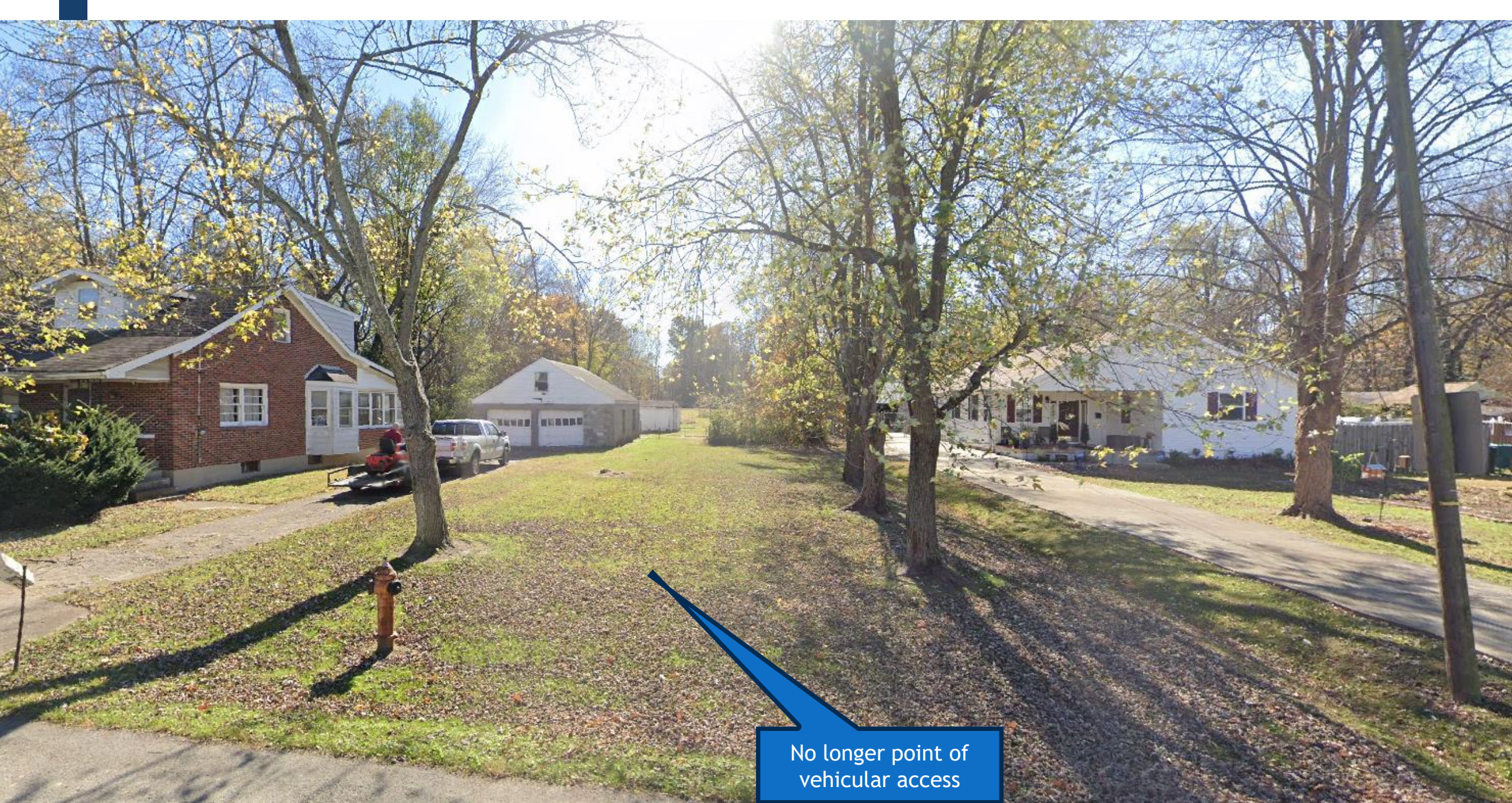


Current Plan

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



2 PER LOT SPACE	= 83 SPACES (6
TOTAL PARKING PROVIDED	= 83 SPACES (6
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	= 165,131 SF X 1
TOTAL OPEN SPACE PROVIDED	= 12,885 SF + 16
RECREATIONAL OPEN SPACE PROVIDED	= 16,626 SF (67%
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INTERIOR LANDSCAPE AREA REQUIRED	= 3,055 SF (7.5%
INTERIOR LANDSCAPE AREA PROVIDED	= 3,610 SF (8.9%)



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.

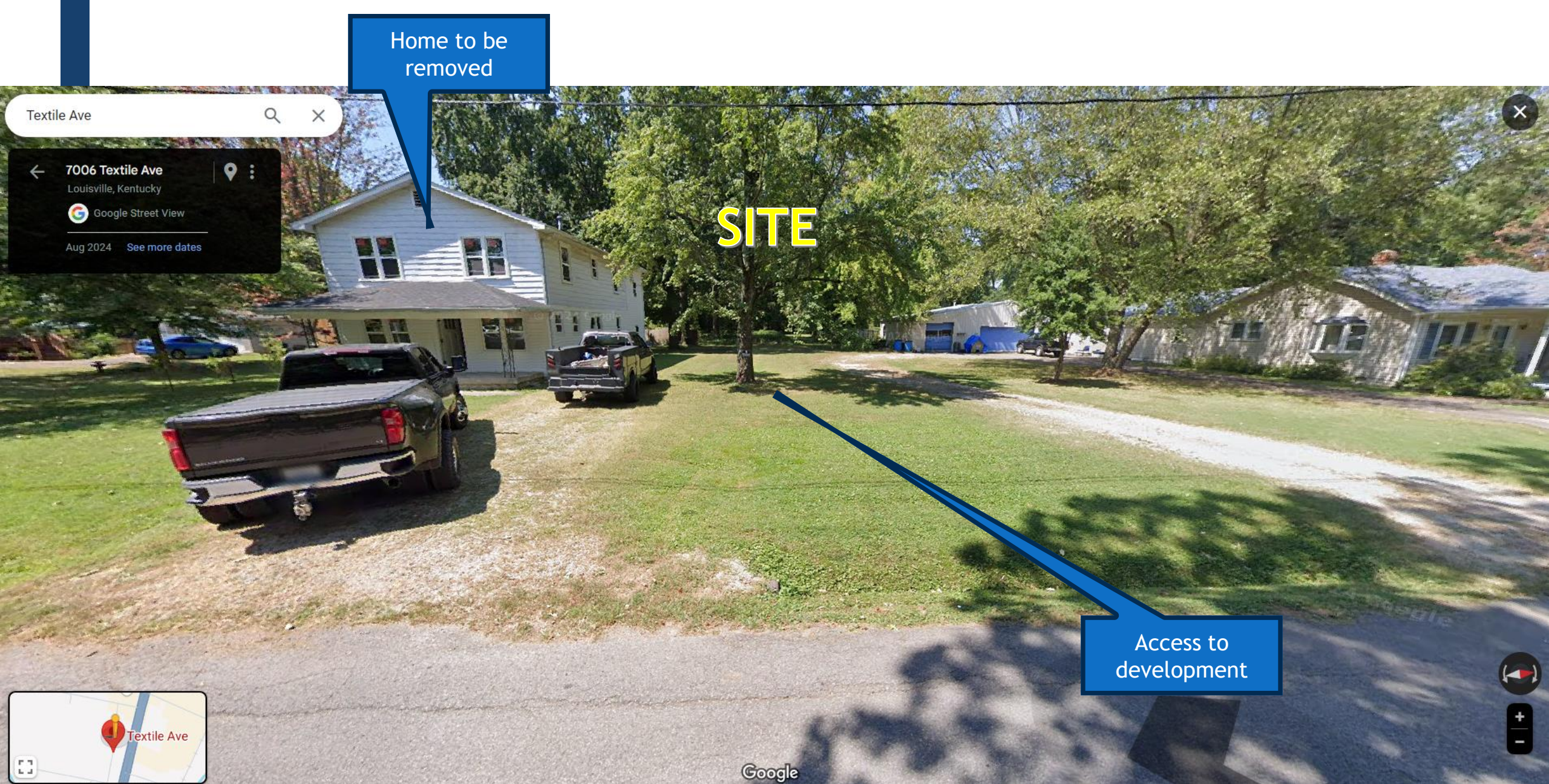


Textile Ave

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.

1997 Historical Image



Layers

Tools

Reports

View Historic Imagery

☒ Jefferson County

1997 2000 2006 2016 2021
1998 2003 2009 2019 2022

☐ Oldham County

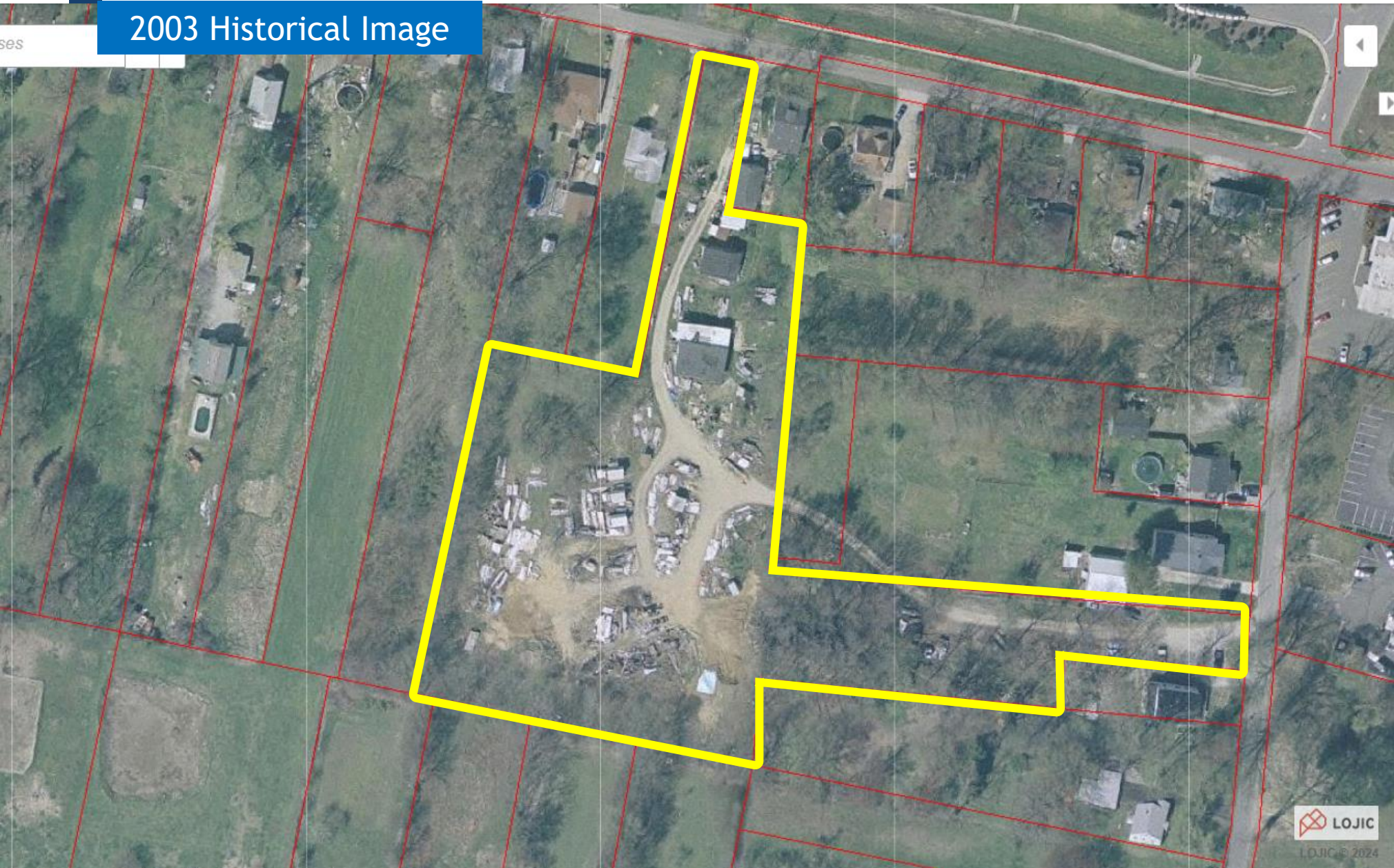
2002 2006 2016 2021
2003 2009 2018 2022

☐ Bullitt County

2006 2016 2021
2009 2018

☒ Clear Historic Imagery on Close

2003 Historical Image



View Historic Imagery

☒ Jefferson County



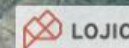
☐ Oldham County



☐ 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



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

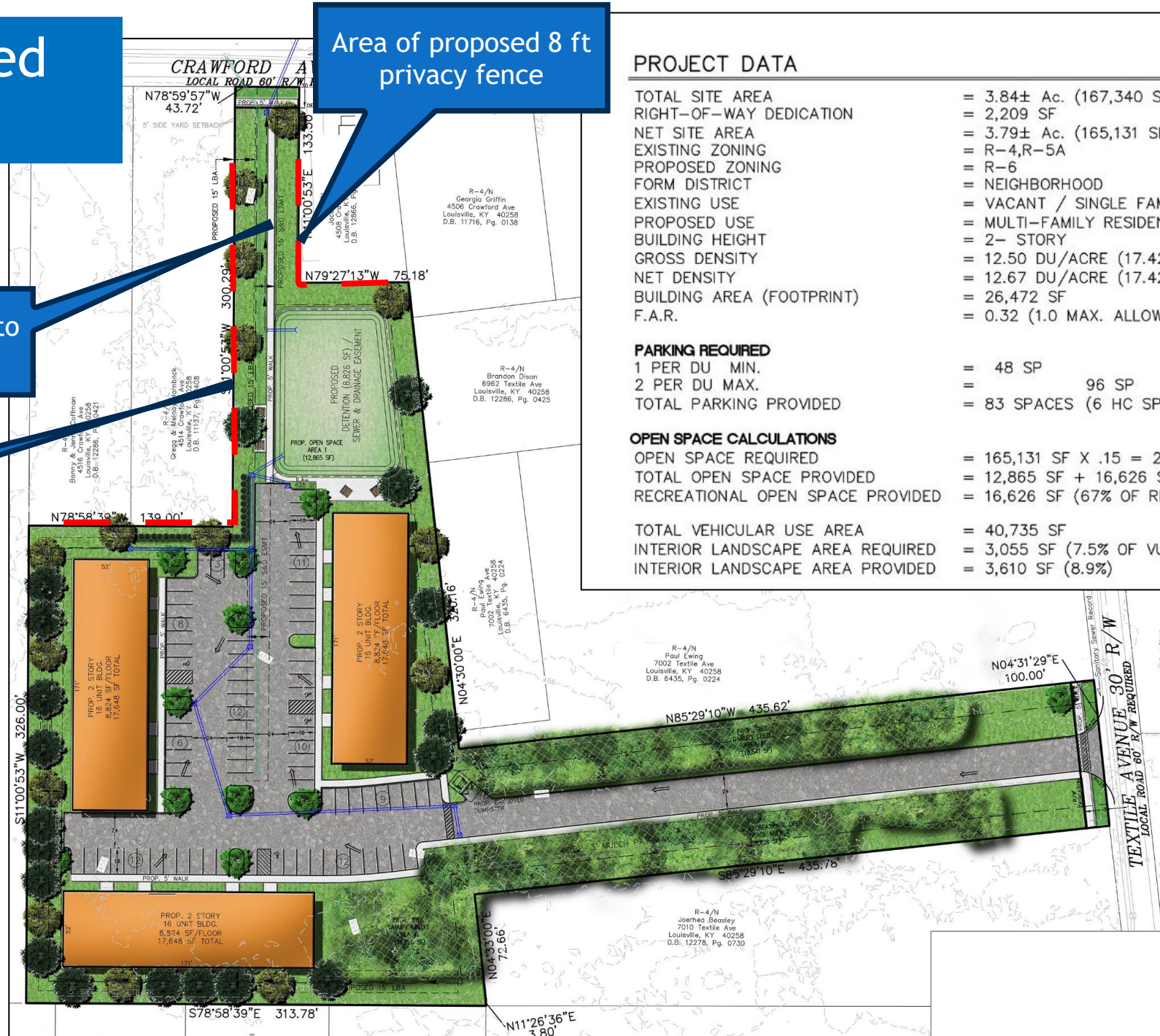
Area of proposed 8 ft privacy fence

Area of proposed 8 ft privacy fence

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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)

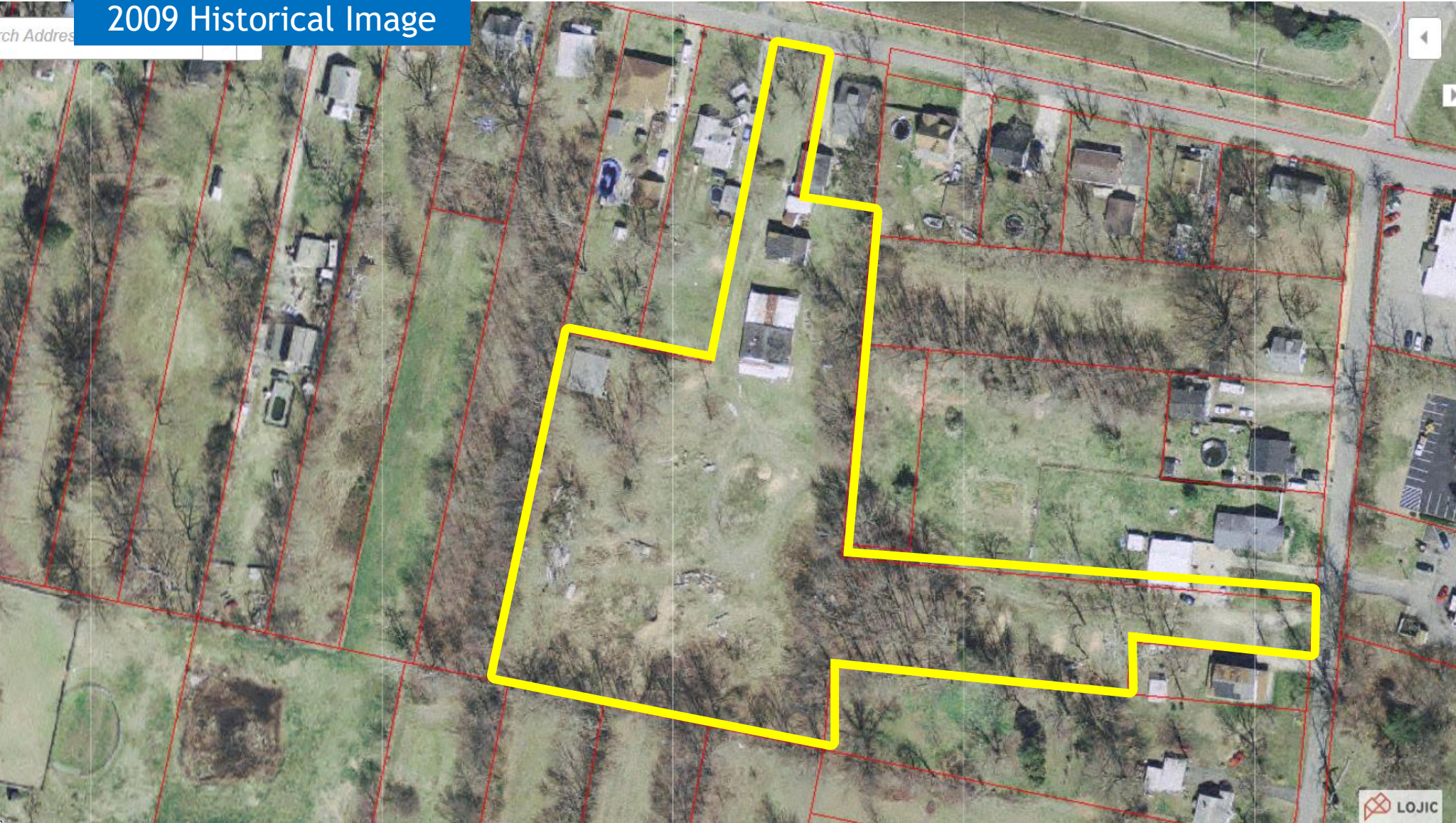
This intensity could be appropriate within a ¼-mile radius of the following anchor types: • Suburban Center • Neighborhood Center


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





Questions?

2009 Historical Image



 Layers

 Tools

 Reports

View Historic Imagery 

☒ **Jefferson County**

1997 2000 2003 2006 2009 2016 2021 2022

☐ **Oldham County**

2002 2003 2006 2009 2016 2018 2021 2022

☐ **Bullitt County**

2006 2009 2016 2018 2021

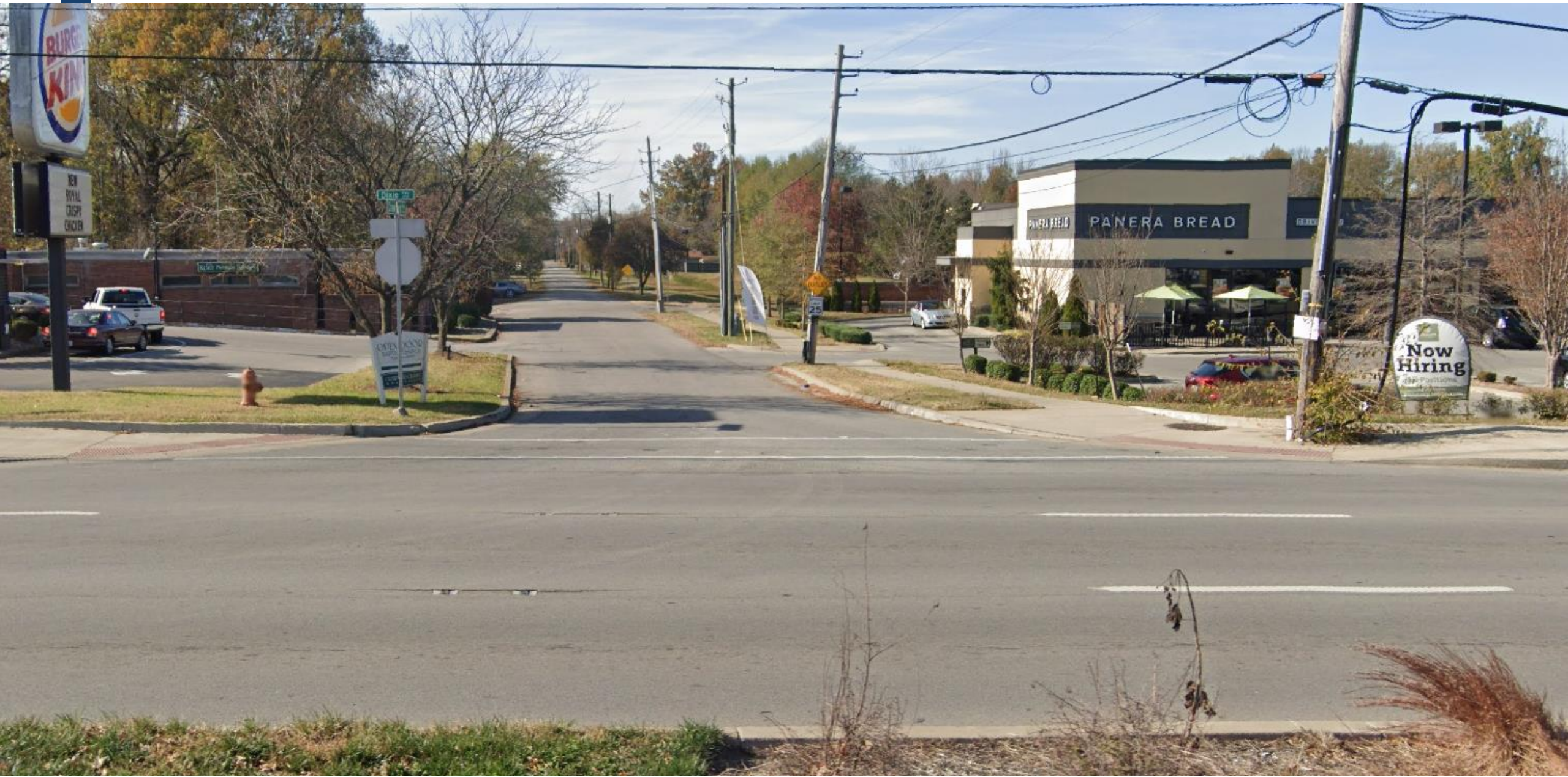
☒ Clear Historic Imagery on Close



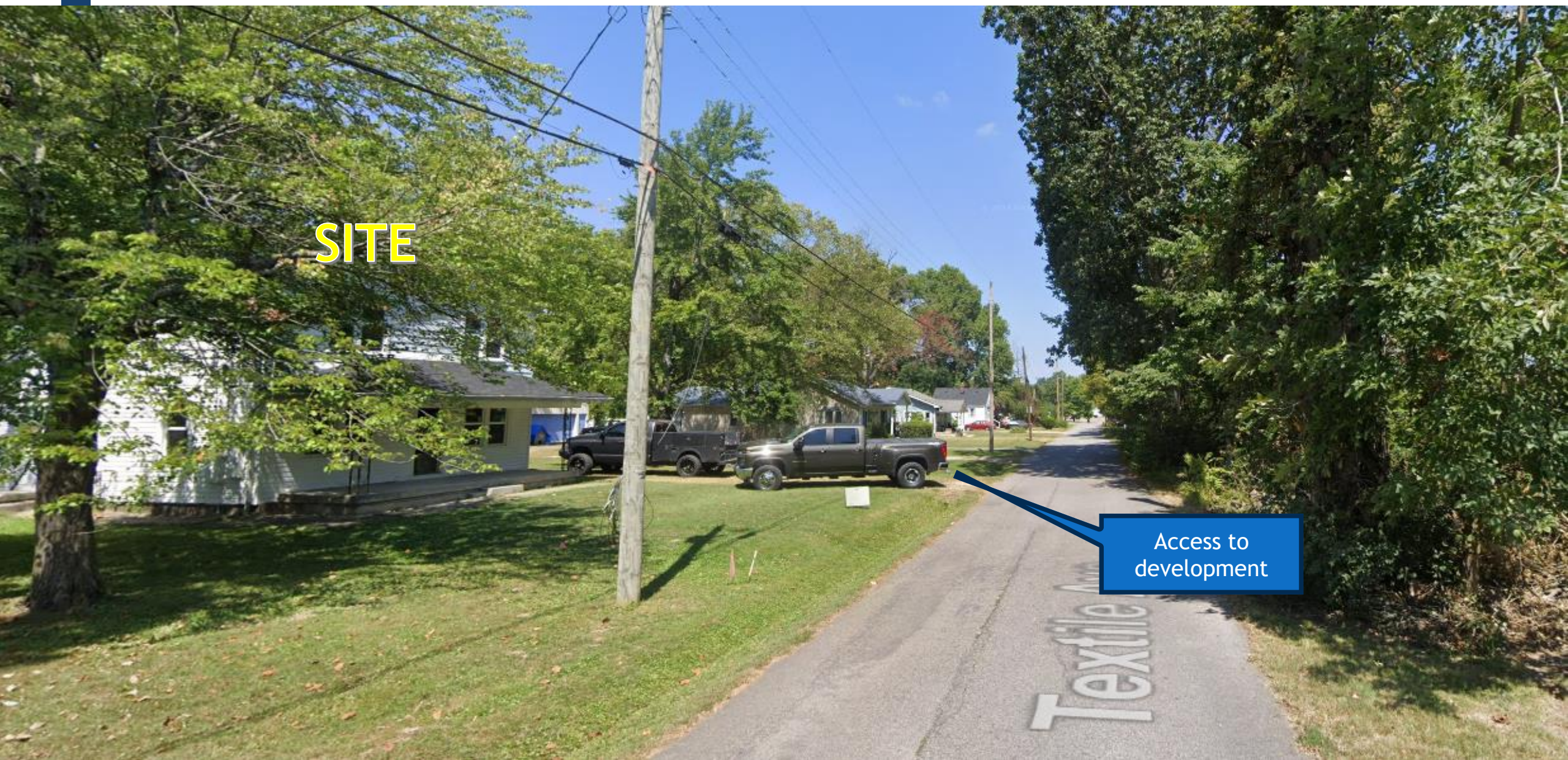
View of Crawford Avenue looking west. Site is to the left.



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.