



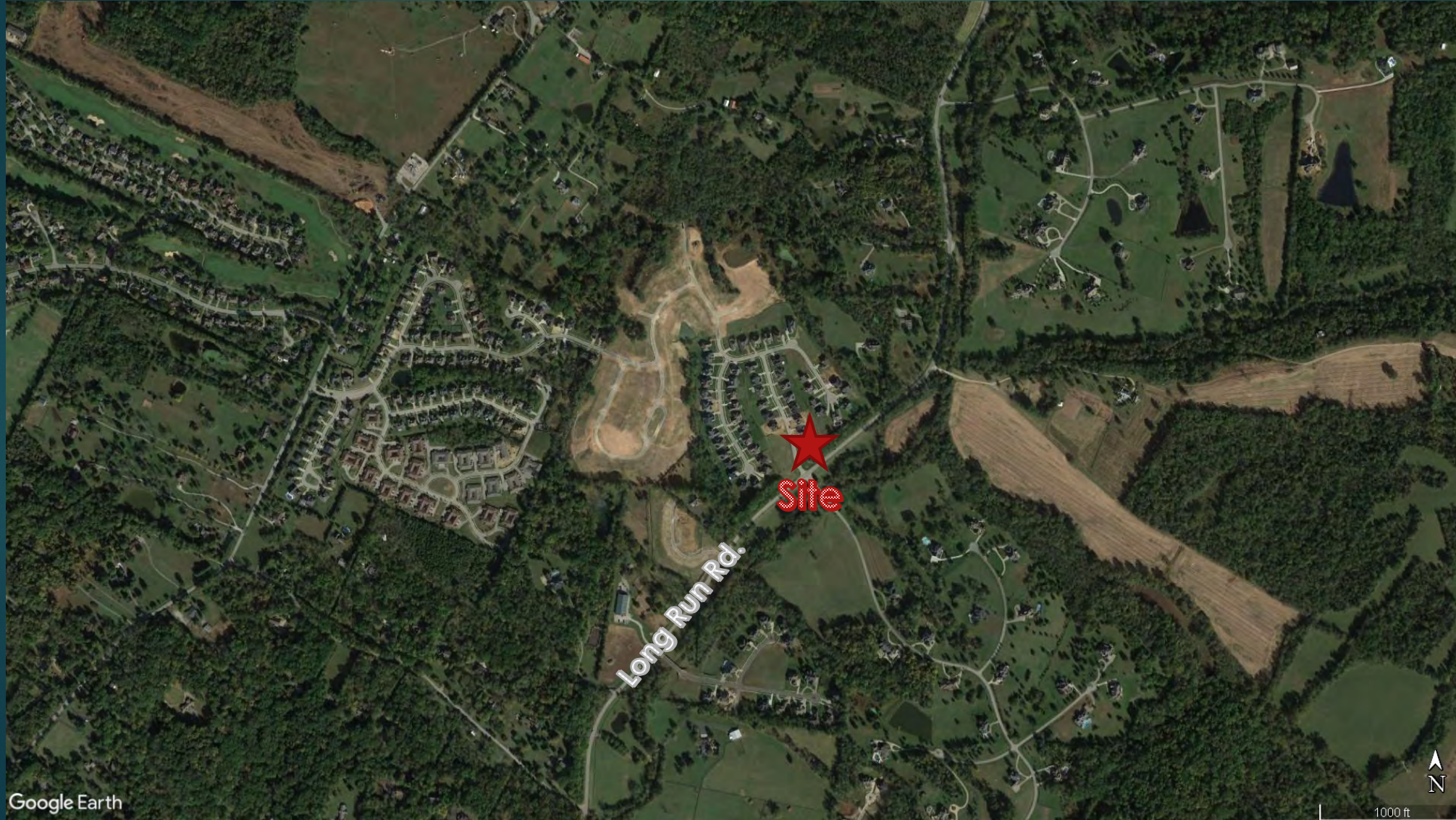
**MINDEL SCOTT**

Meremont Subdivision  
Lot 171  
Scenic Corridor Setback Waiver

Case No. 20-WAIVER-0063  
(Zach Schwager | PDS Case Manager)

PLANNING COMMISSION | SEPTEMBER 3, 2020

# Site Context



# Northeast from Meremont Heights



North from Intersection of Meremont Heights Way and Long Run Rd.



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# North from Long Run Rd.



# West from Long Run Rd.



# Southwest from Long Run Rd.



# Waiver Requests

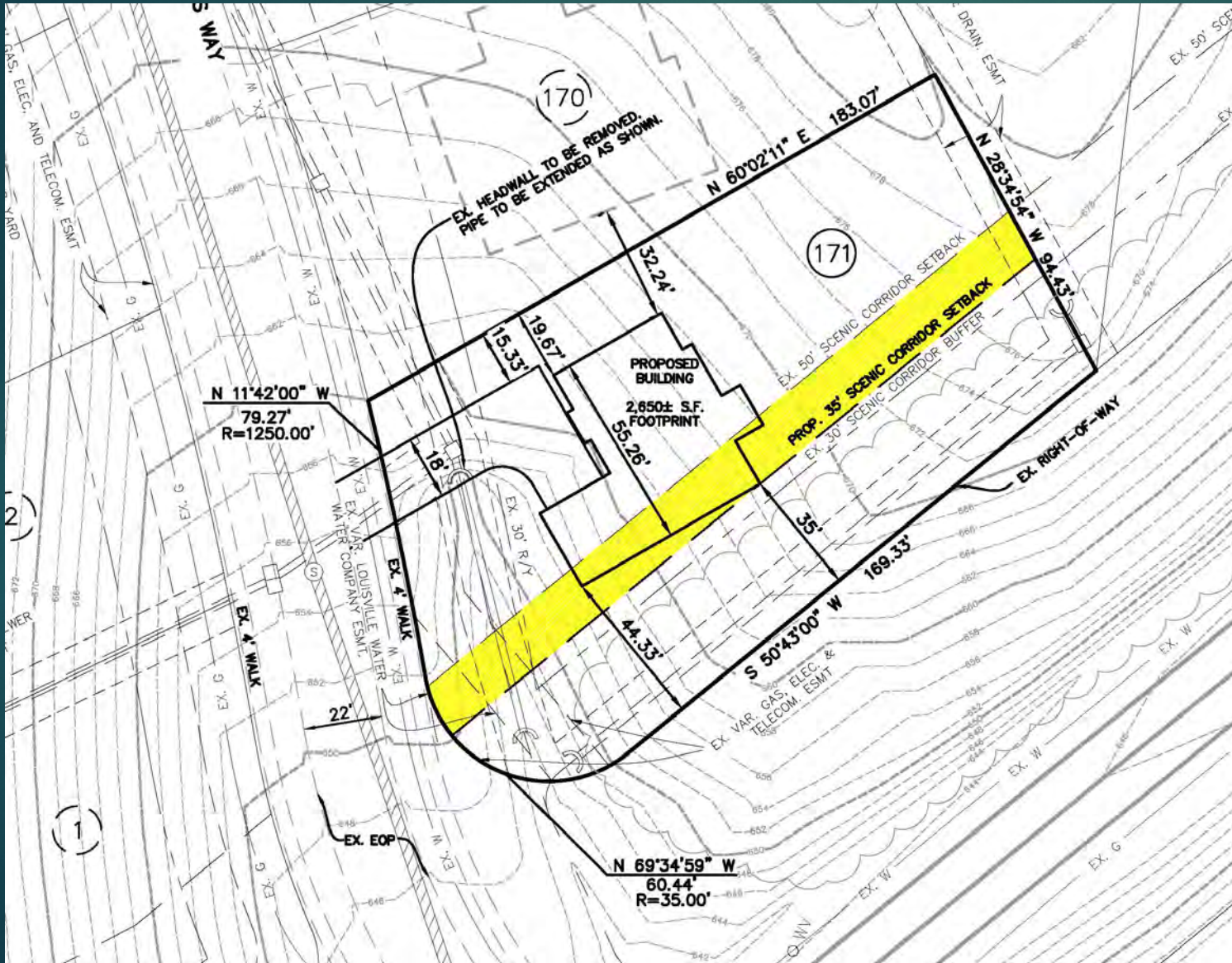
- ▶ A waiver is requested of 10.3.6 of the LDC to reduce the width of the Scenic Corridor Setback from 50' to 35' for home placement.





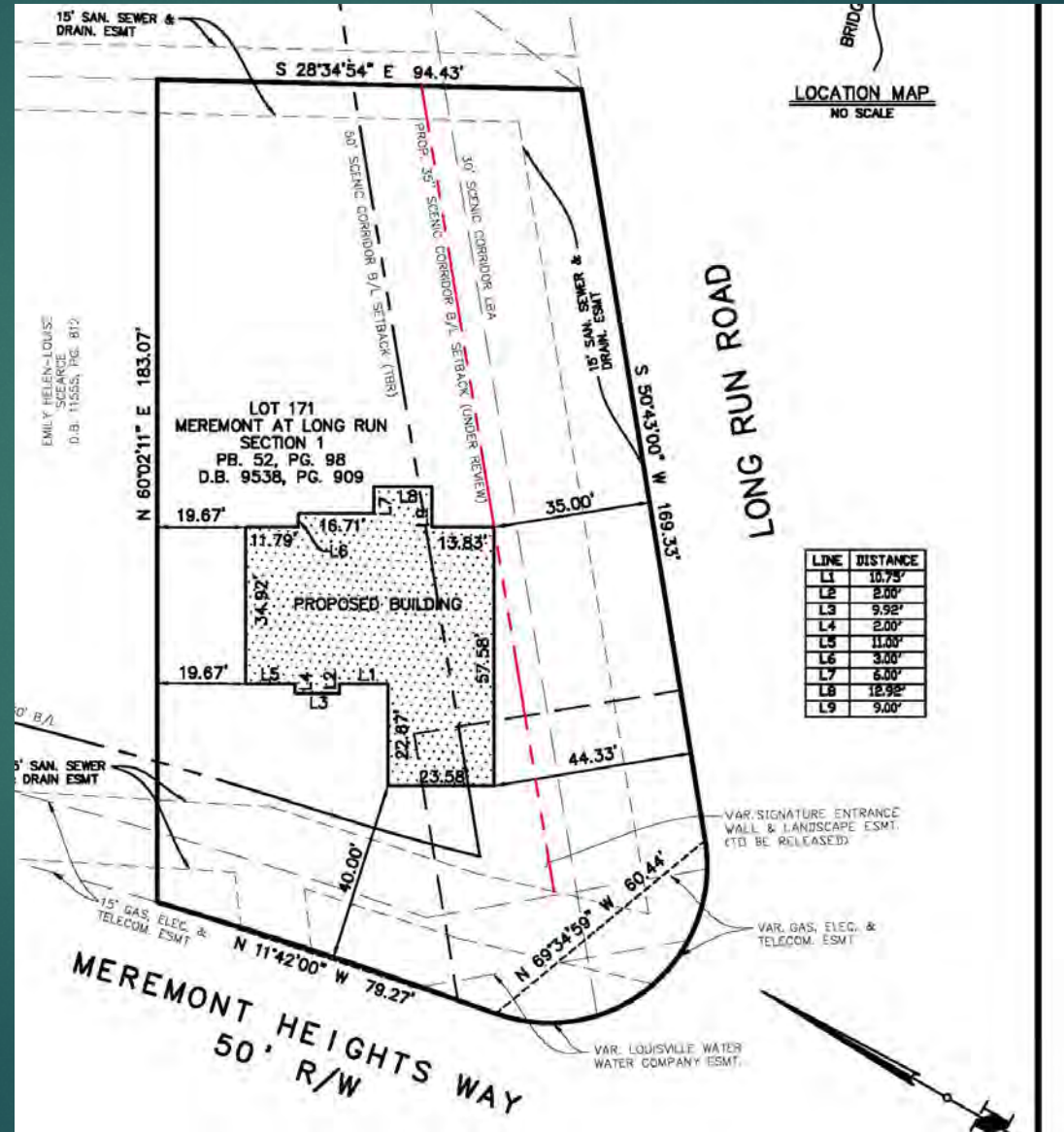
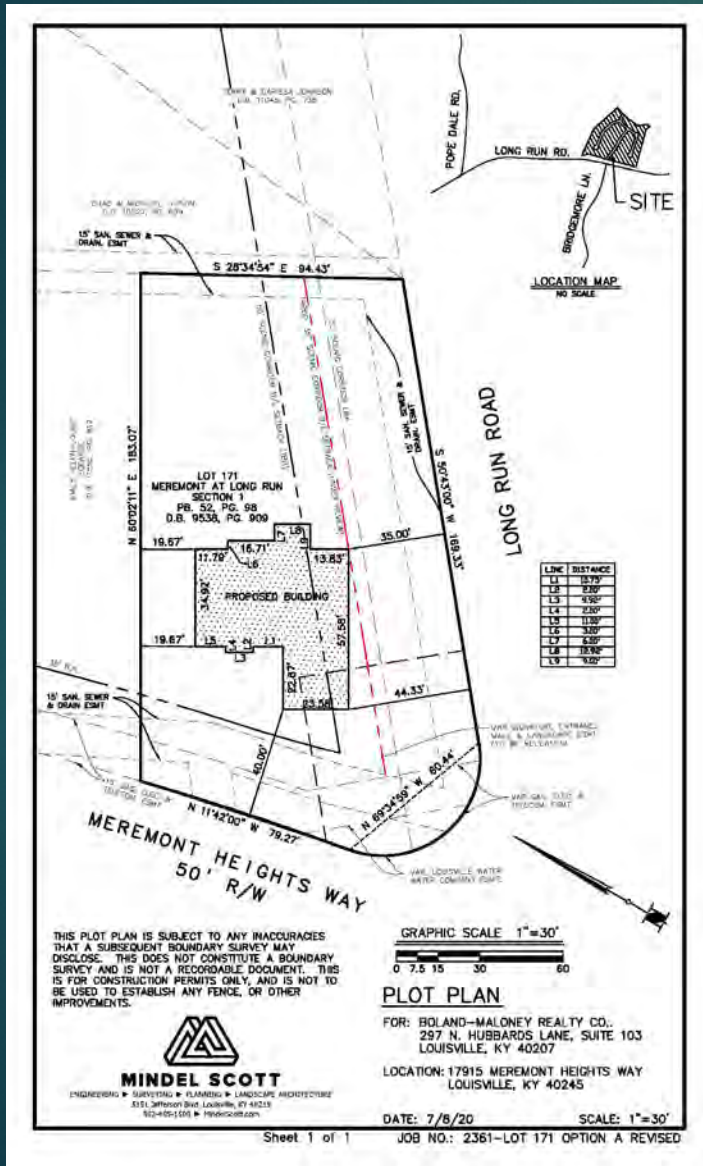


# Waiver Plan



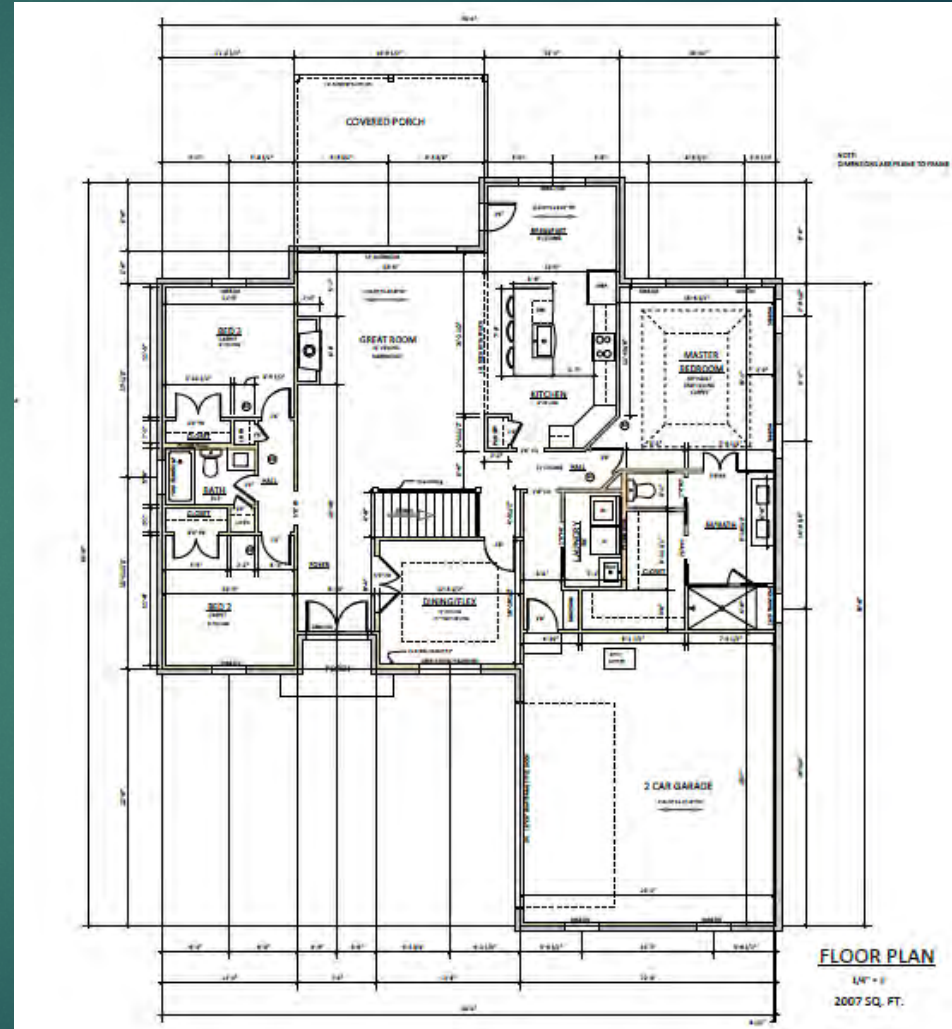
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# Plot Plan

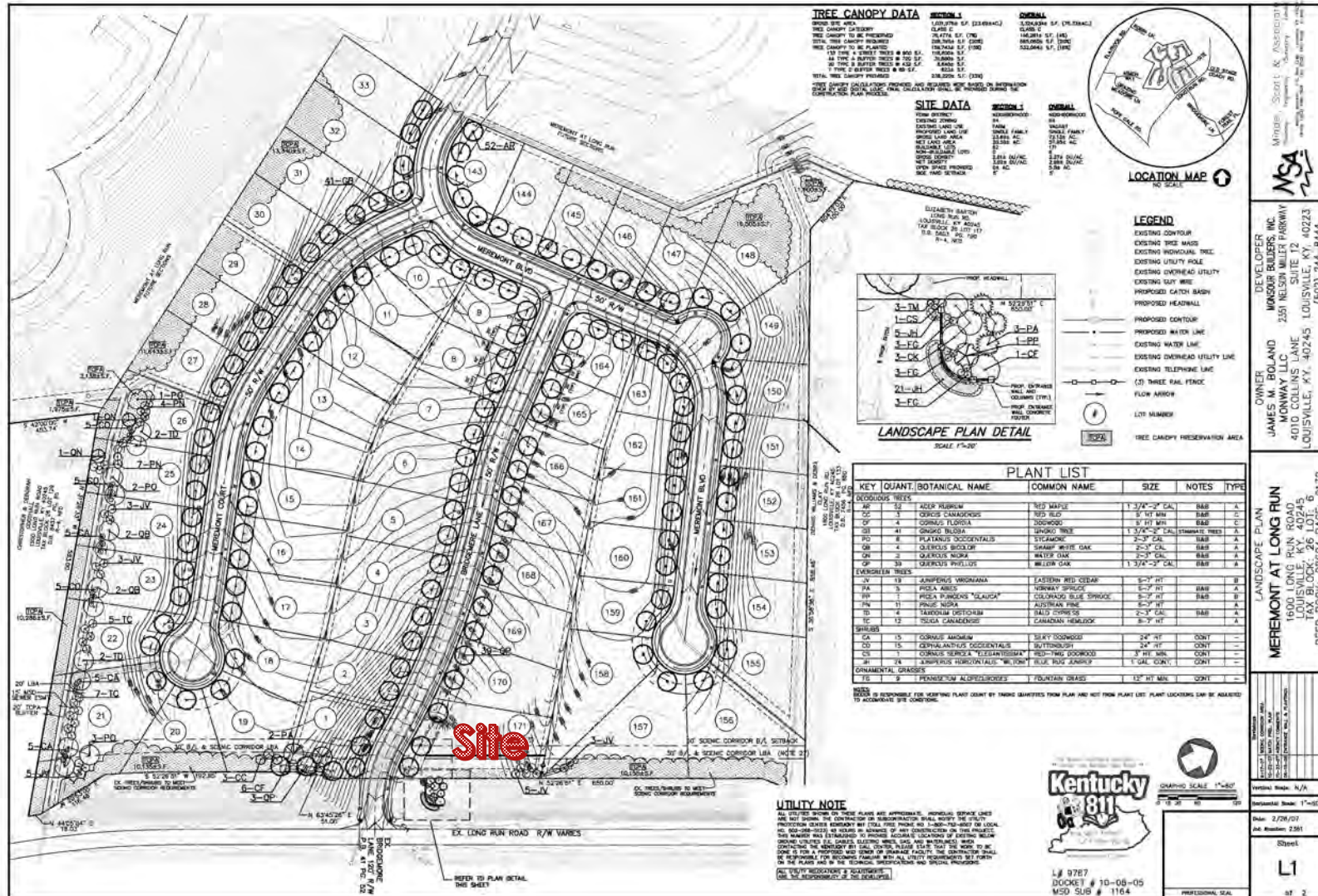


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# Architectural Plans



# Previously Approved Landscape Plan



**DEVELOPER**  
**MONROE BUILDERS, INC.**  
 2351 NELSON WELLS PARKWAY  
 LOUISVILLE, KY 40223  
 (502) 244-8444

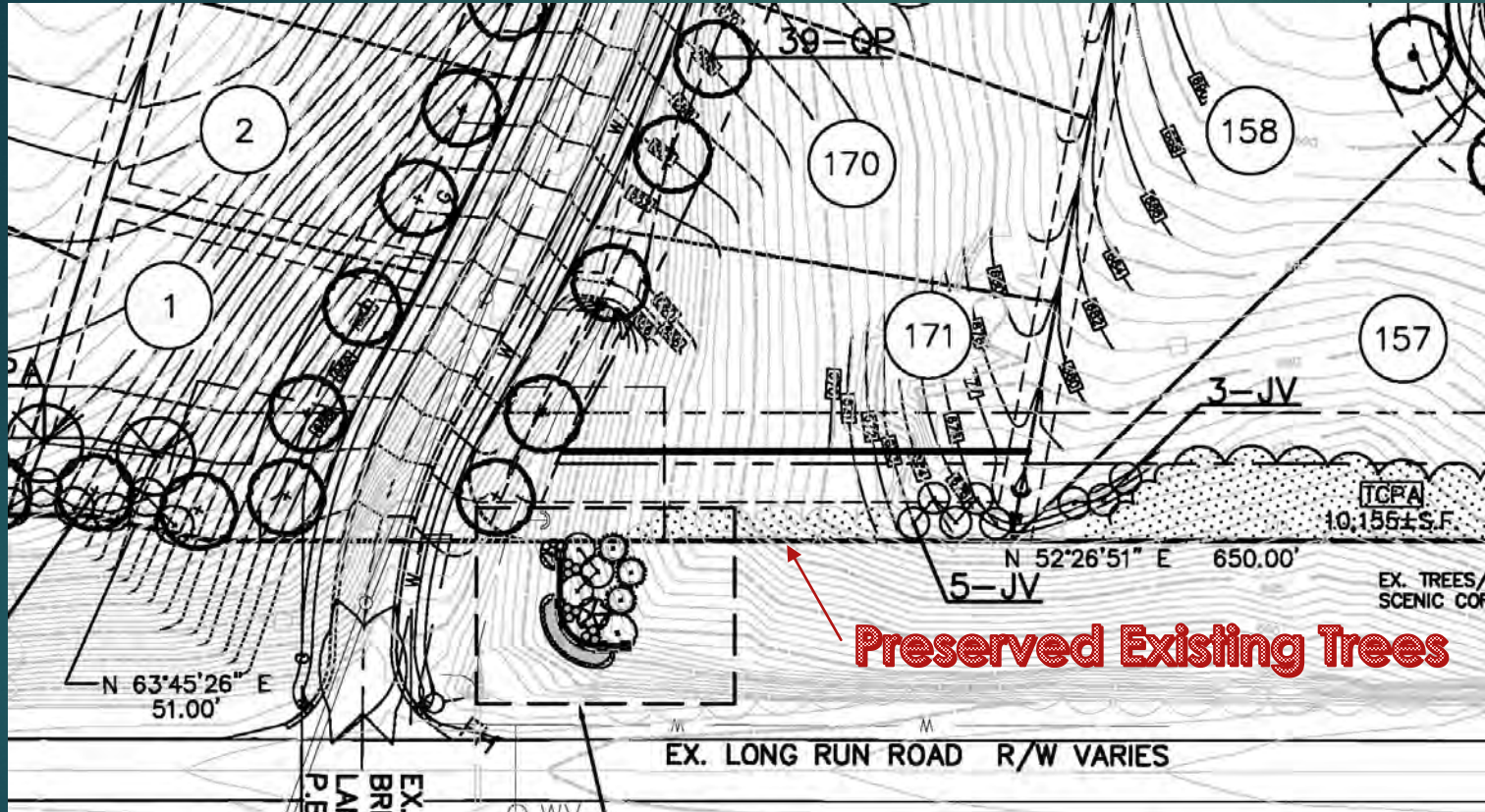
**OWNER**  
**JAMES M. BOLAND**  
**MONWAY, LLC**  
 4015 COLLINS LANE  
 LOUISVILLE, KY 40245  
 (502) 244-8444

**LANDSCAPE PLAN**  
**MEREMONT AT LONG RUN**  
 1600 LONG RUN ROAD  
 LOUISVILLE, KY 40245  
 TAX BLOCK 26, LOT 6  
 DEED BOOK: 08624 PAGE: 0132

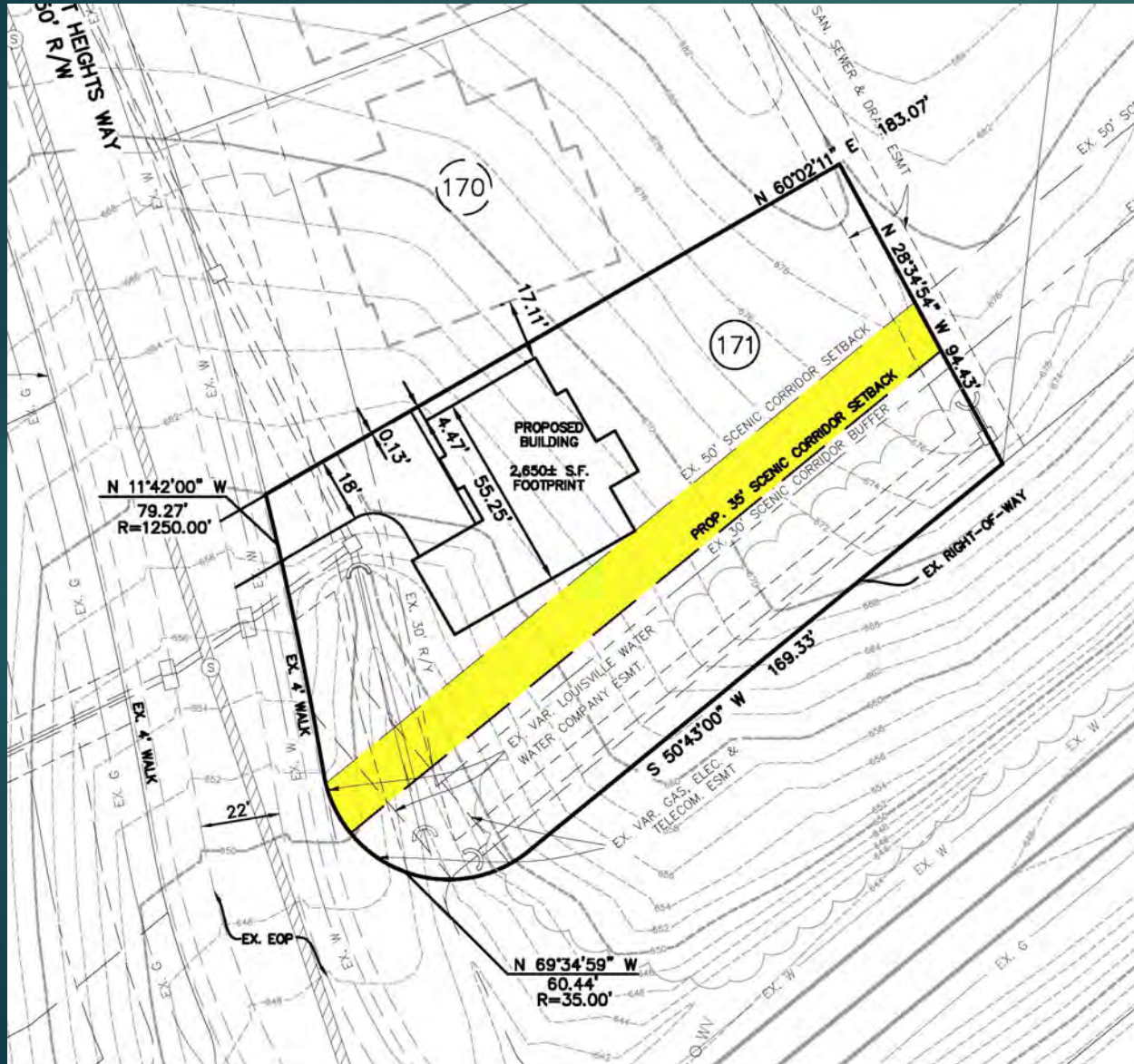
**Professional Seal**  
 L1  
 2 of 2



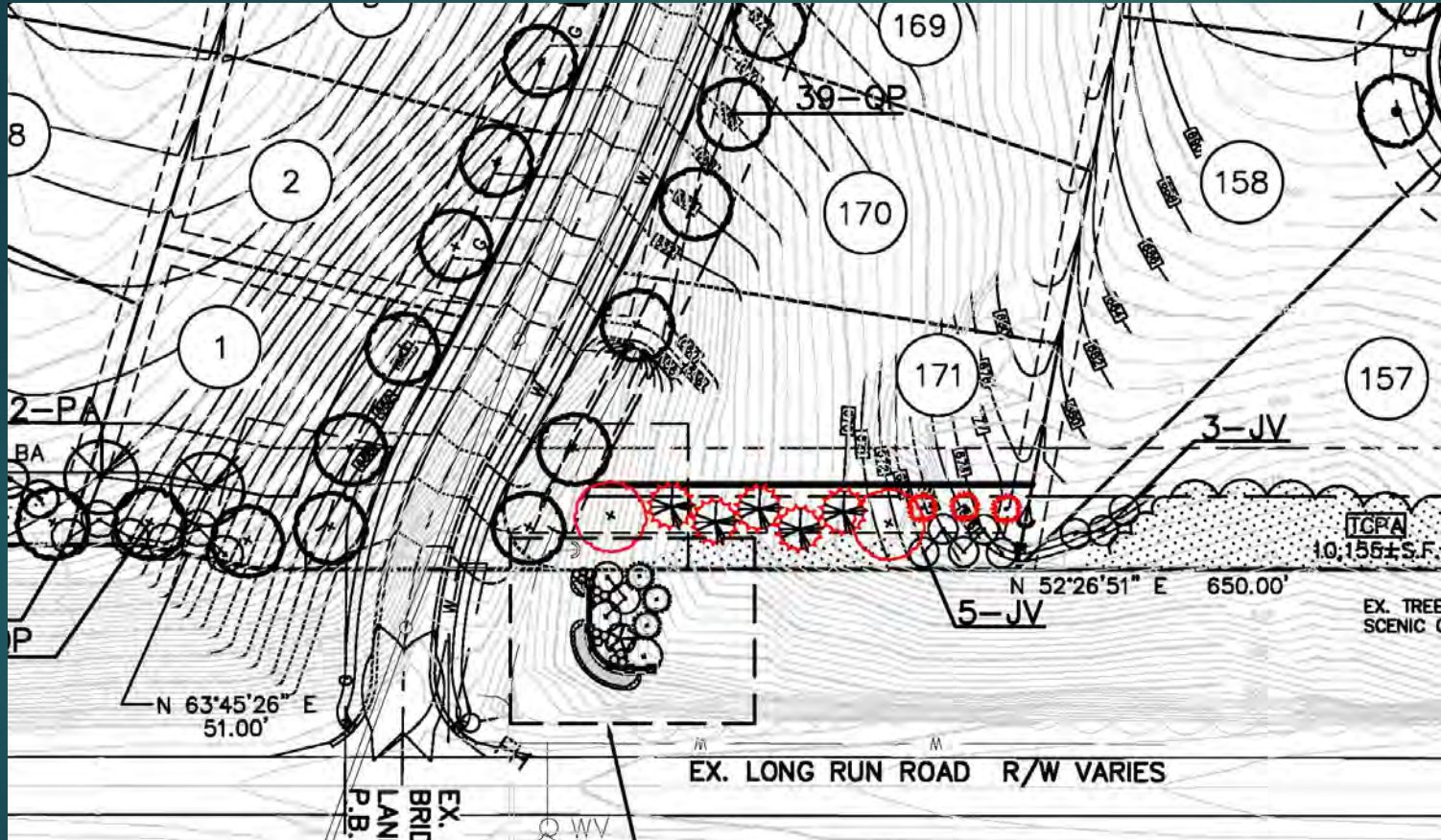
# Previously Approved Landscape Plan



# Without the Waiver

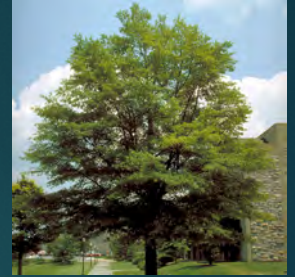


# Proposed Additional Landscape Plantings



- 2 Willow Oaks
  - Deciduous
  - Average Height: 57.5'
  - Average Spread: 37.5'

Image Source:  
<https://www.arborday.org/trees/treeguide/TreeDetail.cfm?ItemID=1202>



- 5 Eastern White Pines
  - Evergreen
  - Average Height: 65'
  - Average Spread: 30'

Image Source:  
<http://mdocs.skidmore.edu/crandallparktrees/eastern-white-pine/>



- 3 Green Giant Arborvitae
  - Evergreen
  - Average Height: 50'
  - Average Spread: 15'

Image Source:  
<https://growingtradestore.com/green-giant-arborvitae-thuja-6-two-year/>





Waiver

vs.

No Waiver



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# Proposed Mitigation & Justifications

- ▶ All Required Landscape Plantings Provided.
- ▶ Additional 2 Deciduous Trees Will Be Provided.
- ▶ Additional 8 Evergreen Trees Will Be Provided.
- ▶ Existing Trees Are Preserved, Creating a Thick and Mature Screen. With The Preservation of the Trees, The View from Long Run Road is Still Densely Screened.
  - ▶ No plans to widen or work on Long Run Rd (except possible shoulder work). Trees will be preserved.
  - ▶ The home is 1 story, so visibility from Long Run Rd will be limited.
- ▶ Significant Grade Change (25' At Highest Point).
- ▶ Structures Will Be Further Apart.
- ▶ Match the characteristics of the neighborhood.



Waiver

vs.

No Waiver



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