

Coal Creek Village PUD

Special Review Request

The Applicant is requesting a Special Review to allow residential use on the first floor of multi-unit dwellings (multi-family and townhomes). The City's criteria for approving Special Review requests are included below along with the Applicant's rational for the request.

Reason for Request

The project proposes 13,510 square feet of commercial use on the ground floor of the multi-family buildings that face South Boulder Road (SBR). With commercial spaces facing SBR, as well as to the interior of the site, the commercial uses will benefit from traffic along SBR and from medium to high density residential development in the immediate vicinity. Small-scale restaurants, retail and personal service shops are anticipated. Grouping these kinds of uses together in one area of the project will create a synergy that will help them all be more successful than if they were scattered throughout the project.

In addition to the mixed-use, multi-family buildings along SBR, the project includes two 24-plex multi-family buildings, and a variety of townhomes and condominiums. Providing commercial use on the ground floor of each of these structures would not be economically successful and would result in a much lower residential density. The decrease in density could jeopardize the success of the commercial uses proposed along SBR. Furthermore, we believe the medium to high residential density as proposed (16.5 DU/AC) will support the existing commercial uses on the corner and in historic downtown Louisville.

Criteria for Special Review

The following criteria shall be considered by the planning commission and the city council in reviewing applications for special review use under this chapter:

That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

That such use/development will lend economic stability, compatible with the character of any surrounding established areas;

The proposed development plan is consistent with the spirit and intent of the City's Comprehensive Plan regarding development in the Highway 42 Revitalization Area. The proposed project is consistent with goals for mixed-use, pedestrian connectivity, landscaping, site amenities, street patterns, block structure, building placement, building heights, residential densities and transitions to existing neighborhoods.

The standard requiring commercial on the ground floor of all multi-family buildings, would result in scattered, non-cohesive commercial development and lower residential

density. We believe that approving this Special Review Request would not be harmful to public good and would contribute more to the City's economic prosperity than would a plan that met the standard.

That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

The Coal Creek Village PUD is designed to be a well-organized, attractive, walkable neighborhood. Residents will be able to enjoy detached sidewalks along tree-lined streets and a variety of parks, open space and site amenities such as benches, outdoor dining opportunities, bicycle parking, dog waste stations and attractive landscaping. There is adequate public infrastructure to serve the neighborhood safely and conveniently regarding water, sewer, storm water, and electrical power.

That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

The project is designed to be compatible with adjacent uses in the vicinity. Curb cuts are aligned with existing curb cuts providing safe and convenient access to existing commercial uses on the corner and a sidewalk is provided for easy access to the existing coffee shop along SBR. A unique micro townhome condominium development is proposed to provide an appropriate land use transition between existing commercial uses and the existing "Little Italy" neighborhood. Signs and lighting will be designed to meet City standards. Trash receptacles and dog waste stations are provided at appropriate locations throughout the neighborhood.

That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

All public streets have detached sidewalks with tree lawns that separate the pedestrian from vehicular traffic and crosswalks are provided at intersections to alert motorist to pedestrian movements. Parking lots are designed to be safe, efficient and screened from view along public streets.