

To : City of Louisville

From : Courtesy Road Partners LLC ; Live Forward Development

Contact : Todd Kilkenny – todd@liveforward.build

Subject : Delo / Boom Concept Plan Submittal

Project Description

Live Forward is excited to continue to work with the City of Louisville to create a new community at 1301 Courtesy Rd / 1390 Cannon St in the Delo area that will further enhance the city's charm, create more support for local business and provide much needed access to affordable and attainable housing. The property lies south of Griffith Street along Highway 42 bounded by Old World Sausage to the south and Louisville Trade Center to the north. It is within the Highway 42 Urban Renewal Area and a part of the Highway 42 Revitalization Area Framework Plan and Comprehensive Amendment. The current use of the property is light industrial containing a steel fabrication yard Plan and what used to be an explosive testing facility, however the entire site is now mostly vacant.

The Live Forward team has been reaching out, listening, and collaborating with the adjacent neighborhood, community business owners, and Louisville leaders regarding the best use for this site since last fall and have received support for this project from many of the adjacent neighbors at the Delo Townhomes, neighborhood business owners, and the overall local community. We feel this project meets the goals of the Highway 42 Revitalization Area Framework Plan and Comprehensive Plan Amendment as well as the intent of the Mixed Use Development Design Standards and Guidelines for MU-R zoning and the Delo area.

We are currently planning for a project that would include 135 units of residential housing, both in the form of townhouses and apartments designed in a style that promotes walkability, green space, sustainability, and a connected community. The proposed mix of units will consist of studios, 1 bedroom, 2 bedroom and 3 bedroom units and include 13.5% of the units as affordable meeting city guidelines. We intend to build the affordable units on site in lieu of paying a fee. Additionally, we are planning for retail to be incorporated into the apartment building on the ground floor facing Highway 42 to add another amenity for the area and its new residents.

POTENTIAL WAIVER REQUESTS

Density

MU-R Zoning allows for 20 units/gross ac of density on site. We would like to request a density waiver which would allow approximately 25 units/ acre. This will allow us to build more affordable and attainable units with potentially smaller unit sizes, increasing affordability.

Building area and length

The maximum building footprints and lengths are indicated below. We will pursue a waiver to increase the size of the building footprint and maximum length.

- Maximum building footprint
 - 10,000 sf
 - >10,000 sf with special review
- Maximum length
 - Fronting Highway 42 – Noted as N/A
 - All other buildings – 200'

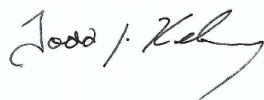
Parking

The table below from the MUDDSG indicates the required parking for MU-R zoning. Our current planning is approximately 11 spaces deficient, not including any on street parking created. We anticipate we will ask for a small reduction in the amount of parking required to encourage a more walkable community.

All Residential Uses [Note 1]:		
1-bedroom unit	Minimum: 1 space per unit Maximum: 1.25 spaces per unit	Minimum: 1 space per unit Maximum: 1.25 spaces per unit
2-bedroom unit	Minimum: 2 spaces per unit	Minimum: 2 spaces per unit
3-or-more-bedroom unit	Minimum: 2.0 spaces per unit	Minimum: 2.0 spaces per unit
Additional guest parking [Note 2]	1 space per 8 dwelling units in addition to the minimum off-street parking spaces.	1 space per 8 dwelling units in addition to the minimum off-street parking spaces.
Notes to Table 1: 1. Off-street parking spaces located in an enclosed parking garage, including in an accessory residential garage, and which comply with these Mixed Use Development Design Standards and Guidelines, shall not be counted toward the maximum amount of spaces permitted. 2. On-street parking spaces abutting the property line(s) of the primary building housing the use may be counted toward the required number of residential guest parking spaces.		

Thank you for your consideration. We look forward to working with you and the community to enhance the charm, character, sustainability and affordability of Louisville and bring the Highway 42 framework vision to life.

In Service,



Todd Kilkenny

Courtesy Road Partners LLC

(Please consider this written consent of the owner to proceed with this process)

VICINITY MAP

