

Development Review Committee

Staff Report

May 19, 2021



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|---------------------------|---|
| Case No: | 21-FFO-0004 |
| Project Name: | Floyds Fork DRO Review – Single Family Construction |
| Location: | 1440 Piercy Mill Trace |
| Owner(s): | Shiloh Five, LLC |
| Applicant: | Vince Kimbel, Kimbel Construction |
| Representative(s): | Vince Kimbel, Kimbel Construction |
| Jurisdiction: | Louisville Metro |
| Council District: | 19 – Anthony Piagentini |
| Case Manager: | Molly Clark, Planner I |

REQUEST(S)

- Floyds Fork Development Review Overlay

CASE SUMMARY

The applicant is proposing to construct a single family home with an attached garage on a 5.94 acre lot. The lot is related to 20-MPLAT-0018 which was a large format minor subdivision plat to create 5 lots from 2 lots. Subdivision of 3 or fewer parcels are staff level approval. Piercy Mill Trace road construction and installation of utilities has been completed within the newly recorded 60' private access easement. The applicant is proposing only minimal disturbance to ensure that there is sufficient compensation for building in the flood plain. The house is being placed in an already cleared area with no trees existing. There was once a barn on this lot that has since been torn down. The proposed location of the single family house is outside of the floodplain. Single Family construction is a regulated activity in the Floyds Fork Development Review Overlay.

The subject site is located in the Floyds Fork Review Overlay District, therefore the Planning Commission or designee must act upon the development review overlay application.

STAFF FINDING

The proposed residence appears to provide the minimum disturbance necessary within the Overlay to construct a single-family home consistent with the character of nearby residences on a legally created lot of record. The applicant states that the proposed residence will be located in a natural clearing in the center of the property, and no clearing or removing of trees will be needed for the driveway or house.

TECHNICAL REVIEW

- Lots created after the effective date of the DRO (1993) are subject to review and approval by the Planning Commission or designee.
- The driveway will need to be constructed of a hard and durable surface (concrete or asphalt) within the right-of-way.
- The proposal complies with all minimum requirements for setback and height, as well as those requirements for the preservation and protection of perennial, blue-line (protected) waterways. The site is 600' deep and the area of disturbance for the single-family home is provided within the first 111' - 157' of the subject property. It is outside of the protected waterway.
- Proposed structures fall outside of the suggested 200' Floyds Fork stream buffer.

- As the site appears to lie outside of the floodplain and conveyance zone per LOJIC.

REQUIRED ACTIONS

- **Approve or Deny the Floyds Fork Development Review Overlay**

NOTIFICATION

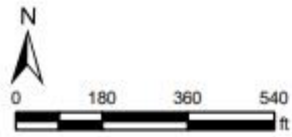
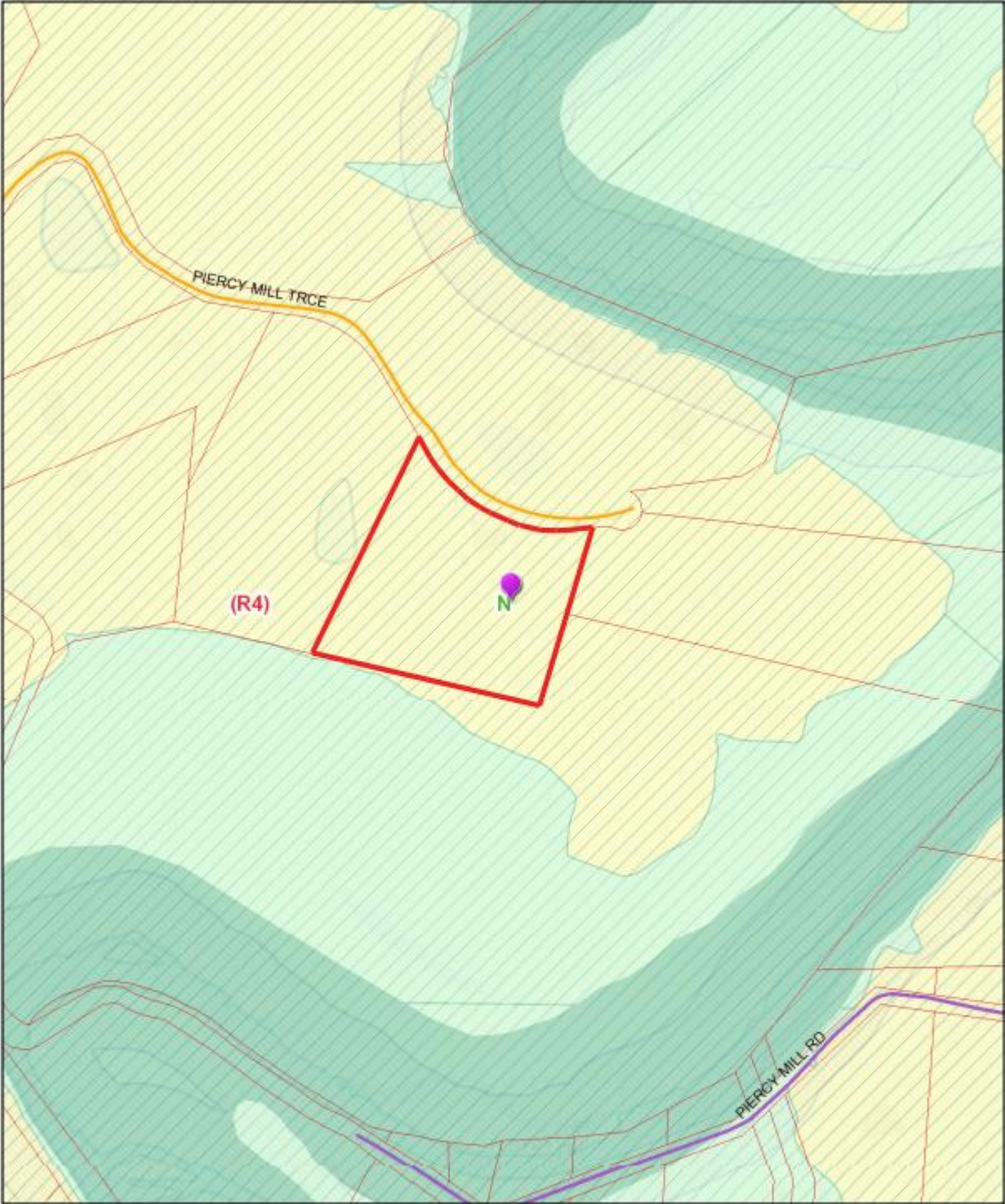
| Date | Purpose of Notice | Recipients |
|-----------------|---------------------|---|
| 05-04-21 | Hearing before DRC* | 1 st tier adjoining property owners Registered Neighborhood Groups in Council District 19 |

*FFRO requires 7-21 day notice in advance of the public meeting

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



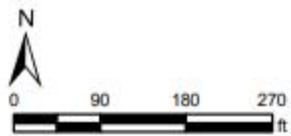
Tuesday, May 11, 2021 | 7:09:20 AM



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2. Aerial Photograph



Tuesday, May 11, 2021 | 7:05:28 AM



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