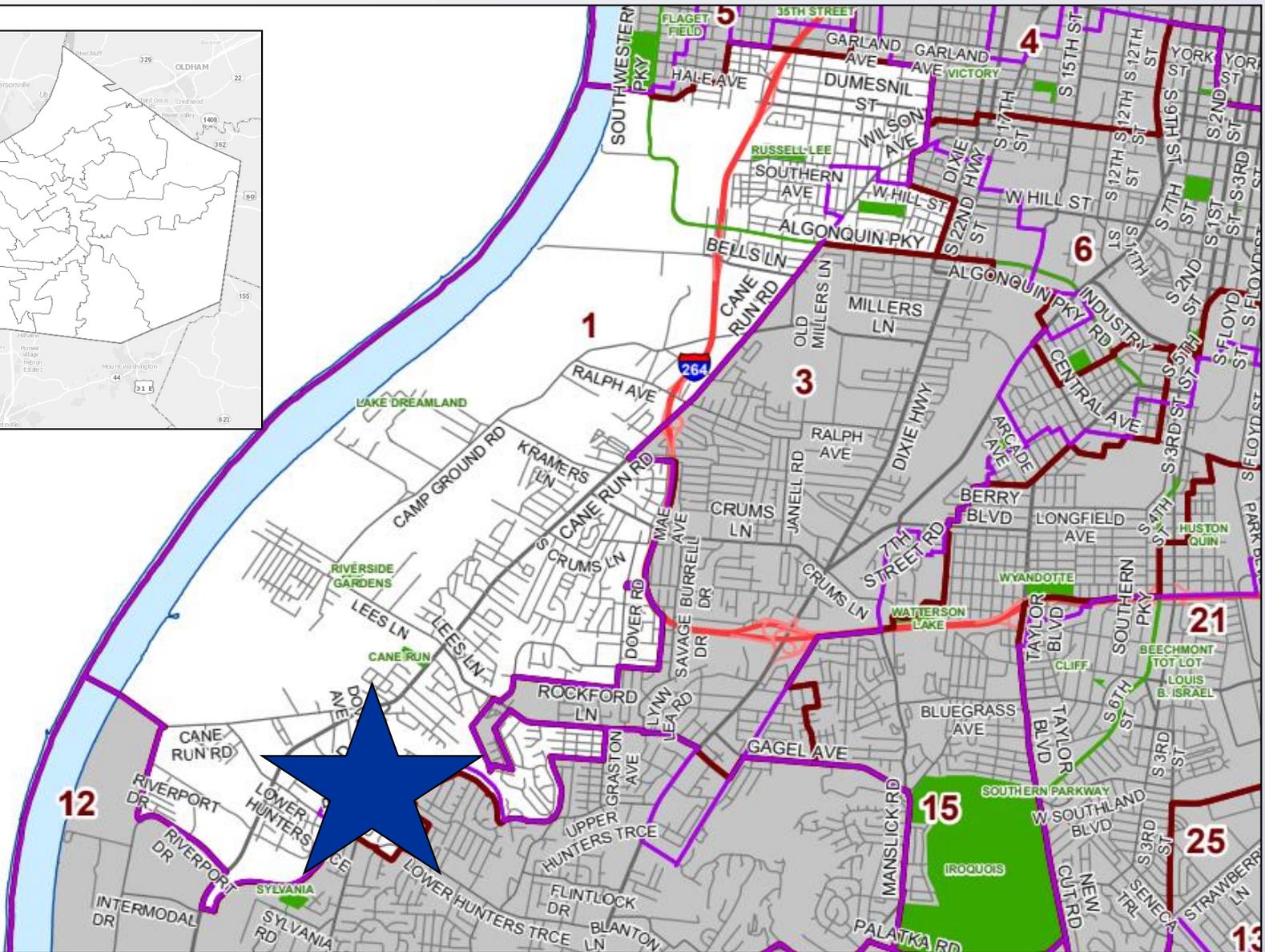
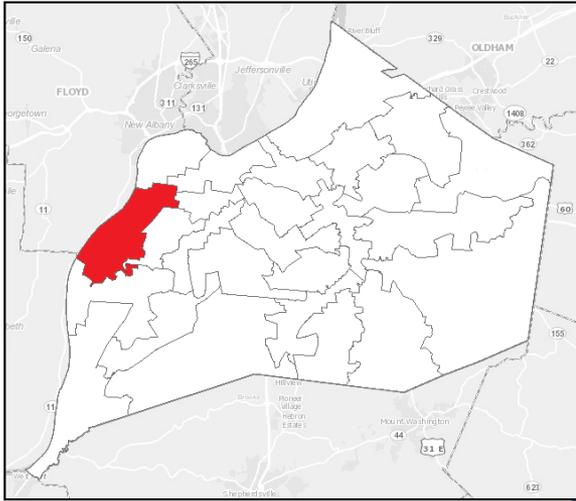


22-ZONE-0044
ALSTON TRACE

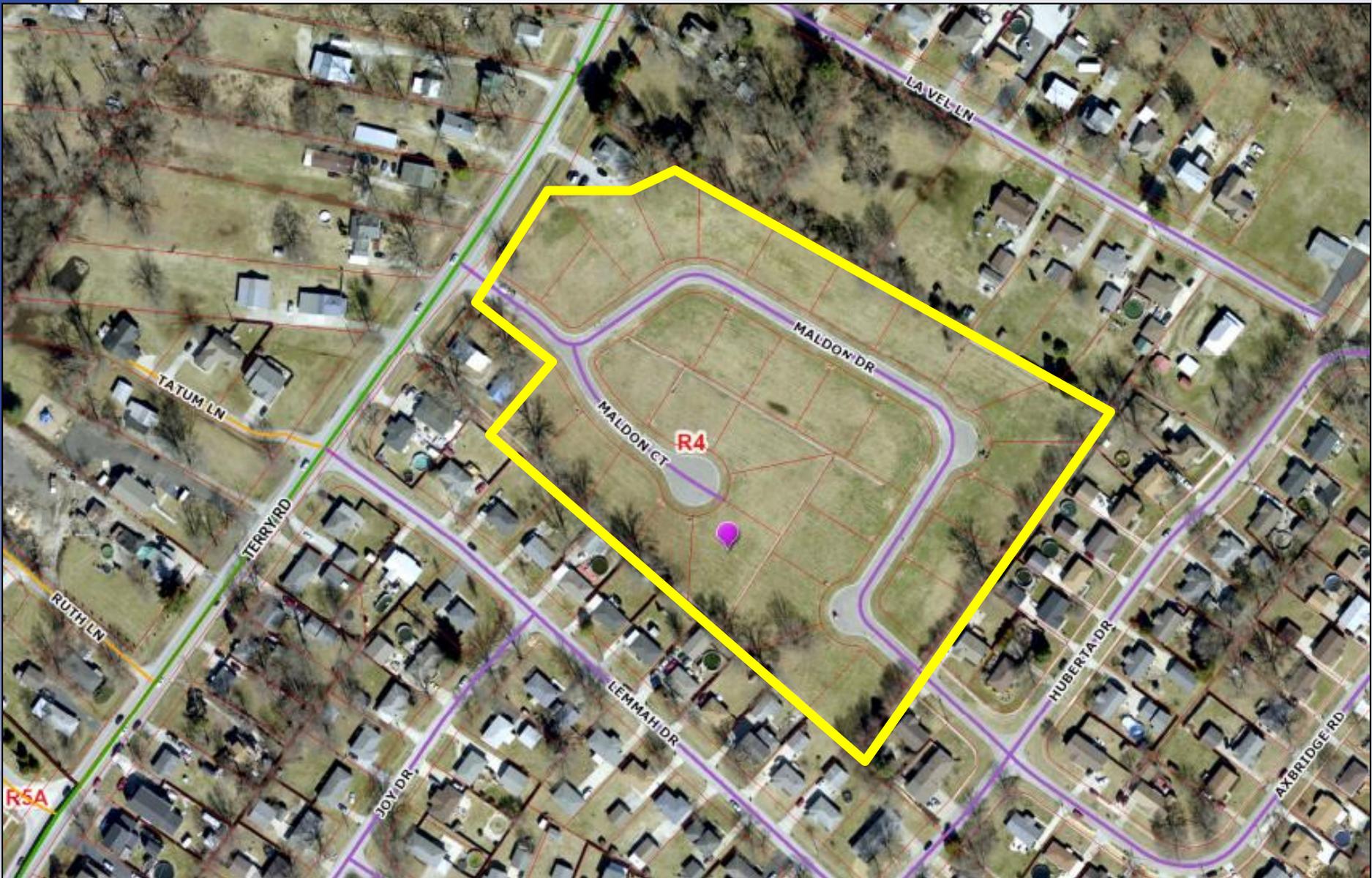


Planning & Zoning Committee
August 2, 2022

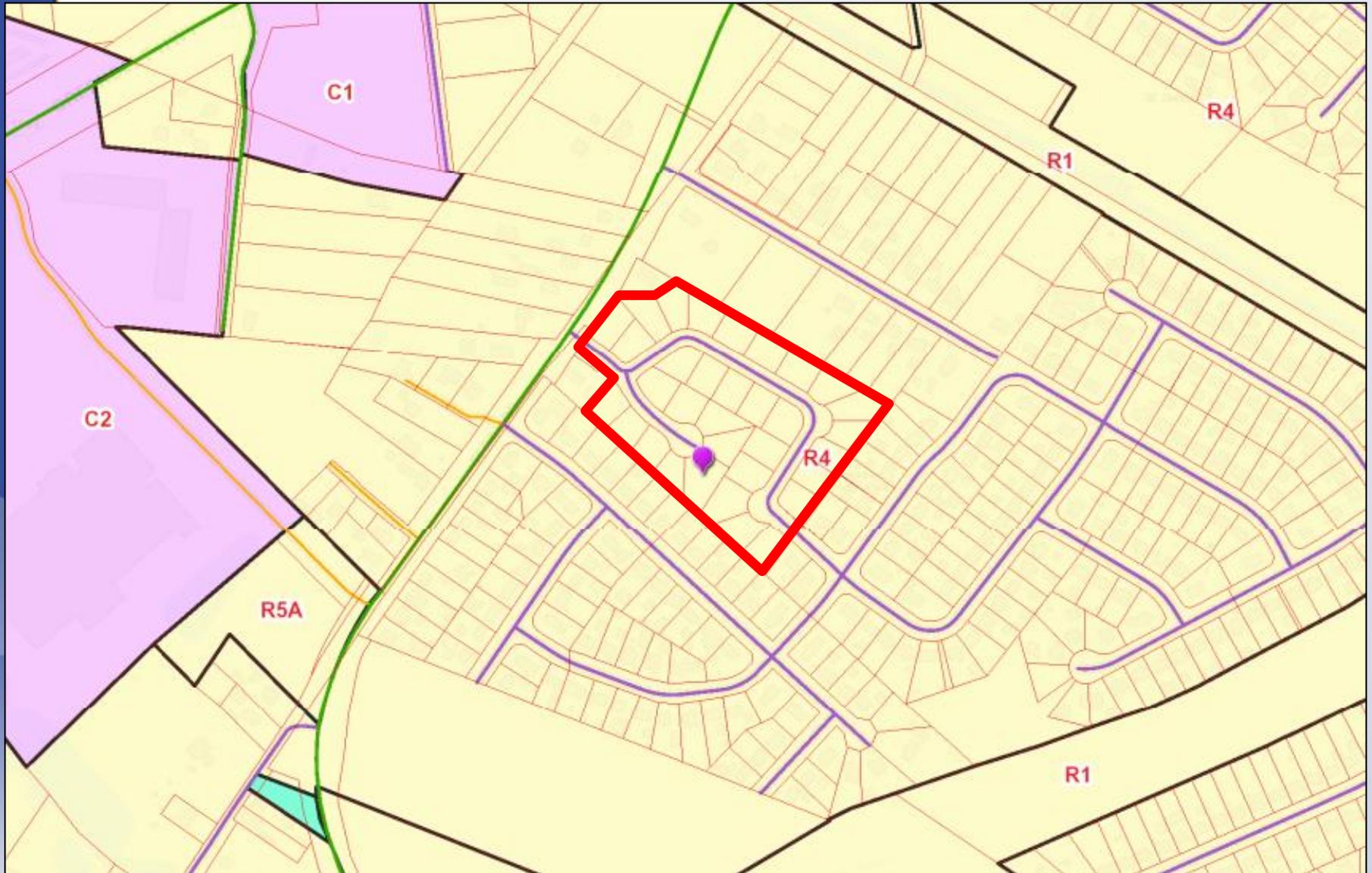


**3200-3208 Maldon Court,
5714, 5716, 5718, & 5746 Maldon Drive
District 1 - Angela Bowens**

22-ZONE-0044



Existing: Residential
Proposed: Residential



Requests

- Change in zoning from R-4 Single Family Residential to R-5 Single Family Residential
- Waiver from 7.3.30.F to allow rear yards to overlap drainage easements by more than 15% for lots 5-16, 20-27 and 35-47.
- Variance from table 5.3.1 to allow front facing garages to be setback 20' instead of the required 25' for lots 6-12, 19, 24, 34-38 and 43.
- Detailed District Development Plan/Major Preliminary Subdivision Plan with abandonment of Conditions of Approval adoption of new Binding Elements

Project Summary

- The subject site is located along Terry Rd in southwestern Louisville Metro and is within the Neighborhood form district.
- The site was previously recorded as a subdivision under docket 10-12-02. Roads were constructed per the previously approved plan, but no homes have been constructed.
- The subject site is surrounded by other single-family residential development with a variety of lot patterns and sizes.

Proposed Plan

NOTES

GENERAL

- No lots shall hereon may be subdivided resulting in the creation of a greater number of lots than originally approved by the zoning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- All soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from existing roads and neighboring properties.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No direct access for any lots to Terry Road.

SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet.
- No portion of the site is located in a floodplain per FEMA map 21111 C 0071 F dated February 26, 2021.
- A "Request for Sanitary Sewer Capacity" has been filed with MSW.
- All proposed sewer and drain assemblies shall be 15" unless otherwise indicated.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standards Specifications and other local, state and federal ordinances.
- The final design of this project must meet all MSW sewer quality regulations established by MSW. Site layout may change at the design phase due to proper design of Green Street Right-of-Way.
- An EPSC plan shall be developed and approved in accordance with MSW Design Manual and Standards Specifications prior to construction plan approval.
- Site is subject to required liability fees for the increased runoff from the originally approved project. Verification of the downstream capacity will be required, downstream improvements or modifications to the site may be required. Construction approval to be verified to the MSW Creek cut-off channel behind SBOB Brinley drive and the actual located behind 2624 Landshire Drive.
- Sanitary sewer service provided by PSC, subject to fees and any applicable charges. Developer shall provide on-site sewer drawings showing the new lot layout and PSC locations (new & existing), update PSC sheet and a final soil test and available for connection when the new connections are installed.
- Site may be subject to KYTC approval prior to MID construction plan approval.
- MID drainage bond may be required prior to construction plan approval.
- A tree-removal, notch and clearing will be required prior to MID Bond Release and clearing through drainage pipe easement. Deficiencies on an existing pipe being connected to, if present, may be required to bring it to MID specifications.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters. Cut-in-roads shall have a pavement width of 20 feet with a radius of 75 feet at Cut-in-roads. All other roads shall be 24 feet in width with a 20 foot radius of intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (min.) or 10% (max.).
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Varies shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cut-in-roads, public traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works standards and approved of the line of construction.
- All street name signs shall conform with the MSW requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the final certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within rights-of-way become necessary to be altered, additional related work shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Public Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.



LOCATION MAP NOT TO SCALE

WAIVER REQUESTED:

- A Waiver is requested from Section 7.3.307 to allow more than 15% new yard/drainage easement coverage for lots 5-16, 20-21, & 25-47.

VARIANCE REQUESTED:

- A Variance is requested from Table 6-2.1 of the Louisville Metro Land Development Code to allow the 20' front setbacks for garages on lots 6-11,19,24,34-38 & 43.

PROJECT DATA

TOTAL SITE AREA	= 9.594 Ac. (417,525 SF)
TOTAL AREA OF ROW	= 1.992 Ac. (86,493 SF)
NET SITE AREA	= 7.602 Ac. (331,032 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 329 (43 SF)
TOTAL AREA OF LOTS	= 6.17 DU/AC. (7.26 DU/AC. MAX. ALLOWED)
DENSITY	= 4.90 DU/AC. (7.26 DU/AC. MAX. ALLOWED)
OPEN SPACE LOTS PROVIDED	= 1.724 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 331,176 SF.
TOTAL TREE CANOPY AREA REQUIRED	= 408 (132,471 SF.)
EXISTING TREE CANOPY	= 0% (0 SF.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF.)
PROPOSED TREE CANOPY TO BE PLANTED	= 408 (132,471 SF.)

R-5 REQUIREMENTS

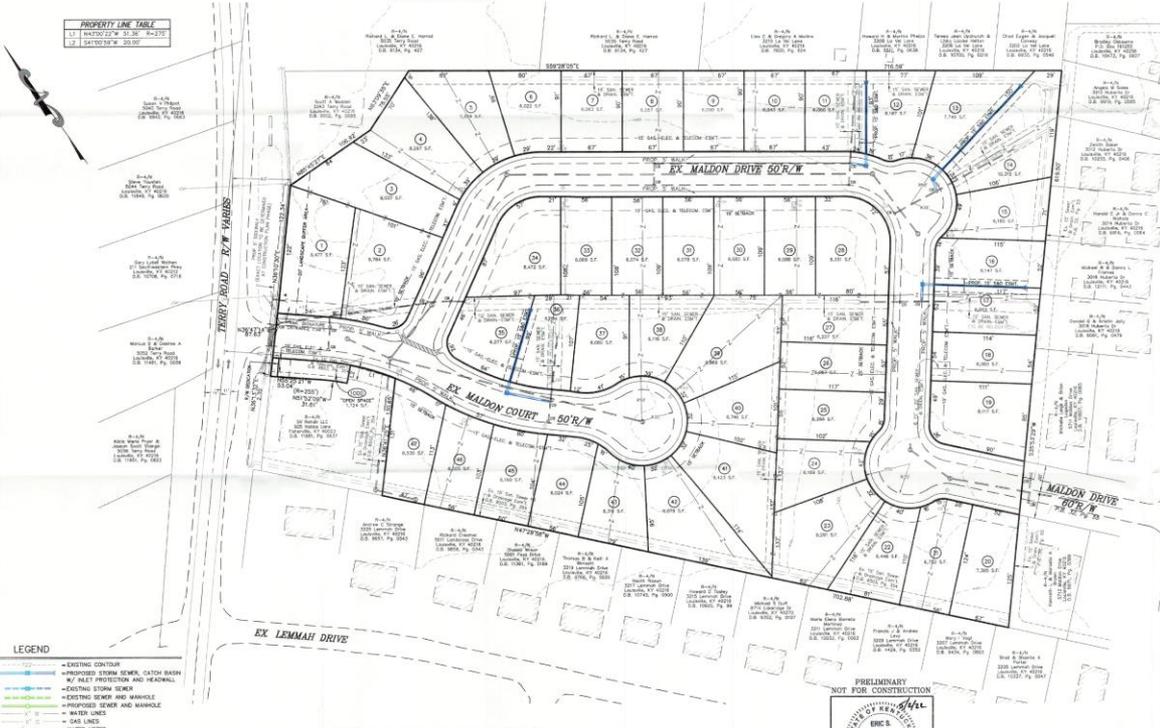
MINIMUM LOT AREA	= 6,000 SF
MINIMUM LOT WIDTH	= 50'
MIN. FRONT YARD SETBACK	= 10'
MINIMUM SIDE YARD SETBACK	= 5'
MINIMUM REAR YARD SETBACK	= 5'
MAX. BUILDING HEIGHT	= 35'

BENCHMARK DESCRIPTIONS

- BM#8-BENCHMARK SPINE IN UTILITY POLE, LOCATED ALONG EAST SIDE OF SBOB ROAD APPROXIMATELY 230 FEET NORTH/EAST FROM SOUTHWEST CORNER OF AN EXISTING CONCRETE JUNCTION.
- ELEVATION=442.28 (NAD 83)
- SOURCE = ELEVATIONS ARE BASED ON LOGIC MONUMENT STAKED-3001 (ELEVATION=438.21 (NAD 83))

PROPERTY LINE TABLE

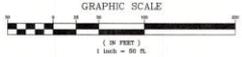
L1	MALDON DR 32.36' R=210'
L2	MALDON DR 32.36'



LEGEND

- EXISTING CONTOUR
- PROPOSED STORM SEWER, CATCH BASIN
- FEET PROTECTION AND HEADWALL
- EXISTING STORM SEWER
- EXISTING SEWER AND MANHOLE
- PROPOSED SEWER AND MANHOLE
- WATER LINES
- Gas Lines
- WATER METER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- OVERHEAD LIGHTING
- EX TREE TO BE REMOVED (TODAY)
- EX OFF-SITE TREE TO BE PRESERVED (SEE NEW LOT TO MEET LOGIC REQUIREMENTS)
- PROPOSED TREE PROTECTION FENCE

NO.	DATE	REVISIONS	BY
1	3/28/22	PER AGENCY COMMENTS	TF
2	4/25/22	PER AGENCY COMMENTS	TF



OWNER/DEVELOPER:
ALSTON TRACE LIMITED LIABILITY COMPANY
600 WASHINGTON AVENUE, SUITE 100
LOUISVILLE, KY 40203

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
600 WASHINGTON AVENUE, SUITE 100
LOUISVILLE, KY 40203
PHONE: (502) 436-8004
FAX: (502) 436-8004
DATE: 8/21/22

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

22-ZONE-0044

ALSTON TRACE REVISED PRELIMINARY SUBDIVISION PLAN



Alston Trace Record Plat

68285

CERTIFICATE OF AMENDMENT AND RENOVATION
 This is to certify that the undersigned in the name of the record owner has amended the original plat of the subdivision and has caused the same to be recorded in the office of the Planning Commission and the County of Jefferson, Kentucky, and has caused the same to be published in the public notice as required by law.

GENERAL NOTES
 1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RECONSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE PLANNING COMMISSION.
 2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 8503, PAGE 351.

CERTIFICATE OF ACKNOWLEDGMENT
 I, the undersigned, being duly sworn, do hereby certify that the foregoing plat of the subdivision was prepared by me or under my supervision and that the same is a true and correct copy of the original plat as recorded in the office of the Planning Commission and the County of Jefferson, Kentucky.

4) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE SURFACE OF THE TREE CURBS AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. THE FENCING SHALL BE PERMITTED WITHIN THE FENCED AREA.
 5) A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE SOIL CONSERVATION SERVICE DISTRICT AND U.S.D.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS AND TYPES OF EACH PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.
 6) NO PORTION OF THIS TRACT LIES IN A FLOOD HAZARDOUS AREA FROM A REVIEW OF FEMA MAP NUMBER 21070002E DATED NOVEMBER 8, 2006.
 7) BEARING DATA FOR THIS PLAT IS BASED ON KENTUCKY COMMONS & SURVEY (NORTH 2004) NORTH AMERICAN DATUM OF 1983.
 8) - CORRECTED SET 1/2" x 1/2" FROM PLAN W/ C/A/P STANDARD "TRUE SIZE".

CERTIFICATE OF APPROVAL
 Approved on this 27th day of February, 2008, by the Planning Commission of the County of Jefferson, Kentucky.

9) ALL OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE UNLESS OTHERWISE PROVIDED BY THE LOCAL PLANNING COMMISSION.
 10) ALL OPEN SPACES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 11) ALL NECESSARY RIGHTS FOR EASEMENTS, RIGHTS OF WAY, AND PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGHOUT AREAS MARKED "OPEN SPACE".
 12) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 8503, PAGE 351.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELEPHONE EASEMENTS
 The undersigned by these lines and method, does hereby reserve and guarantee to the owners of the lots shown on this plat the right to install, maintain, and use gas, electric, and telephone lines and other utility lines across the lots shown on this plat.

PROJECT DATA
 TOTAL SITE AREA = 9.50 ACRES
 EXISTING ZONING = R-4
 FORM DISTRICT = RESIDENTIAL
 TOTAL # RESIDENTIAL LOTS = 2
 TOTAL # OPEN SPACE LOTS = 1
 TOTAL LOTS = 3
 TOTAL ACRES = 1.98 ACRES
 NET DENSITY = 7.01 ACRES/DU/AC
 GROSS DENSITY = 4.34 DU/AC
 NET DENSITY = 0.10 ACRES/DU
 TOTAL AREA OF BUILDABLE LOTS = 2.54 ACRES
 OPEN SPACE PROVIDED = 0.01 ACRES
 MINIMUM YARD REQUIREMENTS:
 FRONT & STREET SIDE YARD = 30 FEET
 SIDE YARD = 10 FEET
 REAR YARD = 25 FEET

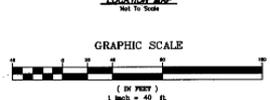
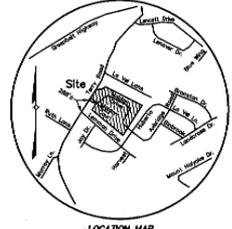
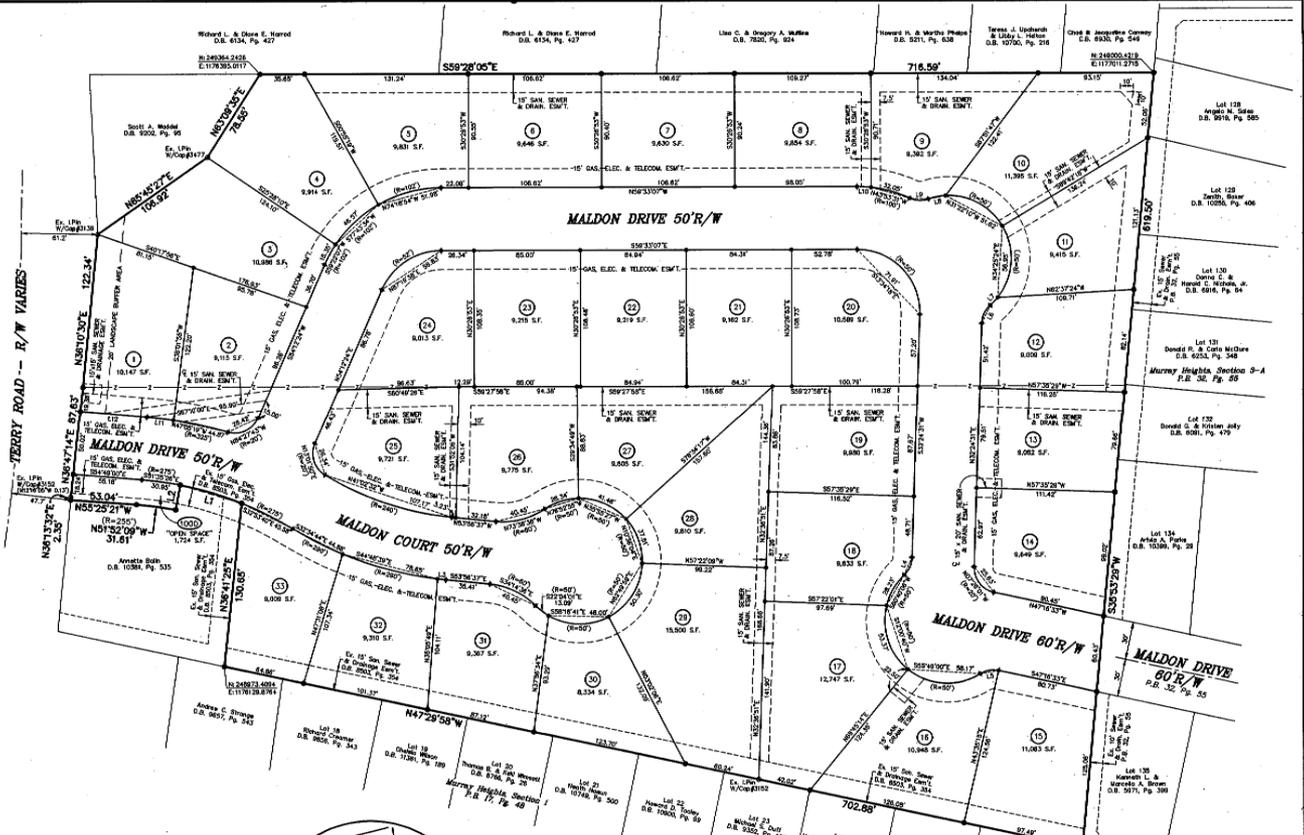
PROPERTY LINE TABLE
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CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS
 An easement for sanitary sewer and drainage purposes is hereby reserved and guaranteed to the owners of the lots shown on this plat for the installation, maintenance, and use of sanitary sewer and drainage lines across the lots shown on this plat.

PROPERTY OWNER'S OBLIGATION
 Certain improvements to this subdivision are required by the local government and the owner of each lot shown on this plat is obligated to pay for the same. The owner of each lot shown on this plat is also obligated to pay for the cost of the improvements to the extent of the benefit to the lot shown on this plat.

NOTICE OF BOND REQUIREMENT
 This condition approval of the plat is contingent upon the applicant's execution of a bond in the amount of \$100,000.00 to secure the applicant's performance of the obligations of the plat.

LAND SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly sworn, do hereby certify that the foregoing plat of the subdivision was prepared by me or under my supervision and that the same is a true and correct copy of the original plat as recorded in the office of the Planning Commission and the County of Jefferson, Kentucky.



ENGINEER/LAND SURVEYOR



RECORD PLAT
 OF
 ALSTON TRACE
 SUBDIVISION

OWNERS/DEVELOPER
 DOUBLE A REALTY, INC.
 3903 BLUESTEM LANE
 LOUISVILLE, KENTUCKY 40218-5817
 DEED BOOK 8503, PAGE 351
 DEED BOOK 8503, PAGE 354
 DEED BOOK 8503, PAGE 363
 TAX BLOCK 1018, LOT 332, 360 & 361
 SITE ADDRESS: 5713 MALDON DRIVE
 PLAT DATE: 2-7-2022

Book 62 Page 25
 68285
 68285

OWNER: *Handwritten signature*
 Double A Realty, Inc.

LAND SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly sworn, do hereby certify that the foregoing plat of the subdivision was prepared by me or under my supervision and that the same is a true and correct copy of the original plat as recorded in the office of the Planning Commission and the County of Jefferson, Kentucky.



Subject Site



Public Meetings

- Neighborhood Meeting on 3/16/2022
- LD&T meeting on 5/19/2022
- Planning Commission public hearing on 6/30/2022
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5 by a vote of 8-0.