

Planning Commission
Staff Report
November 1, 2018



Case No:	18SUBDIV1013
Project Name:	Cedar Creek Subdivision
Location:	10803 and 10903 Cedar Creek Rd
Owner(s):	Patricia Senninger Davis Living Trust
Applicant:	JS Aquisitions
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Jay Lockett, Planner I

REQUEST(S)

- **Major Preliminary Subdivision (Conservation Subdivision)** to create 267 buildable lots on approximately 79.19 acres.

CASE SUMMARY/BACKGROUND

The applicant is proposing to develop a vacant 79.19 acre tract under the Conservation Subdivision regulations contained in Land Development Code section 7.11. The site is located in southern Jefferson County.

STAFF FINDING

The site is a large agricultural property. The rear of the site is bordered by Cedar Creek and heavily wooded. There are some other significant stands of trees on the site, but the majority of the site has been cleared for agricultural activity. There are two ponds on the site; one is to be preserved while the other is to be removed and a larger detention basin will be created near the location of that pond. The site has karst topography and evidence of sinkholes was observed near the area of an existing pond and proposed detention basin. The application of the conservation subdivision regulations will allow for a more clustered development pattern, and will conserve a significant contiguous area of land as open space. By utilizing the conservation subdivision regulations, the proposal claims eight bonus buildable lots, for a total of 267. Under standard subdivision regulations, the lot would allow for 259 units to be created. The reduced lot sizes permitted by the conservation subdivision regulations allows for significantly less land to be cleared and developed, and less impervious surface to be constructed.

TECHNICAL REVIEW

The preliminary subdivision adheres to all applicable Land Development Code and Cornerstone 2020 policies.

The Traffic Impact Study performed for the proposal indicated that the development would create significant pressure on the intersection of eastbound Mt Washington Rd at Cedar Creek Rd. KYTC may require improvements to that intersection tied to the encroachment permits for the site.

CONSERVATION SUBDIVISION CREDIT TABLE

Conservation Space Required	1,034,870 SF (30%)
Conservation Space Provided	1,067,053 SF (30%)
Full Credit Conservation Area	931,404 SF
Half Credit Conservation Area	135,649 SF
Tree Canopy Required	586,427 SF
Tree Canopy Provided	586,427 SF
Conventional Subdivision Lot Yield	259
Open Space Credit Lots (5%)	13
Tree Canopy Credit Lots (10%)	0
Total Buildable Lots Allowed Under 7.11	272
Lots Requested	267

INTERESTED PARTY COMMENTS

Several neighbors and area citizens have contacted staff via phone, mail and email. Concerns were voiced about traffic as well as a loss of natural areas and rural character.

REQUIRED ACTIONS:

- **APPROVED** or **DENY** the **Major Preliminary Subdivision Plan**

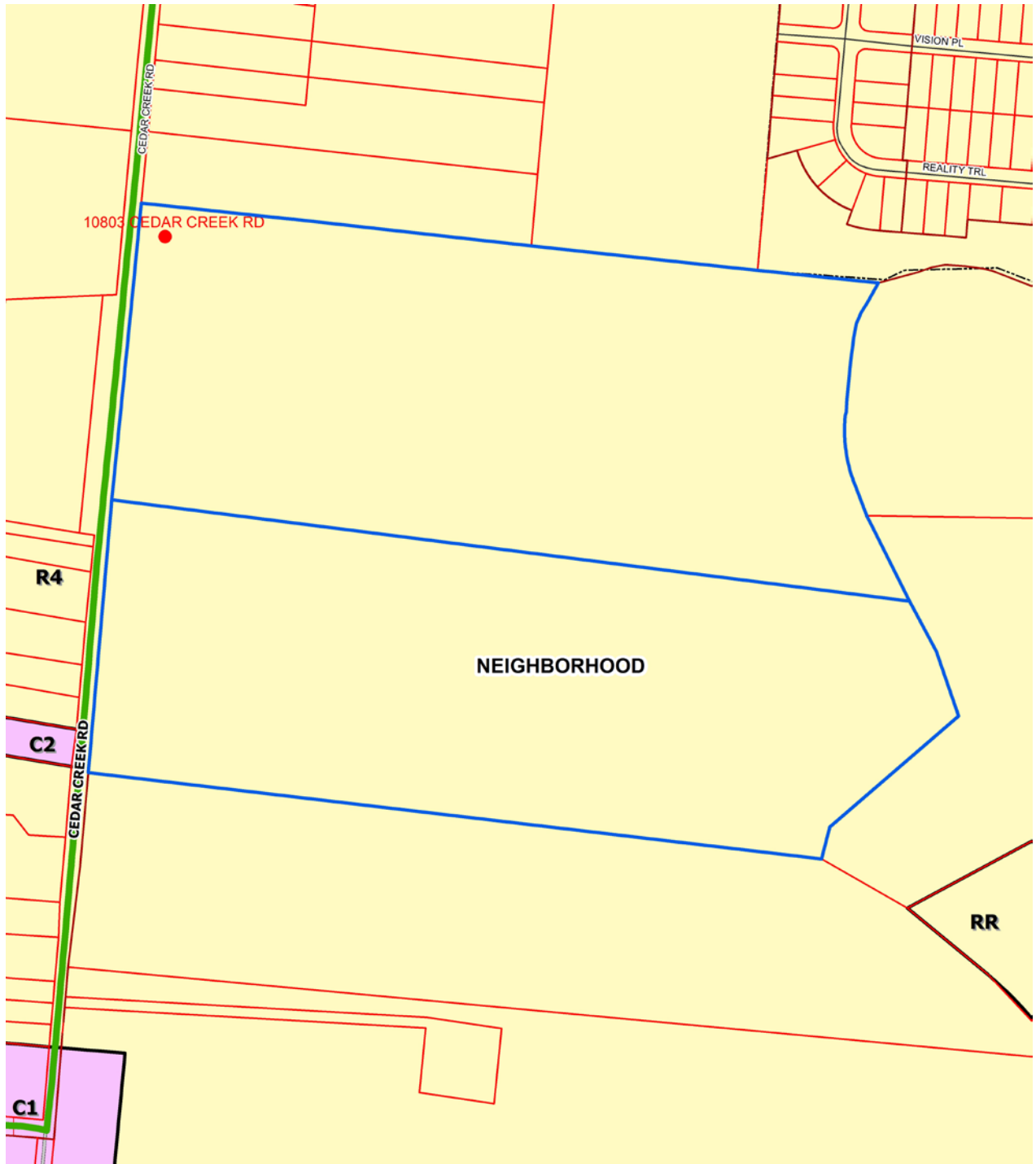
NOTIFICATION

Date	Purpose of Notice	Recipients
10-15-18	Hearing before Planning Commission	1 st tier adjoining property owners Attendants of neighborhood meeting Registered Neighborhood Groups in Council District 22

ATTACHMENTS

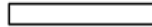
1. Zoning Map
2. Aerial Photograph
3. Proposed Conditions of Approval

1. **Zoning Map**



18SUBDIV1013

feet



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2. Aerial Photograph



18SUBDIV1013

feet



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3. Proposed Conditions of Approval

1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.
2. The applicant shall submit a plan for approval by Planning Commission staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by Planning Commission staff if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
 - a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
 - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
 - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
 - d. Location of construction fencing for each tree/tree mass designated to be preserved.
3. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
4. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
5. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
6. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
7. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
8. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
9. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan

for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.

10. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
11. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 1. Articles of Incorporation in a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Homeowners Association.
 2. A deed of restriction in a form approved by counsel of the Commission outlining responsibilities for the maintenance of open space.
 3. Bylaws of the Homeowners' Association in a form approved by Counsel for the Planning Commission.
12. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.
13. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
14. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
15. A deed restriction in a form approved by Counsel to the Planning Commission shall permanently prohibit further subdivision or development of conservations areas.
16. The applicant shall submit a Conservation Area Management Plan detailing the entities responsible for maintaining various elements of the property, and describing management objectives and techniques for each part of the property.
17. In the event the party responsible for maintenance of the Conservation Areas fails to maintain all or any portion in reasonable order and condition according to the Management Plan, Louisville Metro Government may assume responsibility for its maintenance and may enter the premises and take corrective action, including provision of extended maintenance. The cost of maintenance may be charged to the Management Entity, or the individual property owners according to the pro-rata share based on the Management Plan. Costs may include administrative costs in taking such actions as well as penalties as provided under these regulations. Such costs shall become a lien on all subdivision properties.