

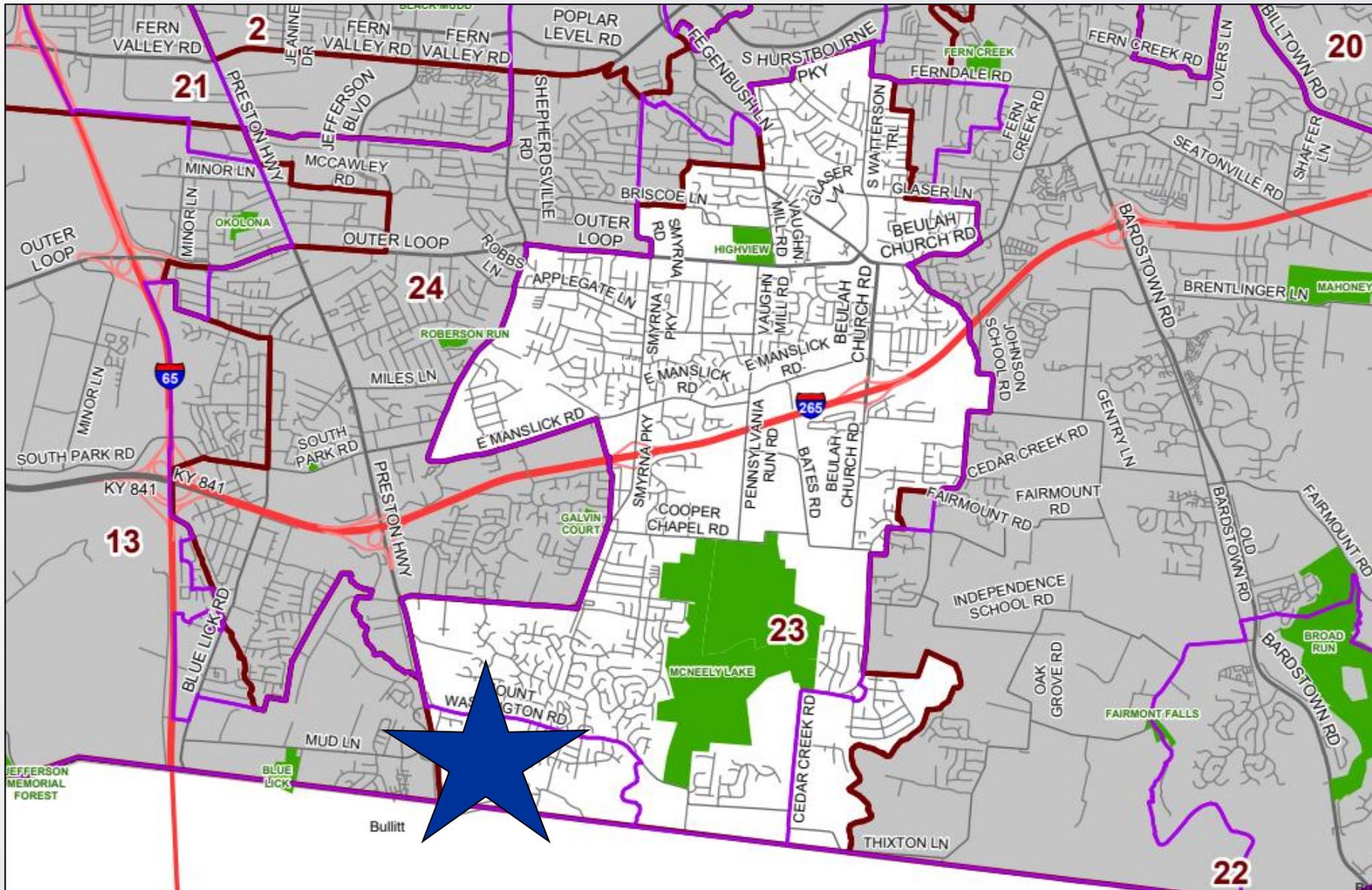
21-ZONE-0136

MT. WASHINGTON RD. APARTMENTS



Planning & Zoning Committee

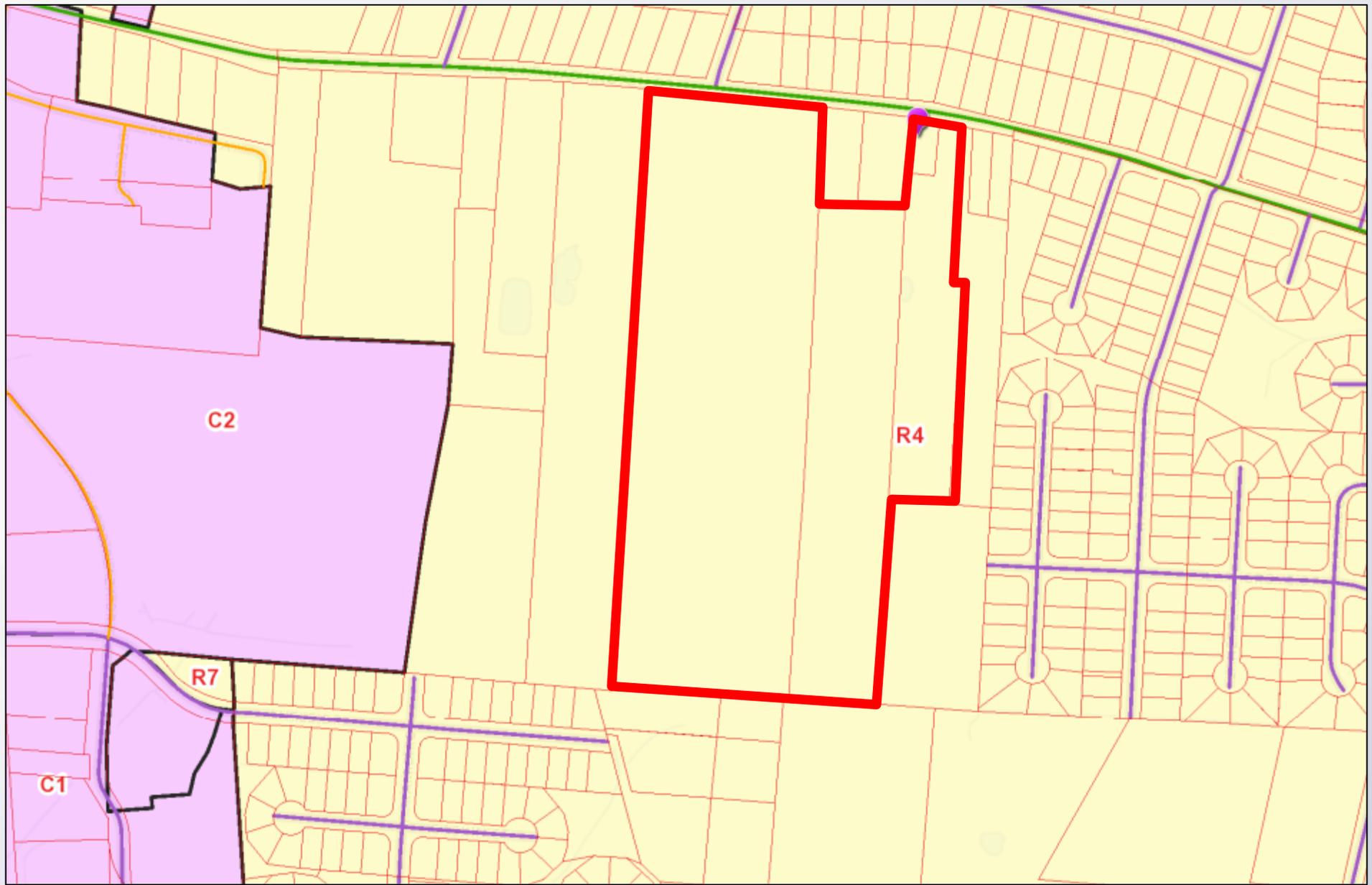
April 18, 2023



5604, 5606, 5612 & 5616 Mt. Washington Rd.
 District 23 - Jeff Hudson



Existing: Residential/Ag
Proposed: Residential



Existing: R-4/N
Proposed: R-7/N

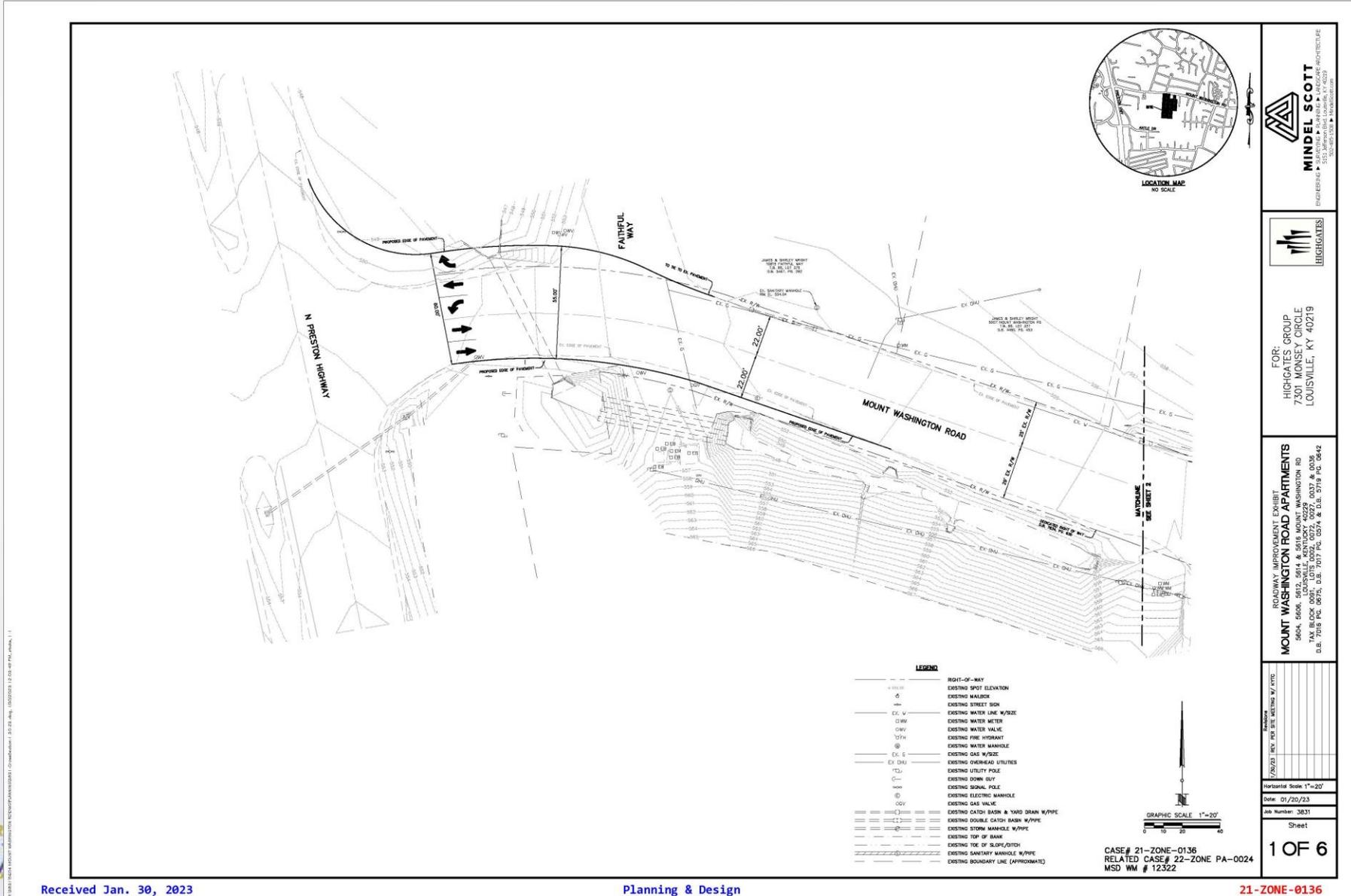
Requests

- **Change in Zoning** from R-4 Single Family Residential to R-7 Multi-Family Residential
- **Waiver** from 10.2.4.B.3 to permit an easement to overlap required LBA by more than 50% (22-WAIVER-0088)
- **Detailed District Development Plan/Major Preliminary Subdivision** with Binding Elements

Case Summary

- Site partially developed with single-family residences (not to be preserved)
- Proposed 666-unit multi-family development on 35 acres
- Net Density - 20.4 du/ac (34.7 du/ac allowed in R-7)
- Close to Preston Highway
- Mt. Washington Road & intersection improvements proposed
- Public ROW through site from Mt. Washington Road to the south

Turn Lane Improvements



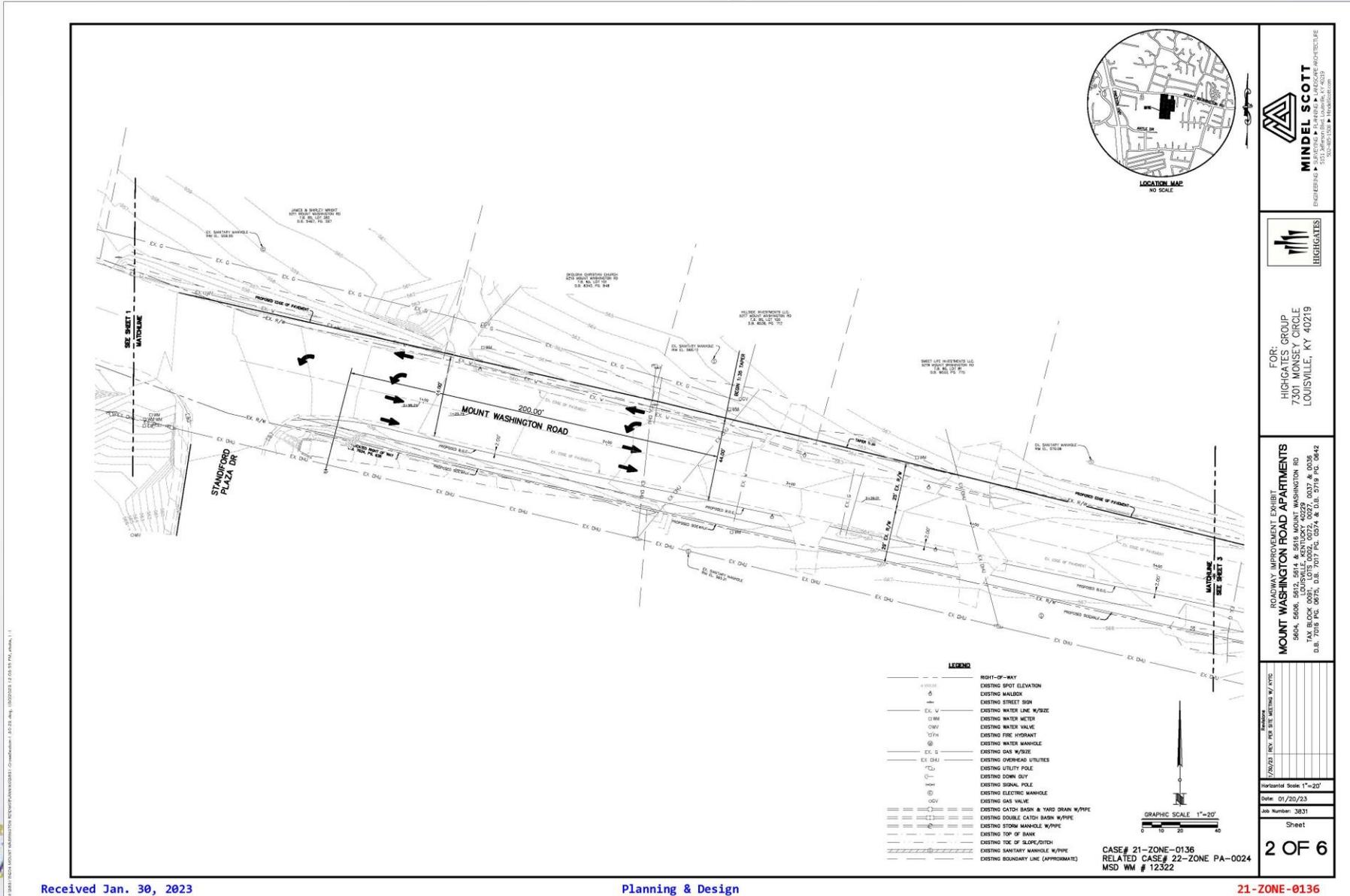
Received Jan. 30, 2023

Planning & Design

21-ZONE-0136



Turn Lane Improvements



Received Jan. 30, 2023

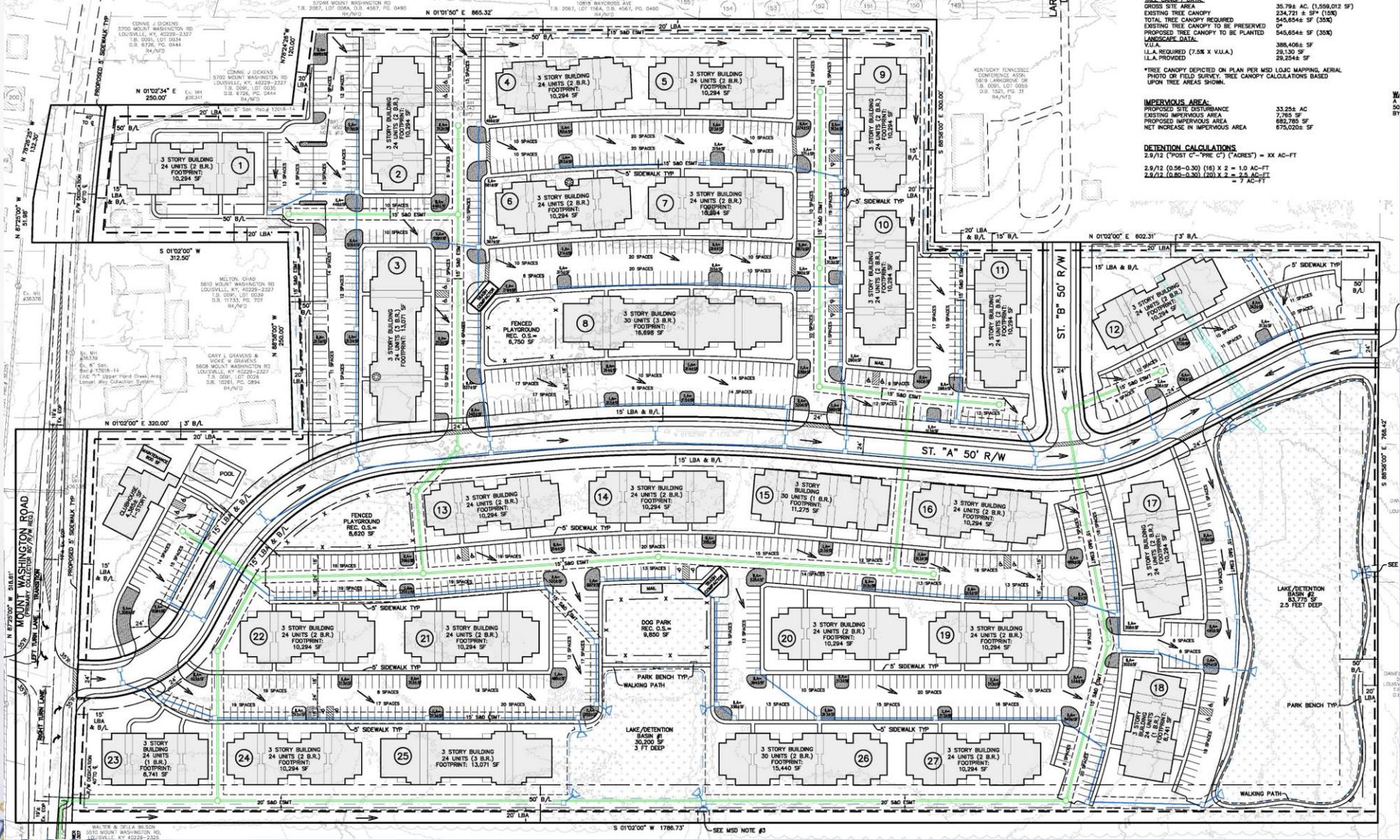
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Applicant's Development Plan



EXISTING TREE CANOPY		35,794 AC (1,556,012 SF)
CROSS SITE AREA		244,721 ± SF (10%)
TOTAL TREE CANOPY REQUIRED		545,294 ± SF (20%)
EXISTING TREE CANOPY TO BE PRESERVED		545,294 ± SF (20%)
PROPOSED TREE CANOPY TO BE PLANTED		0
LANDSCAPE DATA:		
V.L.A.		388,466 ± SF
L.L.A. REQUIRED (7.5X X V.L.A.)		28,130 ± SF
L.L.A. PROVIDED		28,254 ± SF
*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.		
IMPERVIOUS AREA:		
PROPOSED SITE DISTURBANCE		33,254 AC
EXISTING IMPERVIOUS AREA		7,765 SF
PROPOSED IMPERVIOUS AREA		692,785 SF
NET INCREASE IN IMPERVIOUS AREA		675,020 ± SF
DETENTION CALCULATIONS		
2.9/12 (POST "C" - PRE "C") (ACRES) = XX AC-FT		
2.9/12 (0.06-0.30) (18) X 2 = 1.0 AC-FT		
2.9/12 (0.06-0.30) (20) X 2 = 2.5 AC-FT		



Applicant's Rendering



Applicant's Rendering



Site Photos-Subject Property



Louisville

View into site from Mt. Washington Rd

Public Meetings

- Neighborhood Meeting on 3/22/2022
- LD&T meetings on 12/8/2022 and 2/9/2023
- Planning Commission public hearing on 3/16/2023
 - One person spoke in opposition.
 - Motion to approve the change in zoning from R-4 to R-7 passed by a vote of 7-0.