

**ORDINANCE NO. \_\_\_\_\_, SERIES 2021**

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 4308 ROLLINGTON ROAD CONTAINING APPROXIMATELY 22.6 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0105). (AS AMENDED)**

**SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD**

**WHEREAS**, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 20ZONE0105; and

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 20ZONE0105 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with the addition of binding elements.

**NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

**SECTION I:** That the zoning of the property located at 4308 Rollington Road containing approximately 22.6 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 20ZONE0105, is hereby changed from R-4 Residential Single Family, R-5 Residential Single Family; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 20ZONE0105, with the following additional binding elements:-

15. After approval of the zoning change by the Metro Council, the applicant shall submit a revised detailed district development plan to Planning and Design for Staff approval indicating sixteen- and one-half percent (16.5%) of the existing tree canopy will be preserved, with the remainder of the preservation required by the tree canopy ordinance to be fulfilled via the fee-in-lieu.

16. All plantings required by the development plan and landscape plan for any particular section shall be installed by the developer prior to turning over control of the development (or that particular section, if applicable) to the homeowner's association, at which point the HOA shall take over all maintenance responsibilities for said plantings.

17. Any changes in density on the property above R-4 level density and/or any amendments to binding elements Nos. 15, 16, and 17 shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

**SECTION II:** This Ordinance shall take effect upon its passage and approval.

\_\_\_\_\_  
Sonya Harward  
Metro Council Clerk

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David James  
President of the Council

\_\_\_\_\_  
Greg Fischer  
Mayor

\_\_\_\_\_  
Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: \_\_\_\_\_  
O-149-21 20ZONE0105 Approval (As Amended).docx (TF)