

Case No. 13ZONE1015

Spring Villa



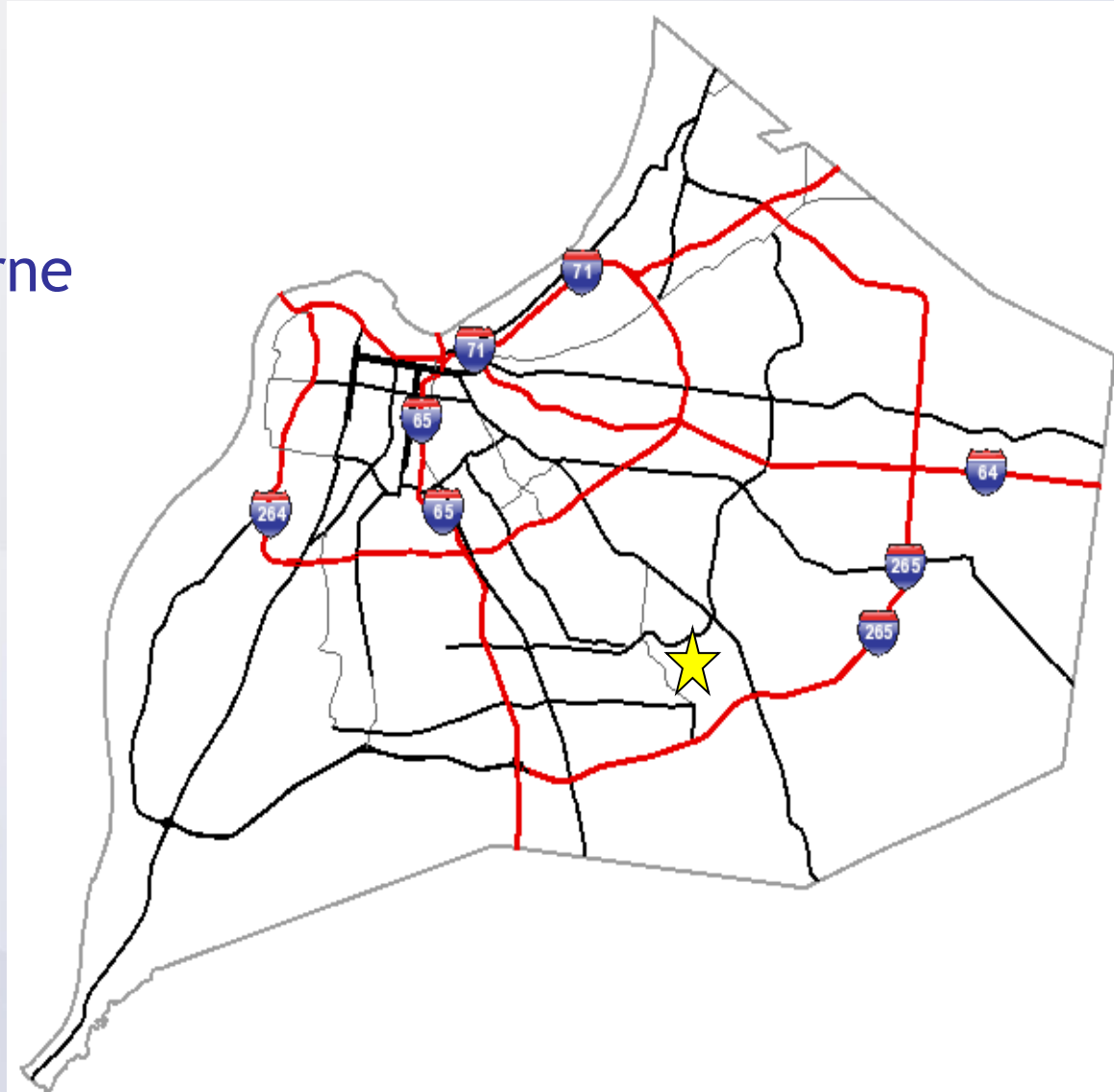
Planning/Zoning, Land Design & Development
February 18, 2014

Case Summary / Background

- Change in Zoning from R-5A, Multi-Family Residential, to PRD, Planned Residential Development District
 - 9-38-01: R-4 to R-5A
 - 172 single family detached condos
 - Revised Plan approved in 2005 concerning decks within 50 ft LBA
 - 13ZONE1015: R-5A to PRD
 - Proposal to place each house within its own property lines and dedicate roads to public right-of-way

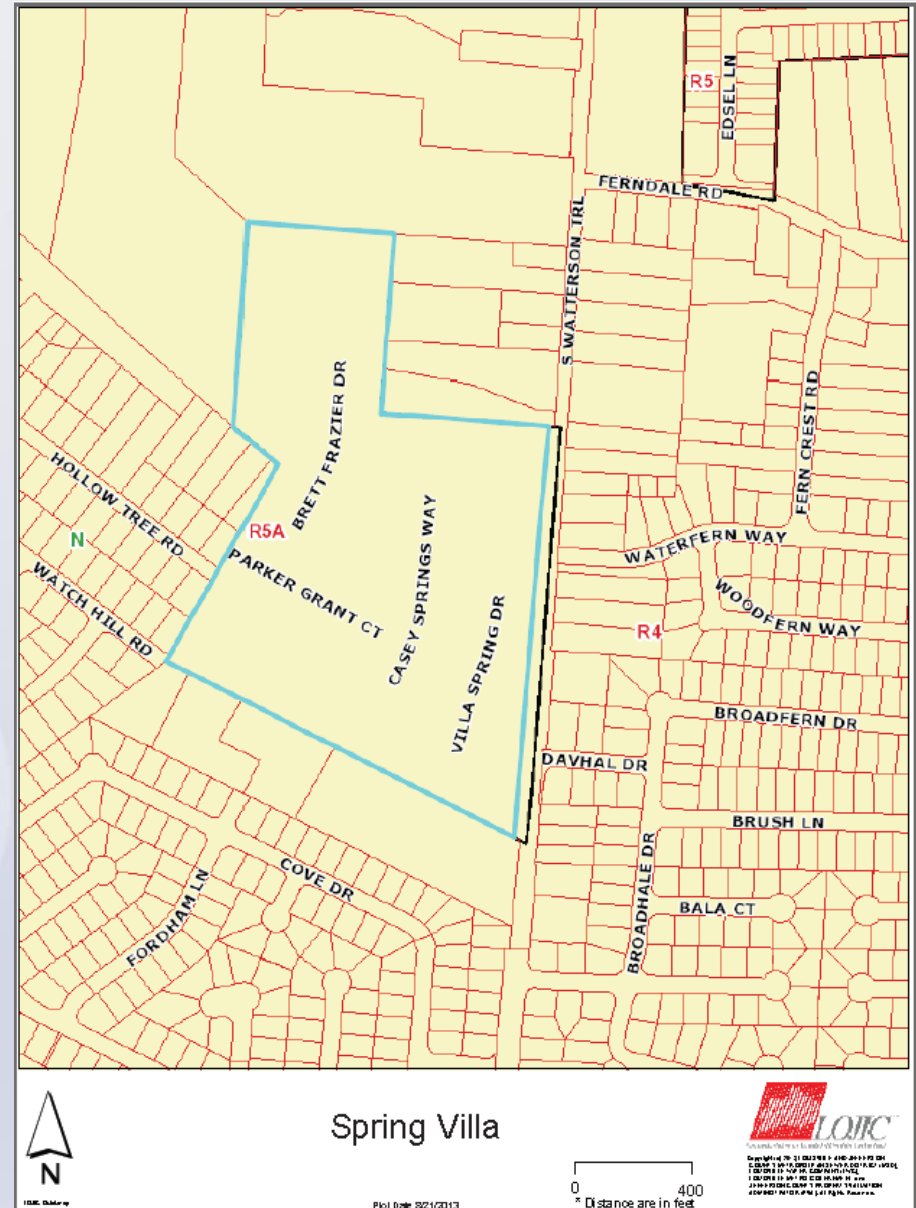
Location

- S Watterson Trl south of Hurstbourne Pkwy
- Council District 23 - James Peden



Zoning/Form Districts

- Subject Property:
 - Existing: R-5A / N
 - Proposed: PRD / N
- Adjacent Properties:
 - North: R-4 / N
 - South: R-4 / N
 - East: R-4 / N
 - West: R-4 / N



Aerial Photo/Land Use

- Subject Property:
 - Existing: Residential
 - Proposed: Residential
- Adjacent Properties:
 - North: Single Family
 - South: Single Family
 - East: Single Family
 - West: Single Family



Entrance to Subject Site



Subject Site near Entrance



Subject Site from Brett Frazier Dr.



Casey Springs Way looking Northwest



Properties across S Watterson Trl



Properties across S Watterson Trl



Waterfern Way Across from Entrance

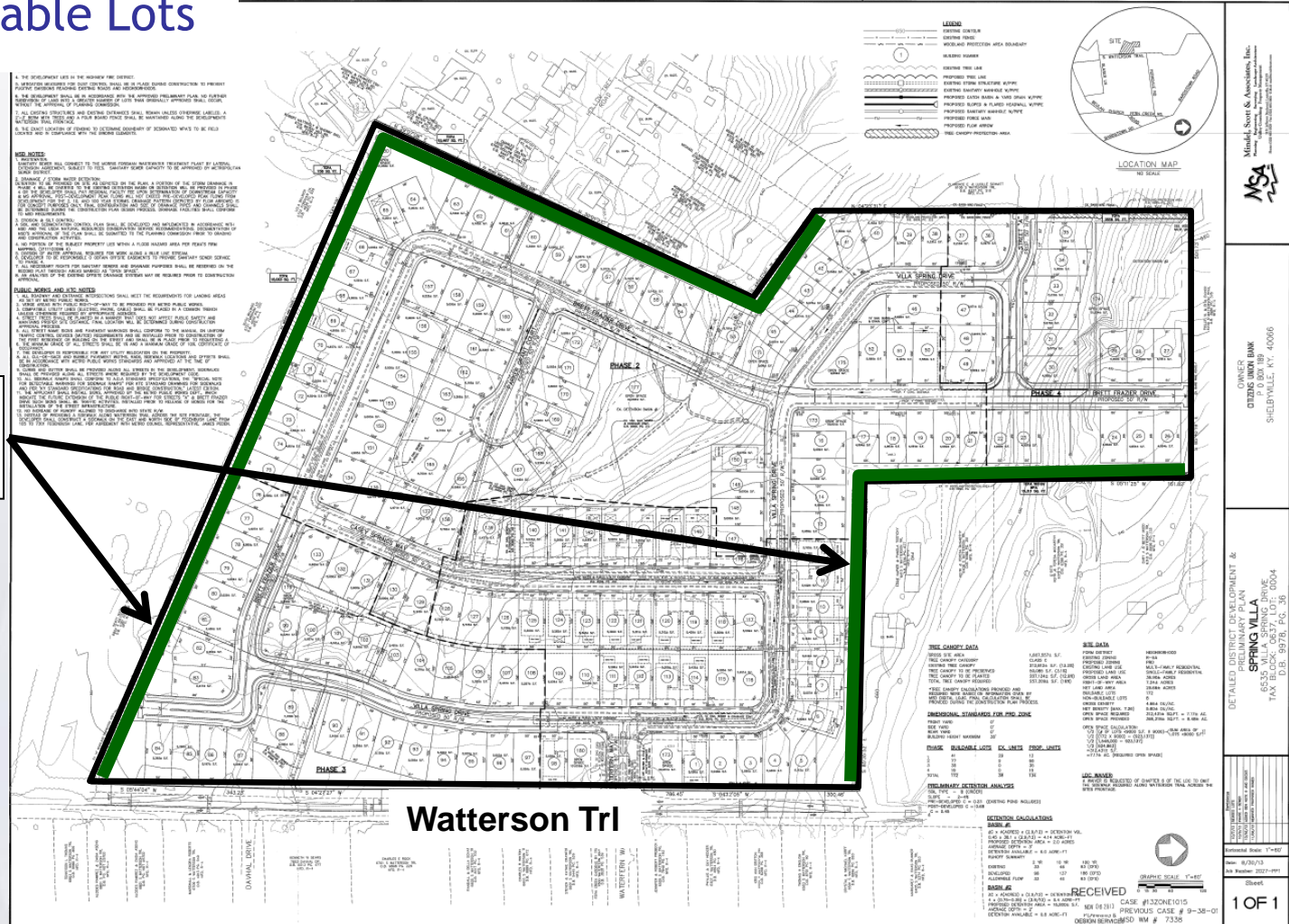


Applicant's Development Plan

Highlights:

- 172 Buildable Lots

Existing 50 ft LBA



Owner: **CELESTIA BANK**
 P.O. BOX 889
 SHELBYVILLE, KY 40066

DETAILED DISTRICT DEVELOPMENT & PRELIMINARY PLAN
SPRING VILLA
 65 S. WATTERSON TRAIL DRIVE
 TAX BLOCK: 06372, LOT: 0004
 D.B. 99776, PG. 28

RECEIVED
 CASE # 13ZONE1015
 PHOTODUPLICATION SERVICE
 9000 WOODBURN BLVD
 GREENBERG/KSOMSD NM # 7338

1 OF 1

Applicant's Development Plan

GENERAL NOTES:
 1. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 2. A FLOOD RISK ANALYSIS SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLOOD RISK ACT AND ALL APPLICABLE REGULATIONS.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SECTION:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTES:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONDITIONS:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

STREETS:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

UTILITIES:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ENVIRONMENT:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONSTRUCTION:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

MAINTENANCE:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FINISHING:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



FREE STREETS DATA

GROSS SITE AREA	6.81 AC
TREE CANOPY COVERAGE	12.0%
DISTRICT TREE SHADY	12.0%
TREE CANOPY TO BE PRESERVED	0.82 AC (11,920 SF)
TOTAL TREE CANOPY PRESERVED	12.82%

GENERAL DATA

LOT SIZE	0.34 AC
LOT AREA	4,670 SF
LOT WIDTH	27.1 FT
LOT DEPTH	171.0 FT
TOTAL LOT AREA	172 x 4,670 = 803,240 SF
TOTAL TREE CANOPY PRESERVED	22,250 SF

DIMENSIONAL STANDARDS FOR PUD ZONE

MIN. FRONT SETBACK	5 FT
MIN. SIDE SETBACK	5 FT
MIN. REAR SETBACK	10 FT
MIN. LOT AREA	4,670 SF
MIN. LOT WIDTH	27.1 FT
MIN. LOT DEPTH	171.0 FT

PHASE SUBTOTALS

PHASE	ADDITIONAL LOTS	CL. UNITS	PROP. UNITS
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
TOTAL	4	4	4

PRELIMINARY DETENTION ANALYSIS

DESIGN FREQ.	0.25 ANNUAL
RAINFALL	4.5 IN.
PROP. DEVELOPED C.	0.80
C = 0.40	

RETENTION CALCULATIONS

1.01 AREA(S) x (DEPTH) x (RETENTION VOL. CAP. x (NO. OF EVENTS)) = 4.50 CUBIC FT
PROPOSED RETENTION AREA = 5.0 ACRES

SITE DATA

PROPOSED ZONING	PD
PROPOSED DISTRICT	PD
PROPOSED SUBDISTRICT	PD
PROPOSED LOT TYPE	RESIDENTIAL
PROPOSED LOT SIZE	0.34 AC
PROPOSED LOT AREA	4,670 SF
PROPOSED LOT WIDTH	27.1 FT
PROPOSED LOT DEPTH	171.0 FT
PROPOSED LOT AREA	4,670 SF
PROPOSED LOT WIDTH	27.1 FT
PROPOSED LOT DEPTH	171.0 FT

NOTE: SEE SHEET 13ZONE1015-1 FOR LOT 172. SEE SHEET 13ZONE1015-2 FOR LOT 171. SEE SHEET 13ZONE1015-3 FOR LOT 170. SEE SHEET 13ZONE1015-4 FOR LOT 169. SEE SHEET 13ZONE1015-5 FOR LOT 168. SEE SHEET 13ZONE1015-6 FOR LOT 167. SEE SHEET 13ZONE1015-7 FOR LOT 166. SEE SHEET 13ZONE1015-8 FOR LOT 165. SEE SHEET 13ZONE1015-9 FOR LOT 164. SEE SHEET 13ZONE1015-10 FOR LOT 163. SEE SHEET 13ZONE1015-11 FOR LOT 162. SEE SHEET 13ZONE1015-12 FOR LOT 161. SEE SHEET 13ZONE1015-13 FOR LOT 160. SEE SHEET 13ZONE1015-14 FOR LOT 159. SEE SHEET 13ZONE1015-15 FOR LOT 158. SEE SHEET 13ZONE1015-16 FOR LOT 157. SEE SHEET 13ZONE1015-17 FOR LOT 156. SEE SHEET 13ZONE1015-18 FOR LOT 155. SEE SHEET 13ZONE1015-19 FOR LOT 154. SEE SHEET 13ZONE1015-20 FOR LOT 153. SEE SHEET 13ZONE1015-21 FOR LOT 152. SEE SHEET 13ZONE1015-22 FOR LOT 151. SEE SHEET 13ZONE1015-23 FOR LOT 150. SEE SHEET 13ZONE1015-24 FOR LOT 149. SEE SHEET 13ZONE1015-25 FOR LOT 148. SEE SHEET 13ZONE1015-26 FOR LOT 147. SEE SHEET 13ZONE1015-27 FOR LOT 146. SEE SHEET 13ZONE1015-28 FOR LOT 145. SEE SHEET 13ZONE1015-29 FOR LOT 144. SEE SHEET 13ZONE1015-30 FOR LOT 143. SEE SHEET 13ZONE1015-31 FOR LOT 142. SEE SHEET 13ZONE1015-32 FOR LOT 141. SEE SHEET 13ZONE1015-33 FOR LOT 140. SEE SHEET 13ZONE1015-34 FOR LOT 139. SEE SHEET 13ZONE1015-35 FOR LOT 138. SEE SHEET 13ZONE1015-36 FOR LOT 137. SEE SHEET 13ZONE1015-37 FOR LOT 136. SEE SHEET 13ZONE1015-38 FOR LOT 135. SEE SHEET 13ZONE1015-39 FOR LOT 134. SEE SHEET 13ZONE1015-40 FOR LOT 133. SEE SHEET 13ZONE1015-41 FOR LOT 132. SEE SHEET 13ZONE1015-42 FOR LOT 131. SEE SHEET 13ZONE1015-43 FOR LOT 130. SEE SHEET 13ZONE1015-44 FOR LOT 129. SEE SHEET 13ZONE1015-45 FOR LOT 128. SEE SHEET 13ZONE1015-46 FOR LOT 127. SEE SHEET 13ZONE1015-47 FOR LOT 126. SEE SHEET 13ZONE1015-48 FOR LOT 125. SEE SHEET 13ZONE1015-49 FOR LOT 124. SEE SHEET 13ZONE1015-50 FOR LOT 123. SEE SHEET 13ZONE1015-51 FOR LOT 122. SEE SHEET 13ZONE1015-52 FOR LOT 121. SEE SHEET 13ZONE1015-53 FOR LOT 120. SEE SHEET 13ZONE1015-54 FOR LOT 119. SEE SHEET 13ZONE1015-55 FOR LOT 118. SEE SHEET 13ZONE1015-56 FOR LOT 117. SEE SHEET 13ZONE1015-57 FOR LOT 116. SEE SHEET 13ZONE1015-58 FOR LOT 115. SEE SHEET 13ZONE1015-59 FOR LOT 114. SEE SHEET 13ZONE1015-60 FOR LOT 113. SEE SHEET 13ZONE1015-61 FOR LOT 112. SEE SHEET 13ZONE1015-62 FOR LOT 111. SEE SHEET 13ZONE1015-63 FOR LOT 110. SEE SHEET 13ZONE1015-64 FOR LOT 109. SEE SHEET 13ZONE1015-65 FOR LOT 108. SEE SHEET 13ZONE1015-66 FOR LOT 107. SEE SHEET 13ZONE1015-67 FOR LOT 106. SEE SHEET 13ZONE1015-68 FOR LOT 105. SEE SHEET 13ZONE1015-69 FOR LOT 104. SEE SHEET 13ZONE1015-70 FOR LOT 103. SEE SHEET 13ZONE1015-71 FOR LOT 102. SEE SHEET 13ZONE1015-72 FOR LOT 101. SEE SHEET 13ZONE1015-73 FOR LOT 100. SEE SHEET 13ZONE1015-74 FOR LOT 99. SEE SHEET 13ZONE1015-75 FOR LOT 98. SEE SHEET 13ZONE1015-76 FOR LOT 97. SEE SHEET 13ZONE1015-77 FOR LOT 96. SEE SHEET 13ZONE1015-78 FOR LOT 95. SEE SHEET 13ZONE1015-79 FOR LOT 94. SEE SHEET 13ZONE1015-80 FOR LOT 93. SEE SHEET 13ZONE1015-81 FOR LOT 92. SEE SHEET 13ZONE1015-82 FOR LOT 91. SEE SHEET 13ZONE1015-83 FOR LOT 90. SEE SHEET 13ZONE1015-84 FOR LOT 89. SEE SHEET 13ZONE1015-85 FOR LOT 88. SEE SHEET 13ZONE1015-86 FOR LOT 87. SEE SHEET 13ZONE1015-87 FOR LOT 86. SEE SHEET 13ZONE1015-88 FOR LOT 85. SEE SHEET 13ZONE1015-89 FOR LOT 84. SEE SHEET 13ZONE1015-90 FOR LOT 83. SEE SHEET 13ZONE1015-91 FOR LOT 82. SEE SHEET 13ZONE1015-92 FOR LOT 81. SEE SHEET 13ZONE1015-93 FOR LOT 80. SEE SHEET 13ZONE1015-94 FOR LOT 79. SEE SHEET 13ZONE1015-95 FOR LOT 78. SEE SHEET 13ZONE1015-96 FOR LOT 77. SEE SHEET 13ZONE1015-97 FOR LOT 76. SEE SHEET 13ZONE1015-98 FOR LOT 75. SEE SHEET 13ZONE1015-99 FOR LOT 74. SEE SHEET 13ZONE1015-100 FOR LOT 73. SEE SHEET 13ZONE1015-101 FOR LOT 72. SEE SHEET 13ZONE1015-102 FOR LOT 71. SEE SHEET 13ZONE1015-103 FOR LOT 70. SEE SHEET 13ZONE1015-104 FOR LOT 69. SEE SHEET 13ZONE1015-105 FOR LOT 68. SEE SHEET 13ZONE1015-106 FOR LOT 67. SEE SHEET 13ZONE1015-107 FOR LOT 66. SEE SHEET 13ZONE1015-108 FOR LOT 65. SEE SHEET 13ZONE1015-109 FOR LOT 64. SEE SHEET 13ZONE1015-110 FOR LOT 63. SEE SHEET 13ZONE1015-111 FOR LOT 62. SEE SHEET 13ZONE1015-112 FOR LOT 61. SEE SHEET 13ZONE1015-113 FOR LOT 60. SEE SHEET 13ZONE1015-114 FOR LOT 59. SEE SHEET 13ZONE1015-115 FOR LOT 58. SEE SHEET 13ZONE1015-116 FOR LOT 57. SEE SHEET 13ZONE1015-117 FOR LOT 56. SEE SHEET 13ZONE1015-118 FOR LOT 55. SEE SHEET 13ZONE1015-119 FOR LOT 54. SEE SHEET 13ZONE1015-120 FOR LOT 53. SEE SHEET 13ZONE1015-121 FOR LOT 52. SEE SHEET 13ZONE1015-122 FOR LOT 51. SEE SHEET 13ZONE1015-123 FOR LOT 50. SEE SHEET 13ZONE1015-124 FOR LOT 49. SEE SHEET 13ZONE1015-125 FOR LOT 48. SEE SHEET 13ZONE1015-126 FOR LOT 47. SEE SHEET 13ZONE1015-127 FOR LOT 46. SEE SHEET 13ZONE1015-128 FOR LOT 45. SEE SHEET 13ZONE1015-129 FOR LOT 44. SEE SHEET 13ZONE1015-130 FOR LOT 43. SEE SHEET 13ZONE1015-131 FOR LOT 42. SEE SHEET 13ZONE1015-132 FOR LOT 41. SEE SHEET 13ZONE1015-133 FOR LOT 40. SEE SHEET 13ZONE1015-134 FOR LOT 39. SEE SHEET 13ZONE1015-135 FOR LOT 38. SEE SHEET 13ZONE1015-136 FOR LOT 37. SEE SHEET 13ZONE1015-137 FOR LOT 36. SEE SHEET 13ZONE1015-138 FOR LOT 35. SEE SHEET 13ZONE1015-139 FOR LOT 34. SEE SHEET 13ZONE1015-140 FOR LOT 33. SEE SHEET 13ZONE1015-141 FOR LOT 32. SEE SHEET 13ZONE1015-142 FOR LOT 31. SEE SHEET 13ZONE1015-143 FOR LOT 30. SEE SHEET 13ZONE1015-144 FOR LOT 29. SEE SHEET 13ZONE1015-145 FOR LOT 28. SEE SHEET 13ZONE1015-146 FOR LOT 27. SEE SHEET 13ZONE1015-147 FOR LOT 26. SEE SHEET 13ZONE1015-148 FOR LOT 25. SEE SHEET 13ZONE1015-149 FOR LOT 24. SEE SHEET 13ZONE1015-150 FOR LOT 23. SEE SHEET 13ZONE1015-151 FOR LOT 22. SEE SHEET 13ZONE1015-152 FOR LOT 21. SEE SHEET 13ZONE1015-153 FOR LOT 20. SEE SHEET 13ZONE1015-154 FOR LOT 19. SEE SHEET 13ZONE1015-155 FOR LOT 18. SEE SHEET 13ZONE1015-156 FOR LOT 17. SEE SHEET 13ZONE1015-157 FOR LOT 16. SEE SHEET 13ZONE1015-158 FOR LOT 15. SEE SHEET 13ZONE1015-159 FOR LOT 14. SEE SHEET 13ZONE1015-160 FOR LOT 13. SEE SHEET 13ZONE1015-161 FOR LOT 12. SEE SHEET 13ZONE1015-162 FOR LOT 11. SEE SHEET 13ZONE1015-163 FOR LOT 10. SEE SHEET 13ZONE1015-164 FOR LOT 9. SEE SHEET 13ZONE1015-165 FOR LOT 8. SEE SHEET 13ZONE1015-166 FOR LOT 7. SEE SHEET 13ZONE1015-167 FOR LOT 6. SEE SHEET 13ZONE1015-168 FOR LOT 5. SEE SHEET 13ZONE1015-169 FOR LOT 4. SEE SHEET 13ZONE1015-170 FOR LOT 3. SEE SHEET 13ZONE1015-171 FOR LOT 2. SEE SHEET 13ZONE1015-172 FOR LOT 1.

Proposed development plan for 172 single family lots (38 already built)



PC Recommendation

- Public Hearing was held on 12/19/2013
- Three people spoke in opposition of the proposal with concerns over encroachments into the 50 ft LBA, traffic and sidewalks
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (9 members voted)