

**Development Review Committee  
Staff Report**  
May 31, 2017



<b>Case No:</b>	16SUBDIV1011/17LSCAPE1057
<b>Project Name:</b>	Villas at Floyds Fork (formerly known as Sutherland Pointe Section 3)
<b>Location:</b>	15905 Aiken Road
<b>Owner:</b>	Aiken Road Development, LLC
<b>Representative:</b>	Land Design & Development, Inc.
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Julie Denton
<b>Case Manager:</b>	Brian Davis, AICP, Planning Manager

**REQUEST**

- Applicant is requesting approval of an Enhanced Landscape Plan per Condition of Approval #16 from 16SUBDIV1011

**CASE SUMMARY**

The applicant is requesting approval of an Enhanced Landscape Plan. Condition of Approval #16 from the approval of 16SUBDIV1011 states: “The landscape plan shall be approved by a Committee of the Planning Commission prior to issuance of a site disturbance permit.” The primary purpose of this plan is to review the buffer area between the proposed lots and Aiken Road. The property is located within the Floyds Fork Development Review Overlay District.

It should be noted this Enhanced Landscape Plan is only for the area formerly identified as Section 3 of the Sutherland Pointe subdivision (16SUBDIV1011).

**INTERESTED PARTY COMMENTS**

Staff has received an email from an interested party asking if the plan meets the requirements of the “Signed Agreement.” Staff is not aware of any requirements from a “signed agreement,” nor was the Planning Commission a party to said agreement, so there is some question as to whether staff should be required to review the plan against these supposed outside special requirements.

**APPLICABLE PLANS AND POLICIES**

Cornerstone 2020  
Land Development Code

**TECHNICAL REVIEW**

According to the staff Landscape Architect, the most recent version of the plan submitted for review (dated May 17, 2017) does not meet the Land Development Code. By her review, the plan is short 35,338 square feet of tree canopy (equal to approximately 49 Type A trees).

### STAFF CONCLUSIONS

The plan currently does not meet the requirements of the Land Development Code.

### REQUIRED ACTIONS

- **APPROVE** or **DENY** the Enhanced Landscape Plan

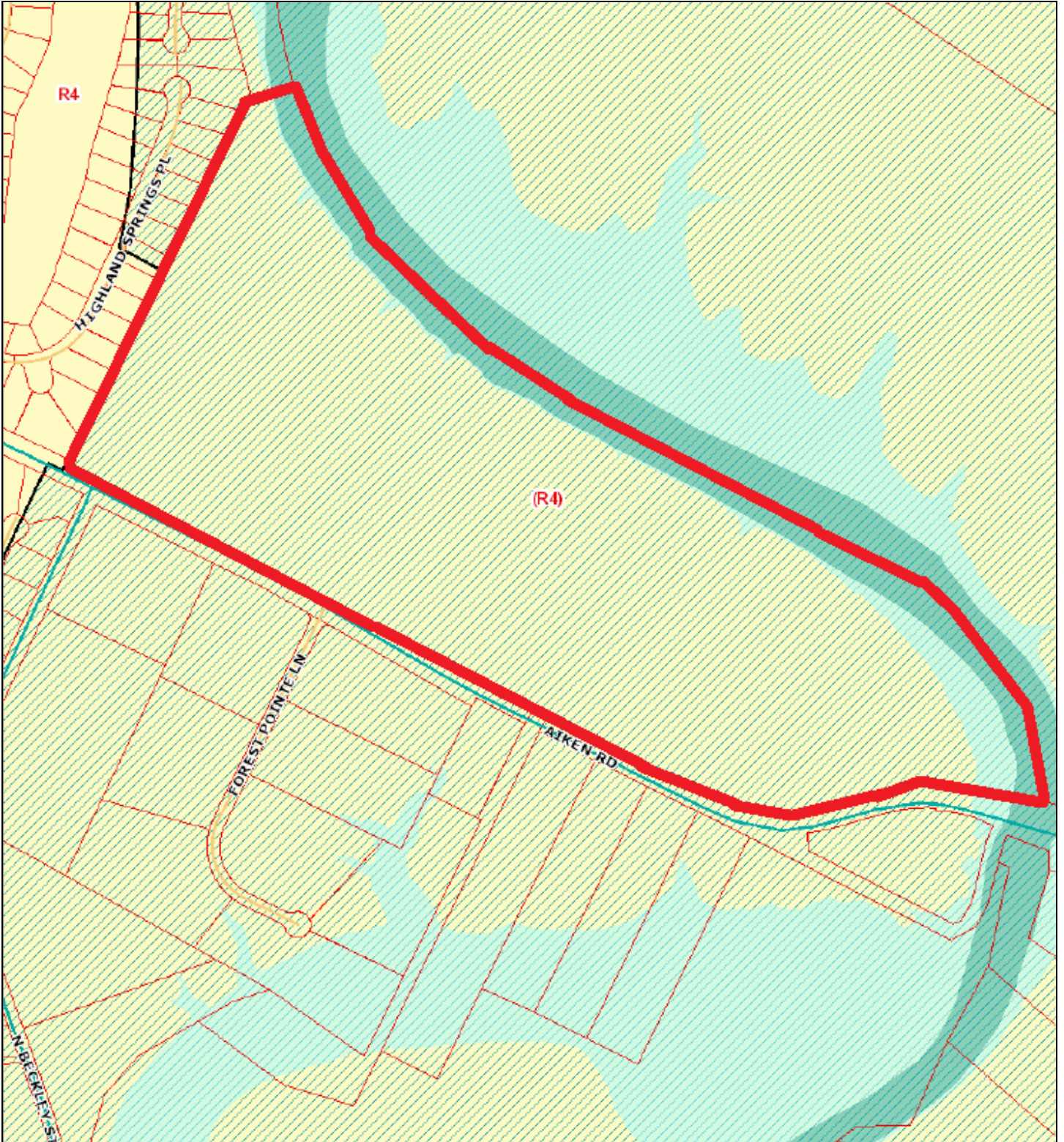
### NOTIFICATION

Date	Purpose of Notice	Recipients
5/18/17	DRC	Adjoining property owners, people who spoke at previous public hearing, applicant, owner, and registered users of Council District 19

### ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

# 1. Zoning Map





**2. Aerial Photograph**

