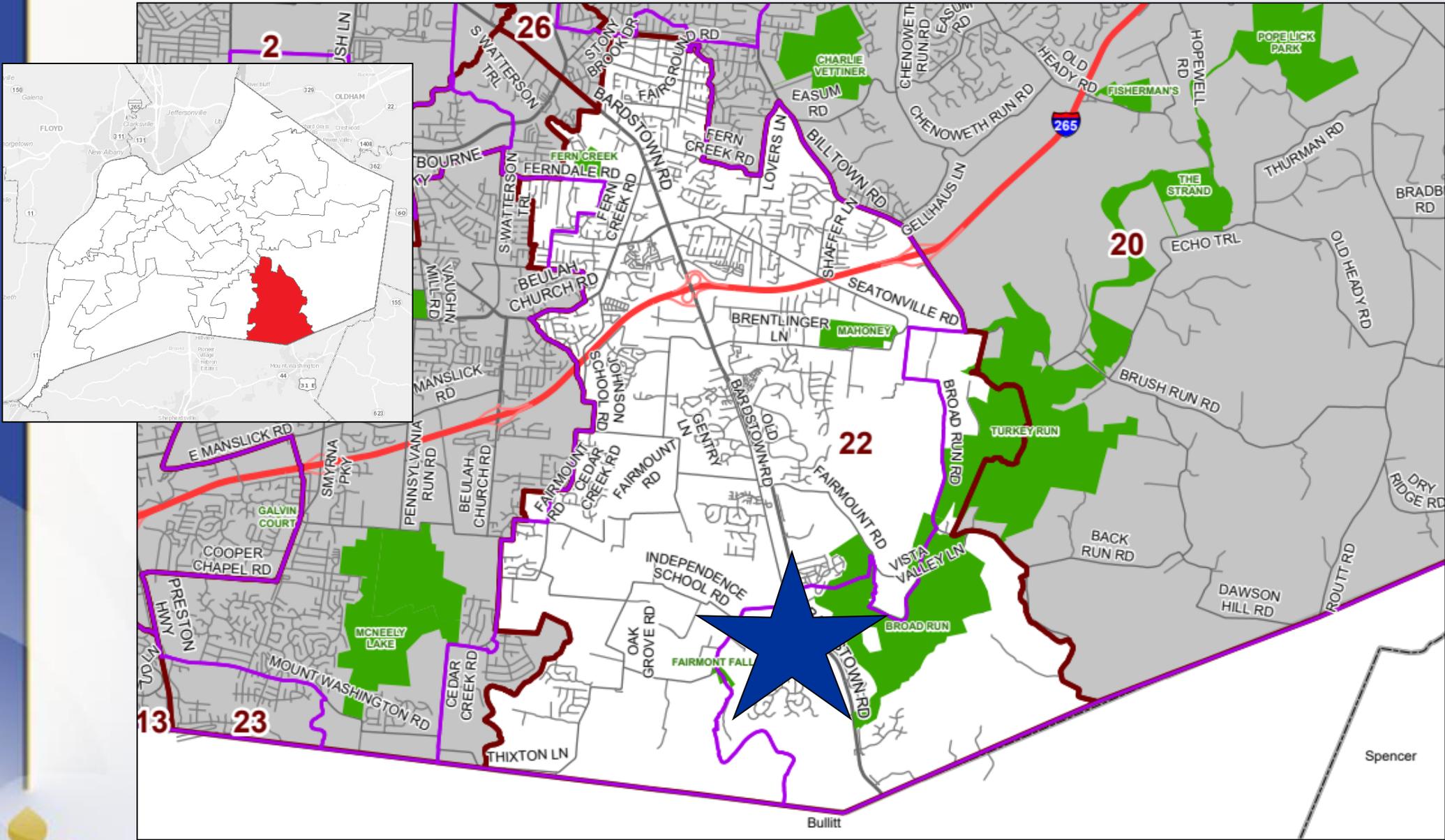


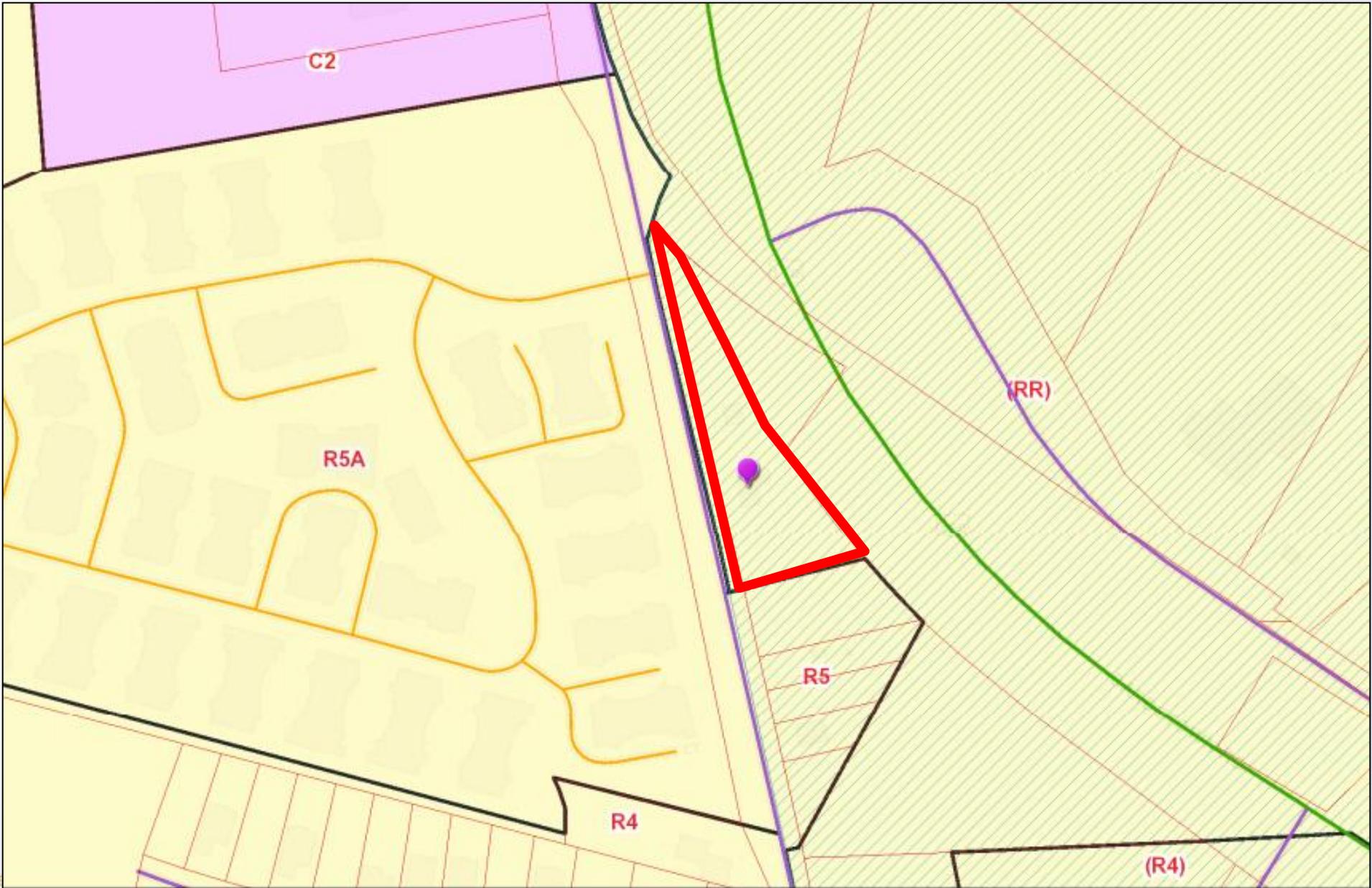
22-ZONE-0121
VISTA HILLS SUBDIVISION



Planning & Zoning Committee
March 7, 2023







Existing: R-R/N
Proposed: R-5/N

Requests

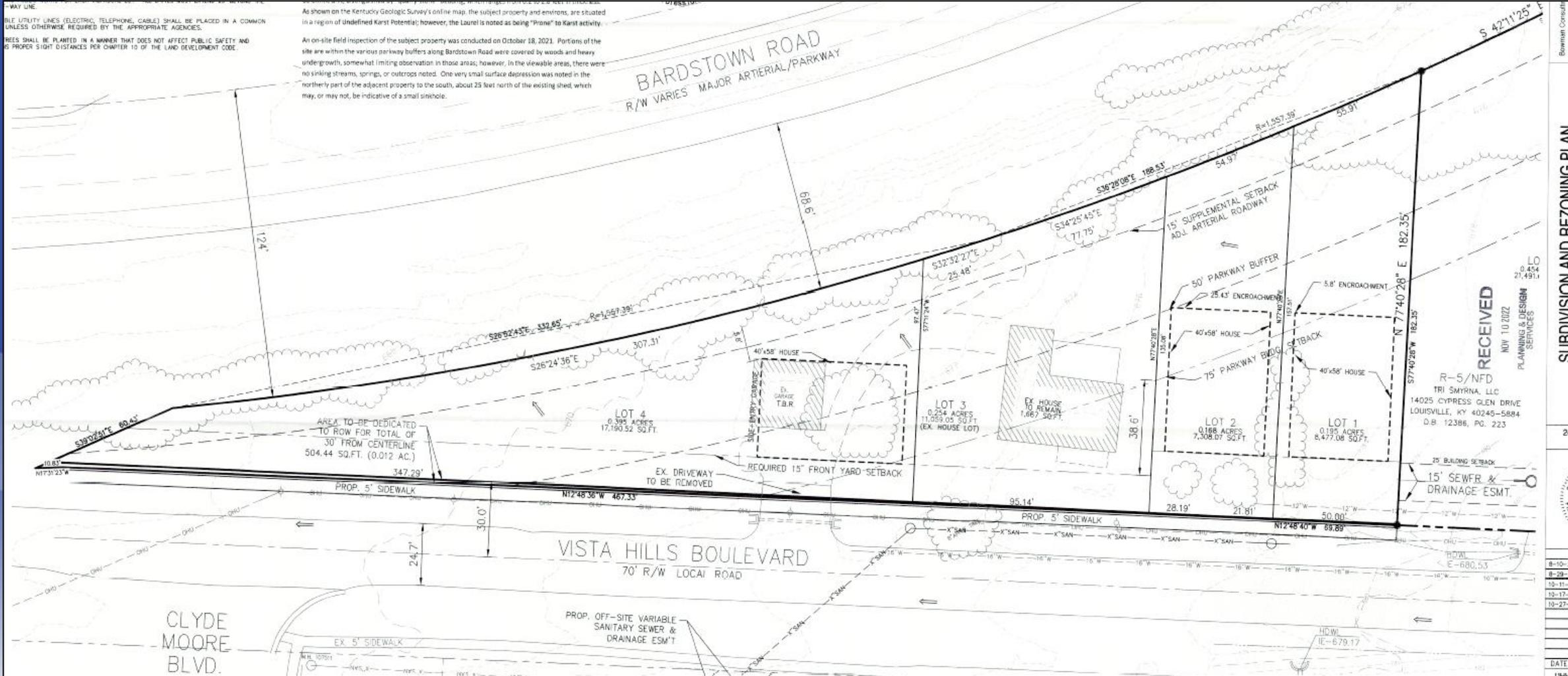
- Change in zoning from RR to R-5
- Waiver from Chapter 10.3.5 to permit encroachments into the 50' parkway buffer and 75' parkway setback (22-WAIVER-0185)
- Floyds Fork DRO Review
- Detailed District Development Plan

Case Summary

- RR to R-5
- Neighborhood form district
- 4 lots proposed
- Access from Vista Hills Boulevard

...WAY LINE.
 ALL UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
 TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND IS PROPER SIGHT DISTANCES PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

As shown on the Kentucky Geologic Survey's online map, the subject property and environs, are situated in a region of Undefined Karst Potential; however, the Laurel is noted as being "Prone" to Karst activity.
 An on-site field inspection of the subject property was conducted on October 18, 2021. Portions of the site are within the various parkway buffers along Bardstown Road were covered by woods and heavy undergrowth, somewhat limiting observation in those areas; however, in the viewable areas, there were no sinking streams, springs, or outcrops noted. One very small surface depression was noted in the northerly part of the adjacent property to the south, about 25 feet north of the existing shed, which may, or may not, be indicative of a small sinkhole.



Rowman Consulting

SUBDIVISION AND REZONING PLAN

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8-10-2	
8-29-	
10-11-	
10-17-	
10-27-	
DATE	



Site Photos-Subject Property



Public Meetings

- Neighborhood Meeting on 8/22/2022
- LD&T meeting on 1/12/2023
- Planning Commission public hearing on 2/2/2023
 - No one spoke in opposition.
 - Motion to approve the change in zoning from R-R to R-5 by a vote of 8-0.