

20-WAIVER-0088
LDC Waiver
14831 Ava Brook Circle



Louisville Metro Planning Commission

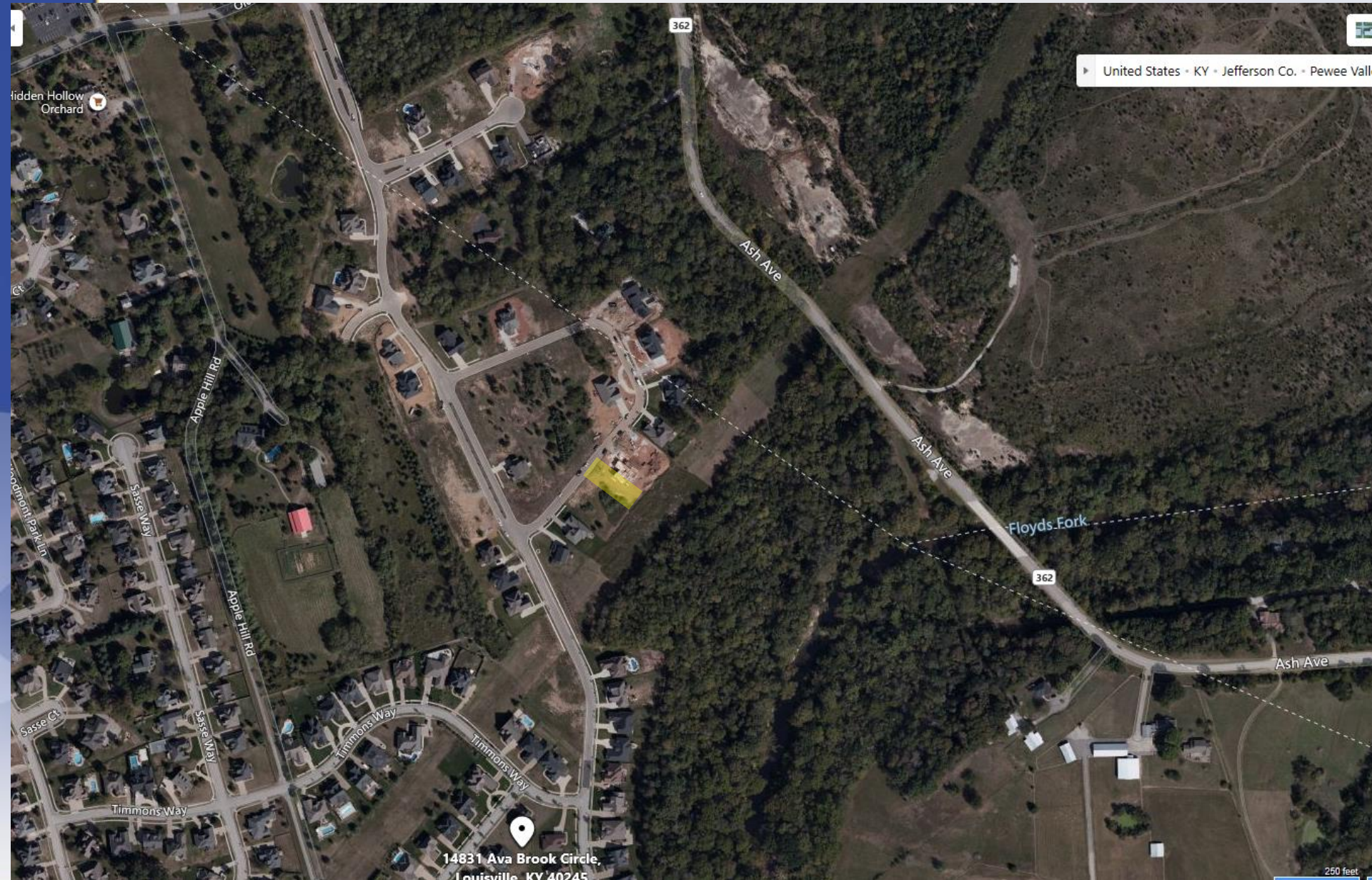
Lacey Gabbard, AICP, Planner I

September 30, 2020

Requests

- **Waiver** of Land Development Code section 7.3.30.F to allow a swimming pool on a residential lot to encroach into the 15 foot buffer yard at the rear of the property

Site Context



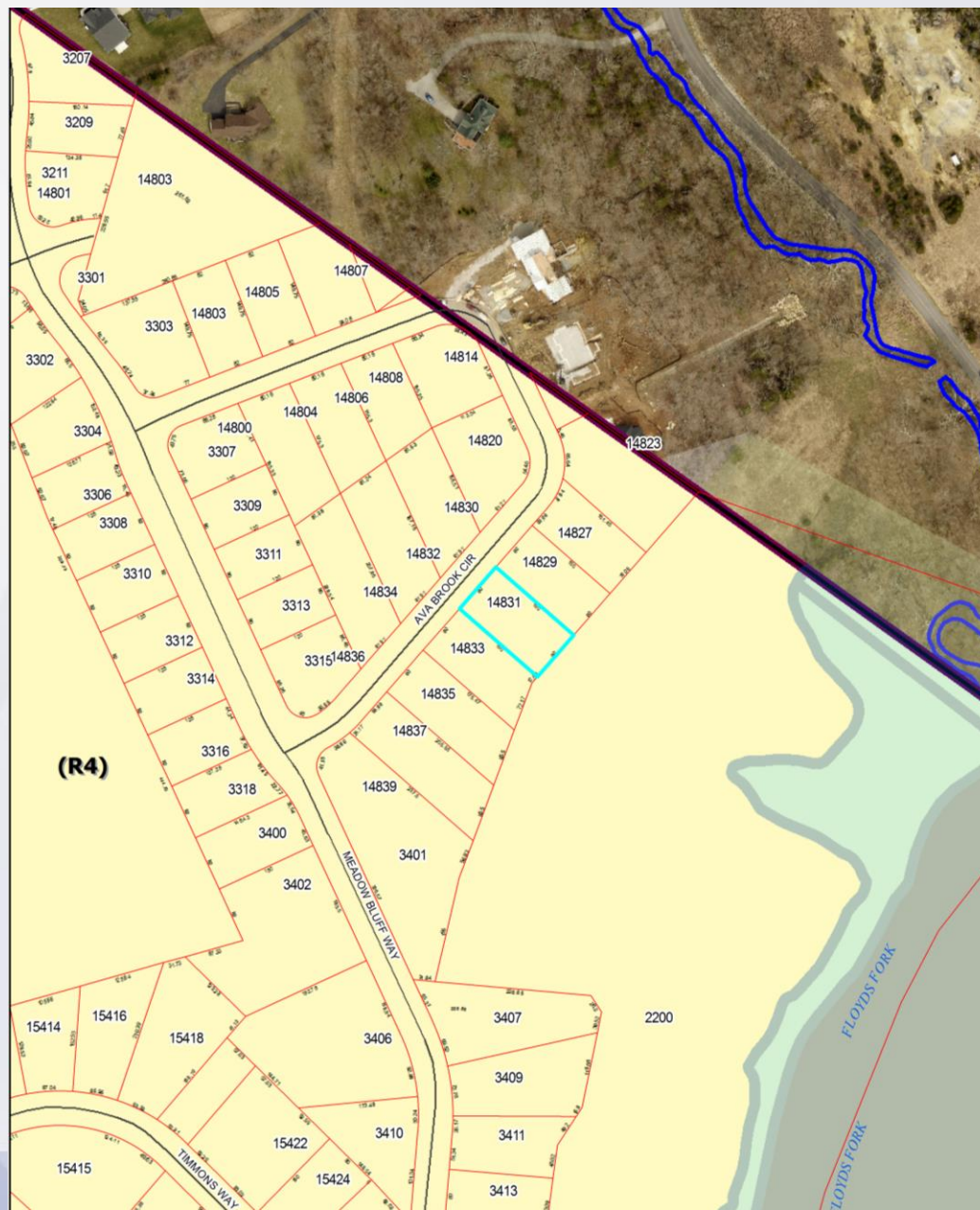
14831 Ava Brook Circle,
Louisville, KY 40245

20-WAIVER-0088

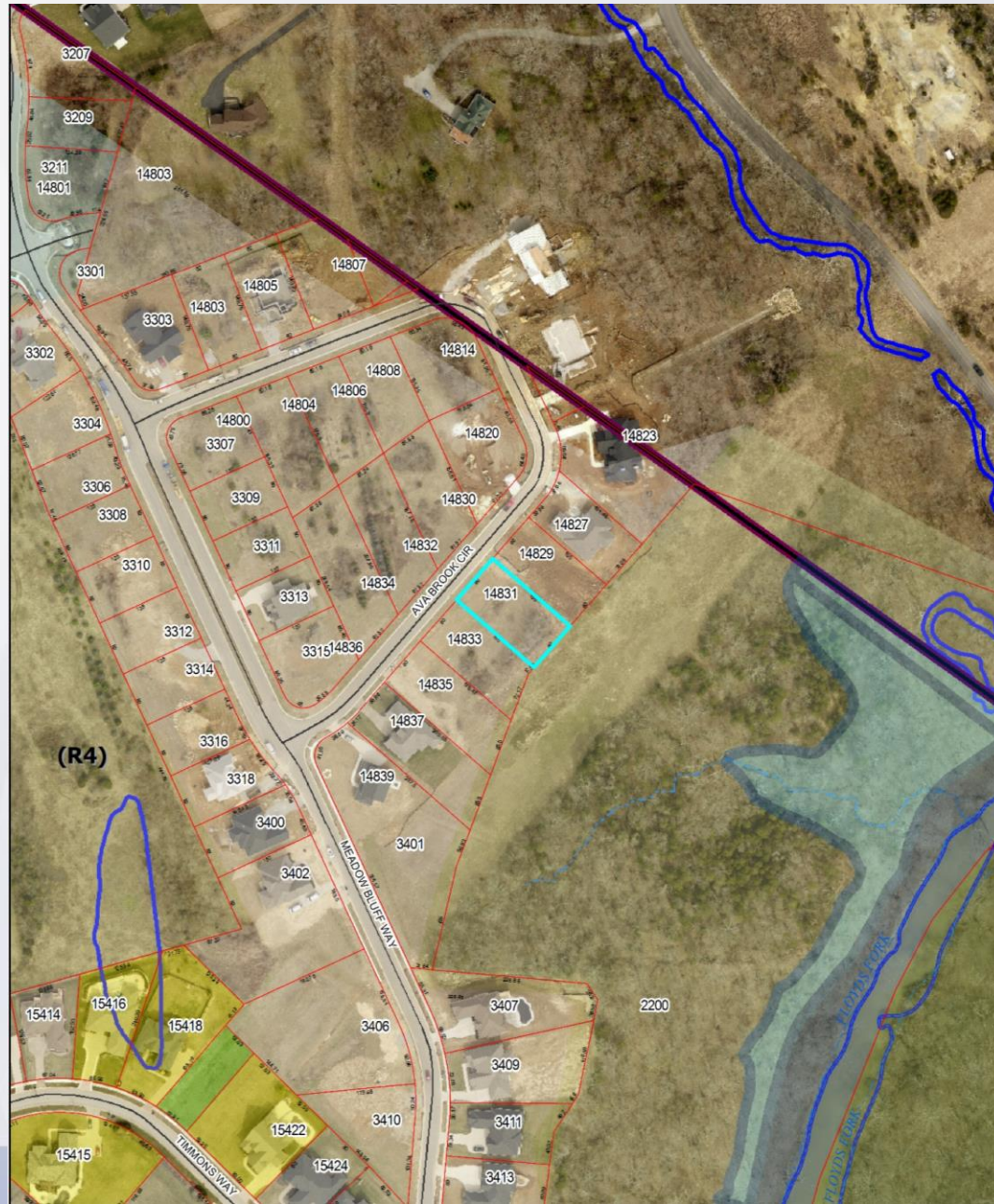
Case Summary

- Zoned R-4 Single Family Residential in the Neighborhood form district.
- Located on the east side of Ava Brook Circle, in the Reserve at Fox Run in the Floyds Fork DRO.
- The applicant is proposing to construct a 14x28 inground swimming pool at the rear of the residential structure.
- Applicant is requesting to encroach into the 15 foot buffer yard in an approximately 30 foot section by about 5-7 feet.

Zoning/Form Districts



Aerial Photo



PROJECT DATA

TOTAL SITE AREA	= 38.28 AC.
TOTAL AREA OF R/W	= 5.98 AC.
NET AREA	= 30.58 AC.
EXISTING ZONING	= R-4 (FLOODS FORK OVERLAY)
FORM DISTRICT	= NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS	= 64 LOTS
GROSS DENSITY	= 1.77 DU/AC. (4.84 DU/AC. MAX.)
NET DENSITY	= 2.11 DU/AC. (4.84 DU/AC. MAX.)
TOTAL AREA OF LOTS	= 5
TOTAL # OPEN SPACE LOTS	= 5
OPEN SPACE PROVIDED	= 5.48 AC.

JEFFERSON COUNTY PROJECT DATA

TOTAL SITE AREA	= 21.74 AC.
TOTAL AREA OF R/W	= 4.16 AC.
NET AREA	= 17.62 AC.
EXISTING ZONING	= R-4 (FLOODS FORK OVERLAY)
FORM DISTRICT	= NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS	= 31 LOTS
GROSS DENSITY	= 2.35 DU/AC. (4.84 DU/AC. MAX.)
NET DENSITY	= 2.90 DU/AC. (4.84 DU/AC. MAX.)
TOTAL AREA OF LOTS	= 14.08 AC.
TOTAL # OPEN SPACE LOTS	= 3
OPEN SPACE PROVIDED	= 1.78 AC.

R-4 STANDARDS

MINIMUM LOT AREA	= 9,000 SF
MINIMUM LOT WIDTH	= 60 FT.
MINIMUM FRONT YARD	= 30 FT.
MINIMUM SIDE YARD	= 5 FT.
STREET SIDE YARD	= 30 FT.
MINIMUM REAR YARD	= 25 FT.
MAXIMUM BUILDING HEIGHT	= 35 FT.

TREE CANOPY CALCULATIONS (DS - 40% COVERAGE)

TOTAL SITE AREA	= 834,100 S.F.
(JEFFERSON COUNTY AREA ONLY)	
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (.3 F.)
TOTAL TREE CANOPY AREA REQUIRED	= 208 (186,800 S.F.)
PRESERVED TREE CANOPY TO BE PLANTED	= 208 (187,200 S.F.)

RECEIVED
JAN 10 2014
PLANNING &
DESIGN SERVICE

TOTAL SITE AREA	= 36.28 AC.
TOTAL AREA OF R/W	= 5.92 AC.
NET AREA	= 30.33 AC.
EXISTING ZONING	= R-4
	(BLOODS FORK CEMETARY)
FORM DISTRICT	= NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS	= 64 LOTS
GROSS DENSITY	= 1.77 DU/AC.
	(.84 DU/AC MAX.)
NET DENSITY	= 2.11 DU/AC.
	(.84 DU/AC MAX.)
TOTAL AREA OF LOTS	= 24.78 AC.
TOTAL # OPEN SPACE LOTS	= 5
OPEN SPACE PROVIDED	= 5.45 AC.

TOTAL SITE AREA	= 21.7+ AC.
TOTAL AREA OF R/W	= 4.1+ AC.
NET AREA	= 17.6+ AC.
EXISTING ZONING	= R-4
	(FLOISTS FORK OVERLAY)
FORM DISTRICT	= NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS	= 51 LOTS
GROSS DENSITY	= 2.35 DU/AC.
	(4.84 DU/AC MAX.)
NET DENSITY	= 2.90 DU/AC.
	(4.84 DU/AC MAX.)
TOTAL AREA OF LOTS	= 14.0+ AC.
TOTAL # OPEN SPACE LOTS	= 3
OPEN SPACE PROVIDED	= 1.7+ AC.

MINIMUM LOT AREA	=	9,000 SF
MINIMUM LOT WIDTH	=	60 FT
MINIMUM FRONT YARD	=	30 FT
MINIMUM SIDE YARD	=	5 FT
STREET SIDE YARD	=	30 FT
MINIMUM REAR YARD	=	25 FT
MAXIMUM BUILDING HEIGHT	=	35 FT

MINIMUM LOT AREA	=	9,000 SF
MINIMUM LOT WIDTH	=	60 FT
MINIMUM FRONT YARD	=	30 FT
MINIMUM SIDE YARD	=	5 FT
STREET SIDE YARD	=	30 FT
MINIMUM REAR YARD	=	25 FT
MAXIMUM BUILDING HEIGHT	=	35 FT

TOTAL SITE AREA	= 934,102 S.F.
	(JEFFERSON COUNTY AREA ONLY)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (- S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (186,820 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (187,200 S.F.)

RECEIVED
MAR 10 2012
PLATTNER &
DESIGN SERVICES

CITY ADDRESS: ASH AVENUE, APPLE HILL ROAD & MEADOW BLUFF WAY
 TAX ID#046 0016, LOT 0108 & 0109
 PARCEL 25-00-00-74/46H1
 D.B. 0520 PG. 004
 D.B. 9679, PG. 0935

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 501 WASHINGTON AVENUE, SUITE 101
 LOUISVILLE, KY 40202
 PHONE: (502) 426-9078
 FAX: (502) 426-9078
 JOB: 13073
 MSD SUB #1014
 185HMDV1000
 1000CVPLAN1000
 LOTS: 1, 2, 3, 4, 5

COUNCIL DISTRICT ~ 19
 FIRE PROTECTION DISTRICT ~ EASTWOOD ~ MIDDLETOWN

LEGEND

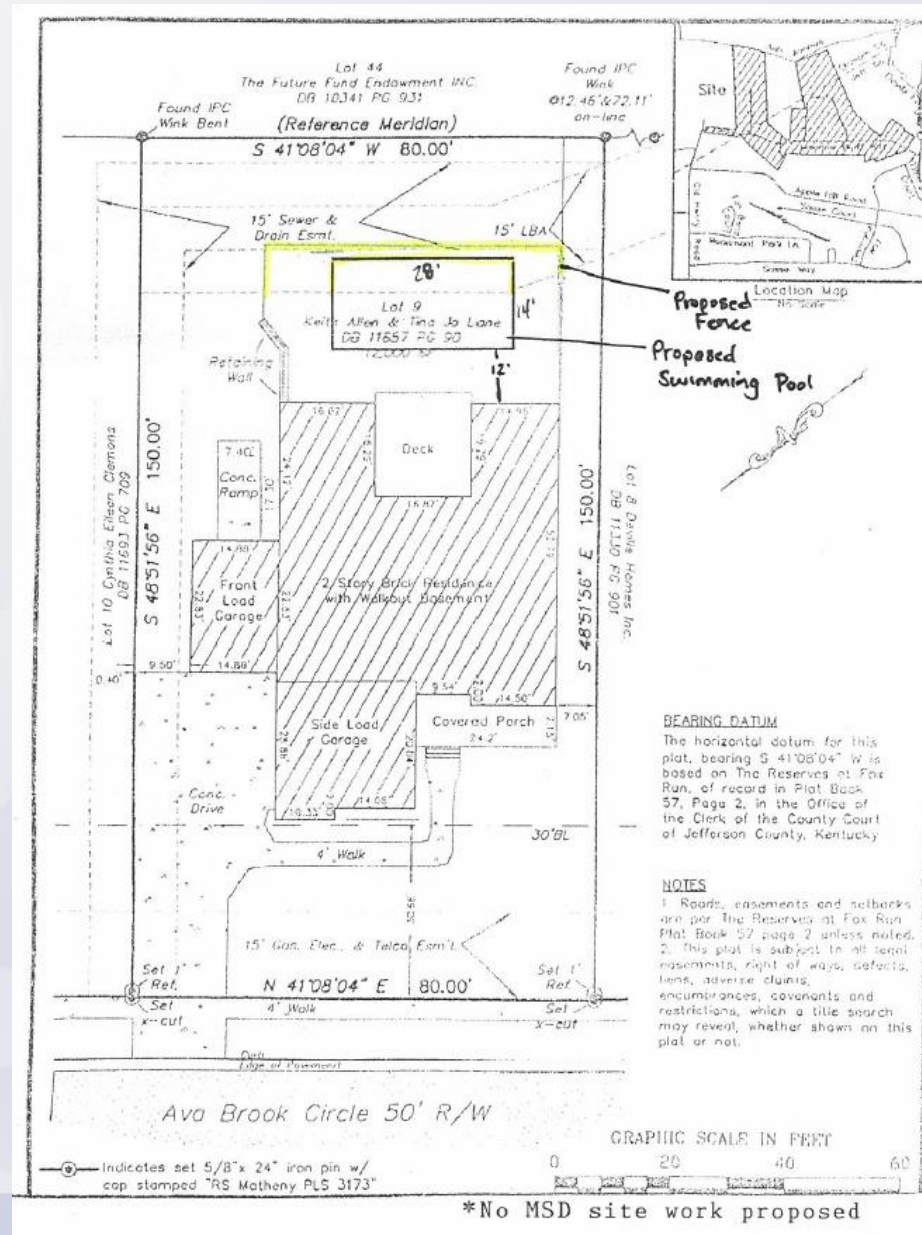
-  = 20% SLOPES
-  = 30% SLOPES
-  = INDICATES JEFFERSON COUNTY LOTS
-  = INDICATES OLIVIA COUNTY LOTS
-  = PROPOSED FORCE MAIN
-  = PROPOSED STORM SEWER, CATCH BASIN
-  = PROPOSED DRAIN AND RUNOFF
-  = PROPOSED ORGANIC SINK

[illegible]

A rectangular stamp with the text "PRELIMINARY NOT FOR CONSTRUCTION" at the top and "ENGINEER STAMP" at the bottom. The central area is blank.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/9/16	REVISED PER AGENCY COMMENTS	KMY
2	2/29/16	REVISED PER AGENCY COMMENTS	KMY
3	3/30/16	REVISED FOR STUB ROADS	KMY

Applicant's Proposed Plan



Staff Finding

- The waiver request is adequately justified and meets the standard of review.

Required Actions

- **APPROVE** or **DENY** the Waiver