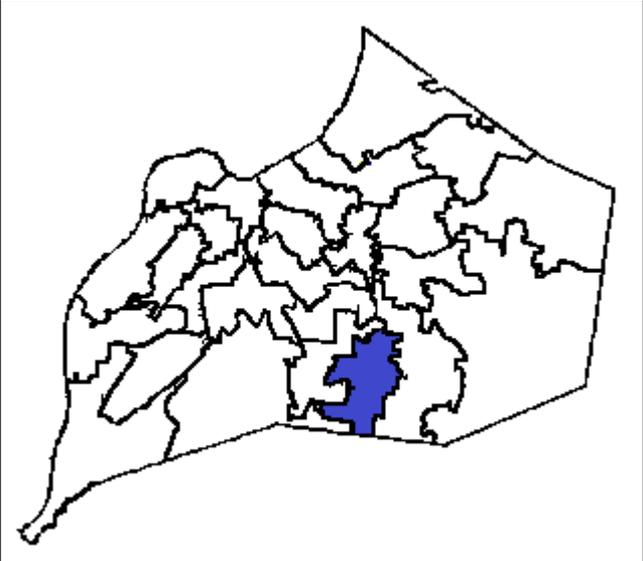
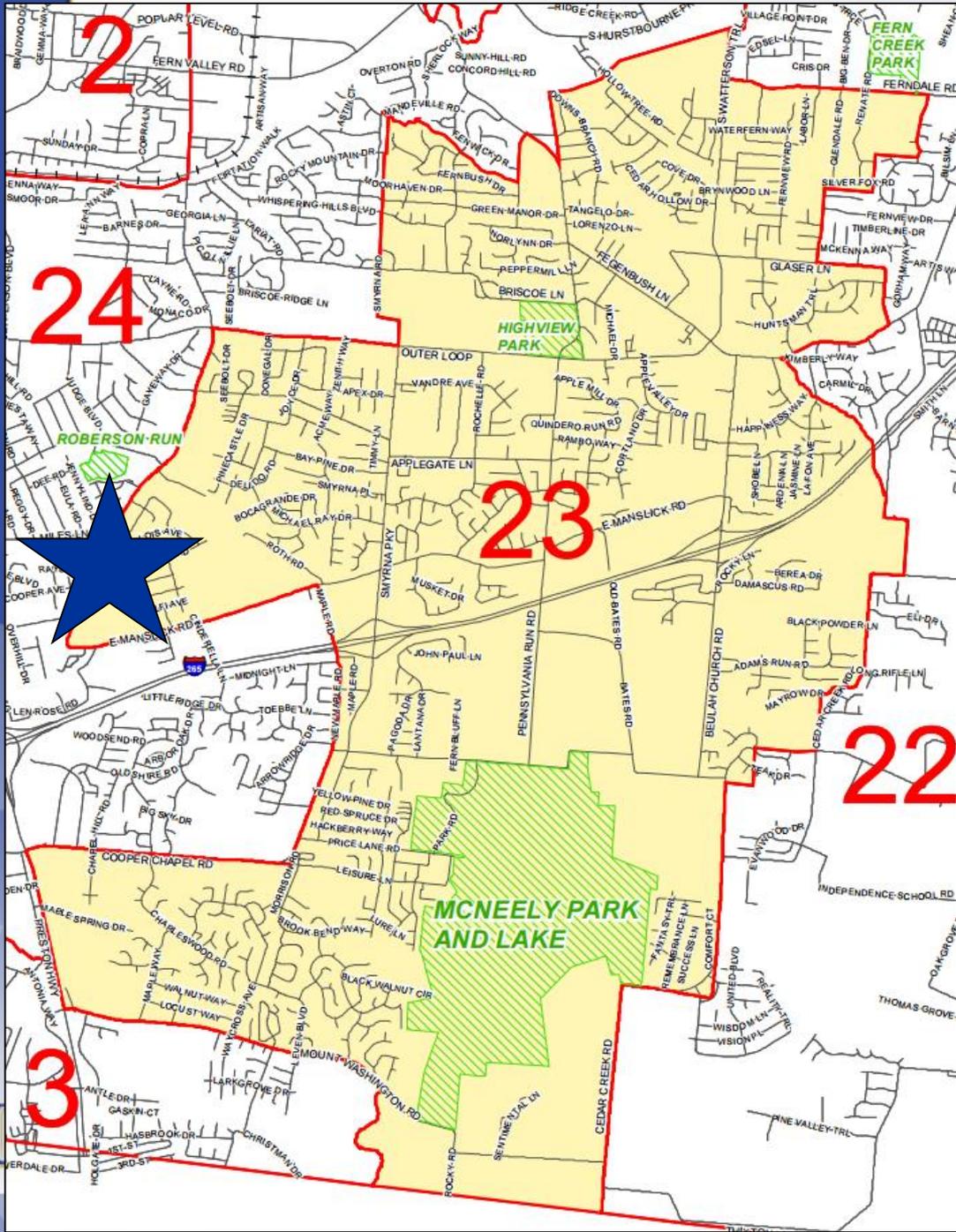


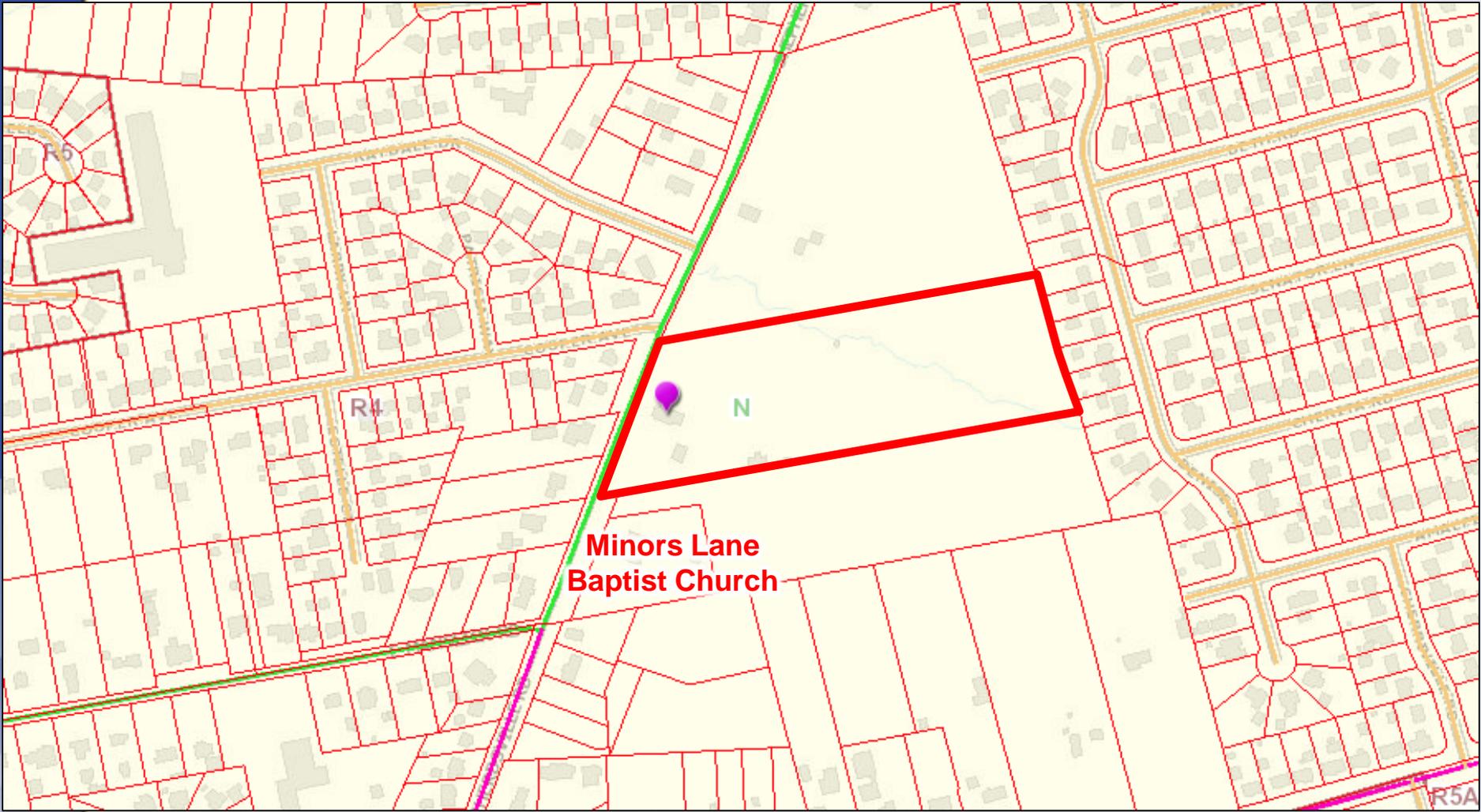
19ZONE1001 SHEPHERDSVILLE ROAD SUBDIVISION



Planning & Zoning Committee
February 11, 2020

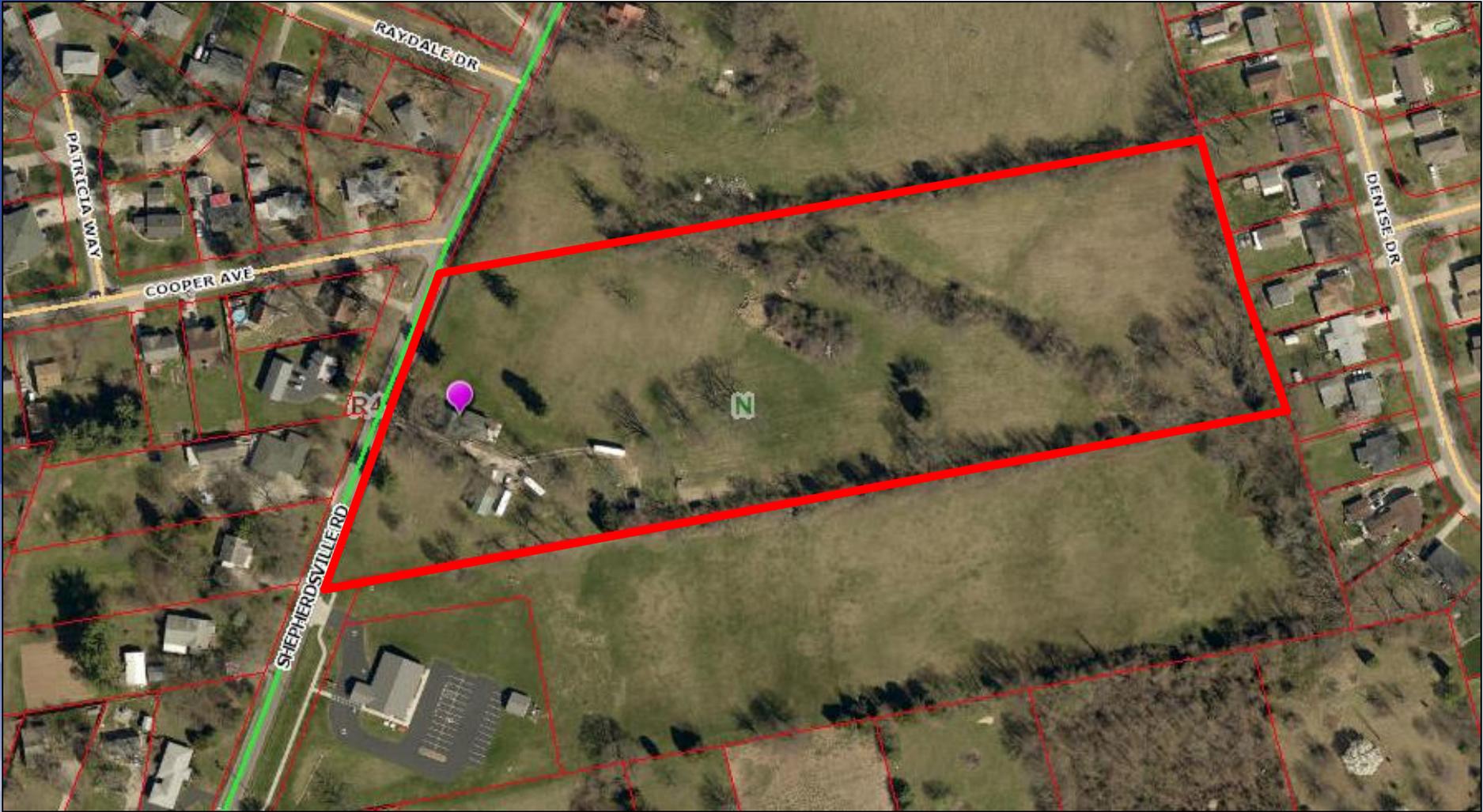


**8809 Shepherdsville Road
District 23 - James Peden**



**Minors Lane
Baptist Church**

**Existing: R-4/N
Proposed: R-5/N**



Existing: Office
Proposed: Office

Requests

- Zoning change from R-4 Single Family Residential to R-5 Single Family Residential on 9 acres
- Waiver from 7.3.30.E to allow more than 15% of the required rear yard of a buildable lot to be occupied by a drainage easement
- Major Preliminary Subdivision/Detailed District Development Plan with Binding Elements

Case Summary

- The lot is currently developed with a single-family residence which is not proposed to be preserved.
- Proposed to be subdivided into 34 buildable lots and 1 open space lot.
- As a binding element, the applicant agreed to contribute \$34,000 towards road improvements in the area.

Site Photos-Site Context

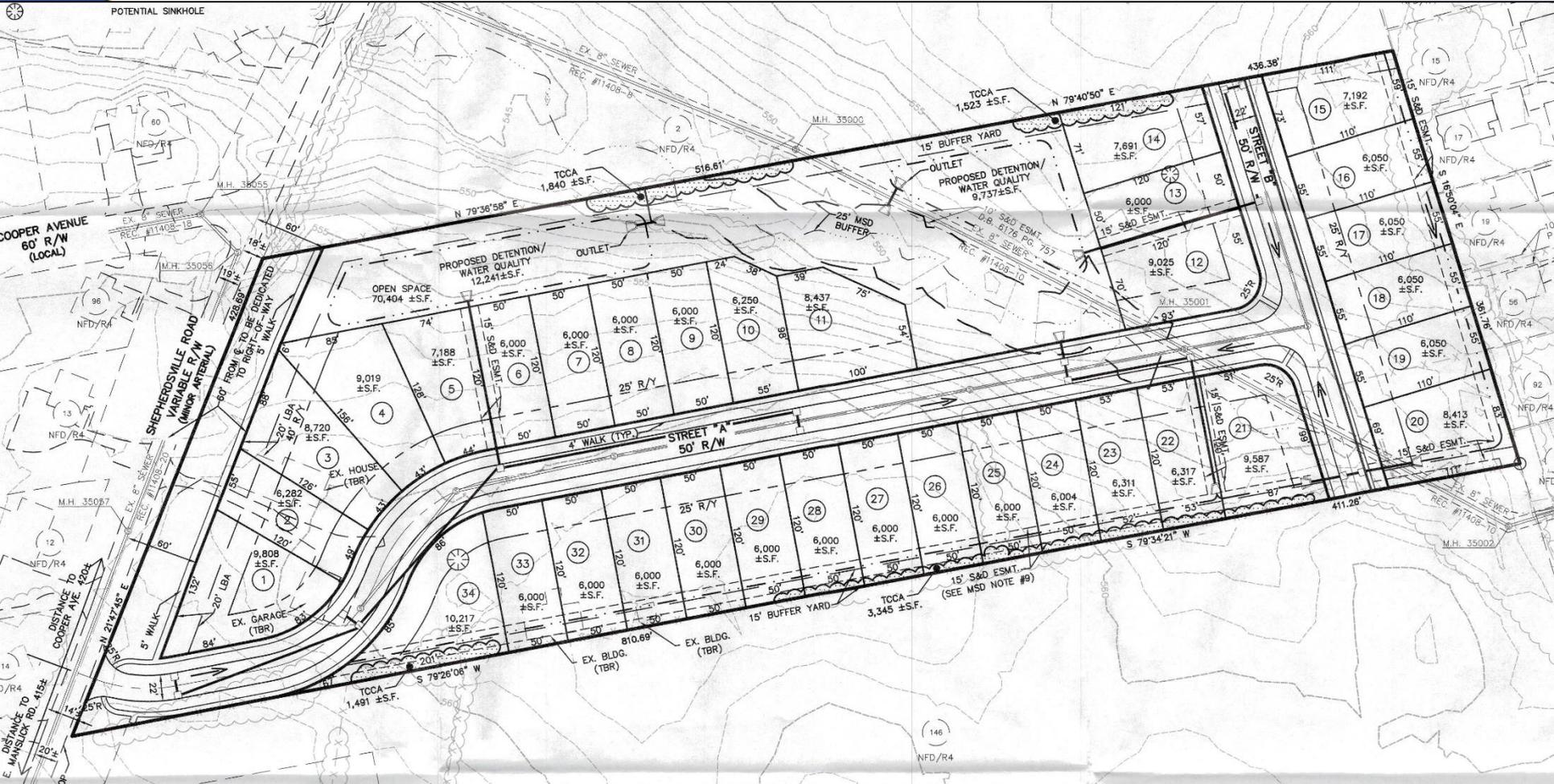
View of subject property from Shepherdsville Road



View from Shepherdsville Road



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting held on 2/11/2019
 - Seven people attended the meeting.
- LD&T meetings on 4/11/2019 and 9/12/2019
- Planning Commission public hearings on 10/31/2019 and 12/5/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-4 to R-5 by a vote of 4-2 (three members were not present).