

20-DDP-0038 / 20-MSUB-0006

Lakeview Villas

16900 Mallet Hill Drive



Louisville Metro Planning Commission

Public Hearing

Lacey Gabbard, AICP, Planner I

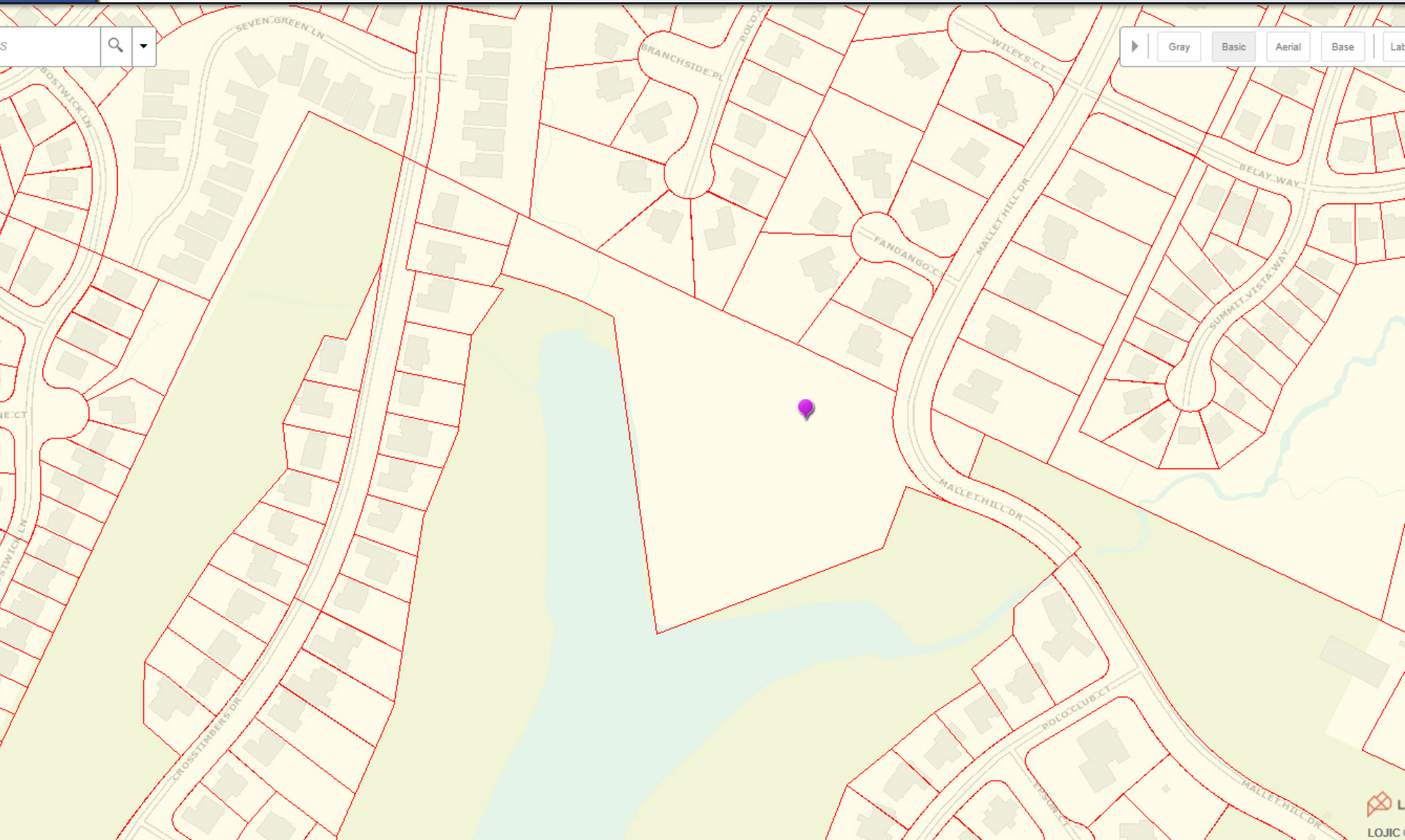
September 24, 2020

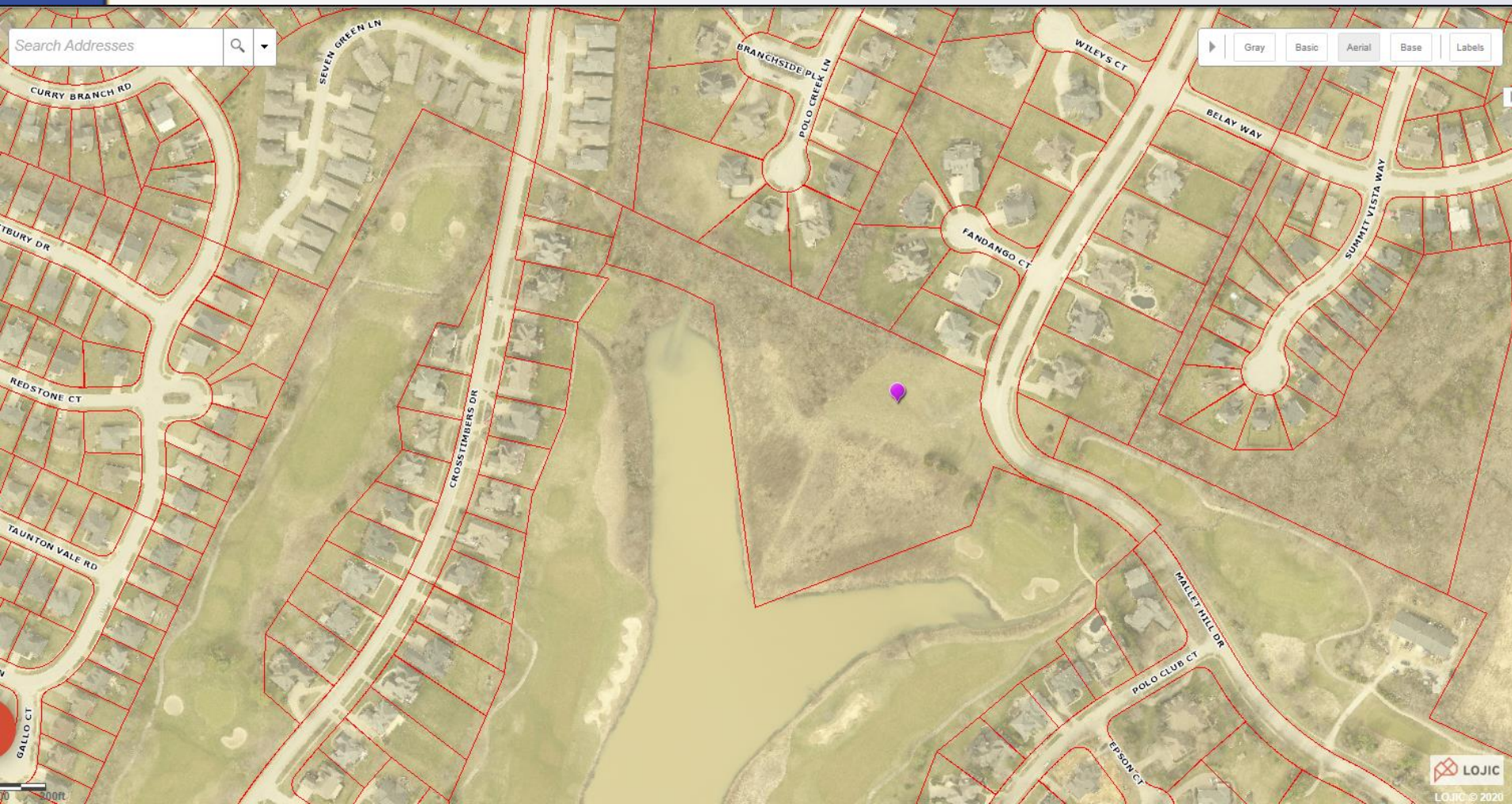
Request

- **Waiver of Land Development Code section 7.30.30.E and 7.3.30.F to waive more than 15% occupation of a rear yard with a drainage easement and to waive the 15 foot buffer yard (20-WAIVER-0070)**
- **Revised Detailed District Development Plan**
- **Revised Preliminary Subdivision Plan**

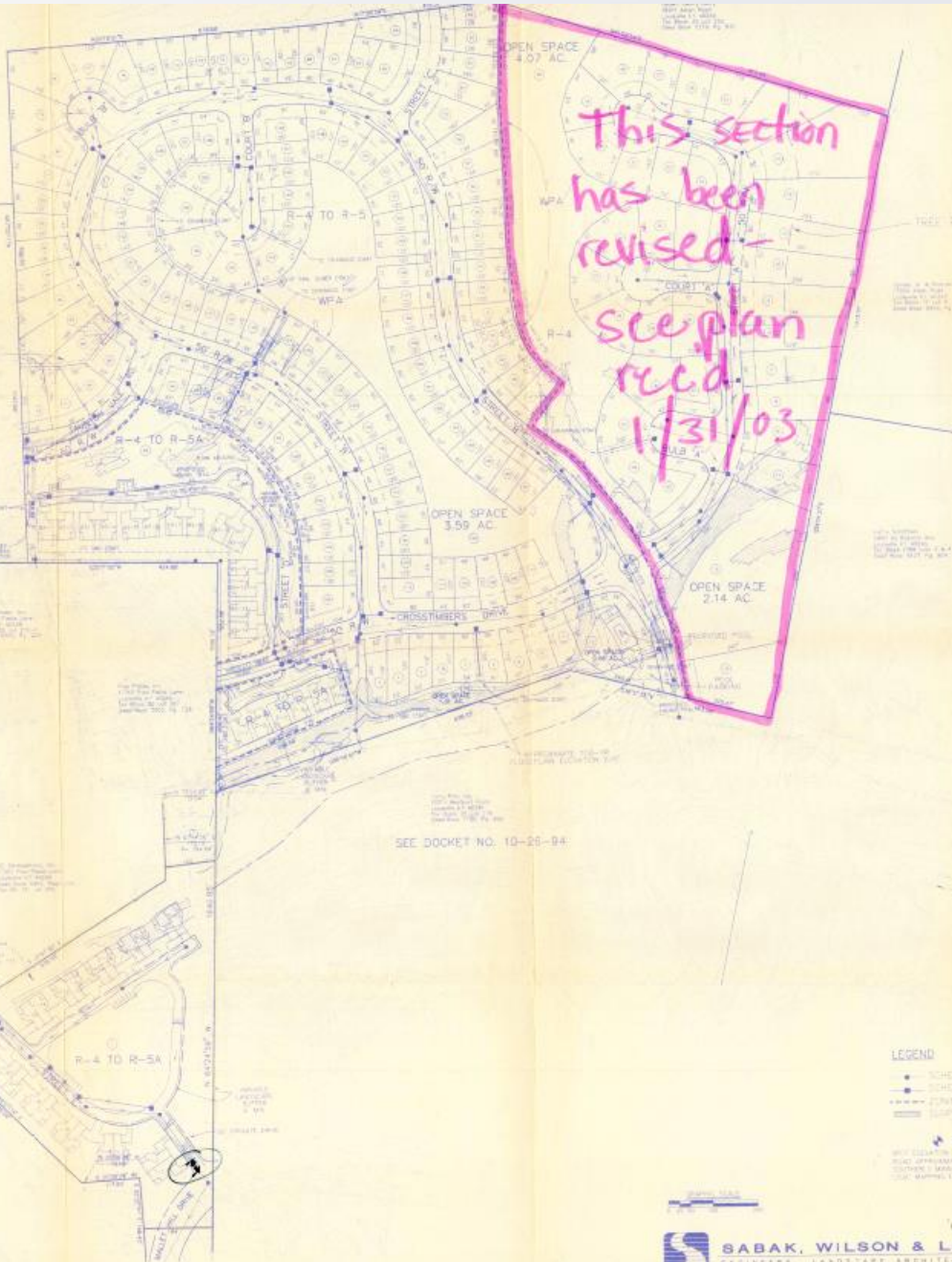
Case Summary

- The subject site is currently vacant and undeveloped, and is located on the west side of Mallet Hill Drive, east of Crosstimbers Drive.
- Zoned R-5A Residential Multi-Family in the Neighborhood form district and is surrounded by other residentially zoned parcels.
- The applicant is proposing to construct a 20-lot single family residential subdivision on approximately 6.9 acres.





9-80-99



This section has been revised - see plan rec'd. 1/31/03



LOCATION MAP NO SCALE

SITE DATA

TOTAL SITE AREA	27.86 ACRES
TOTAL NO. OF LOTS	124
TOTAL NO. OF UNITS	142
TOTAL NO. OF NON-RESIDENTIAL LOTS	17
TOTAL NO. OF NON-RESIDENTIAL UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17

SINGLE FAMILY LOTS R-4 DISTRICT	
LOT AREA	2,321 ACRES
TOTAL NO. OF LOTS	107
TOTAL NO. OF UNITS	107
TOTAL NO. OF NON-RESIDENTIAL LOTS	17
TOTAL NO. OF NON-RESIDENTIAL UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17

SINGLE FAMILY LOTS R-4 TO R-5	
LOT AREA	2,321 ACRES
TOTAL NO. OF LOTS	107
TOTAL NO. OF UNITS	107
TOTAL NO. OF NON-RESIDENTIAL LOTS	17
TOTAL NO. OF NON-RESIDENTIAL UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17

SINGLE FAMILY LOTS R-4 TO R-5A	
LOT AREA	2,321 ACRES
TOTAL NO. OF LOTS	107
TOTAL NO. OF UNITS	107
TOTAL NO. OF NON-RESIDENTIAL LOTS	17
TOTAL NO. OF NON-RESIDENTIAL UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17

SINGLE FAMILY LOTS R-4 TO R-5A	
LOT AREA	2,321 ACRES
TOTAL NO. OF LOTS	107
TOTAL NO. OF UNITS	107
TOTAL NO. OF NON-RESIDENTIAL LOTS	17
TOTAL NO. OF NON-RESIDENTIAL UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17
TOTAL NO. OF OPEN SPACE LOTS	17
TOTAL NO. OF OPEN SPACE UNITS	17

- GENERAL NOTES:**
1. GENERAL NOTES REFERRED TO BY SYMBOLS ON THIS PLAN ARE LOCATED IN THE GENERAL NOTES SECTION OF THE SUBMITTAL PACKAGE.
 2. THE SITE PLAN IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF THE CITY OF JEFFERSON COUNTY, MISSOURI.
 3. THE CITY OF JEFFERSON COUNTY, MISSOURI, IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS FOR THIS PROJECT.
 4. THE CITY OF JEFFERSON COUNTY, MISSOURI, IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS FOR THIS PROJECT.
 5. THE CITY OF JEFFERSON COUNTY, MISSOURI, IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS FOR THIS PROJECT.
 6. THE CITY OF JEFFERSON COUNTY, MISSOURI, IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS FOR THIS PROJECT.
 7. THE CITY OF JEFFERSON COUNTY, MISSOURI, IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS FOR THIS PROJECT.
 8. THE CITY OF JEFFERSON COUNTY, MISSOURI, IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS FOR THIS PROJECT.
 9. THE CITY OF JEFFERSON COUNTY, MISSOURI, IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS FOR THIS PROJECT.
 10. THE CITY OF JEFFERSON COUNTY, MISSOURI, IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS FOR THIS PROJECT.

SEWER/SANITATION SCHEDULE

ITEM	DESCRIPTION	DATE
1	SEWER/SANITATION SCHEDULE	1/31/03
2	SEWER/SANITATION SCHEDULE	1/31/03
3	SEWER/SANITATION SCHEDULE	1/31/03
4	SEWER/SANITATION SCHEDULE	1/31/03
5	SEWER/SANITATION SCHEDULE	1/31/03
6	SEWER/SANITATION SCHEDULE	1/31/03
7	SEWER/SANITATION SCHEDULE	1/31/03
8	SEWER/SANITATION SCHEDULE	1/31/03
9	SEWER/SANITATION SCHEDULE	1/31/03
10	SEWER/SANITATION SCHEDULE	1/31/03

- WAIVER REQUESTS:**
1. WAIVER REQUEST TO THE CITY OF JEFFERSON COUNTY, MISSOURI.
 2. WAIVER REQUEST TO THE CITY OF JEFFERSON COUNTY, MISSOURI.
 3. WAIVER REQUEST TO THE CITY OF JEFFERSON COUNTY, MISSOURI.

NOTICE: PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE ORDINANCES AND REGULATIONS OF THE CITY OF JEFFERSON COUNTY, MISSOURI.

APPROVAL: 9-80-99, 1/31/03

APPROVAL: 1/31/03

LEGEND

- SCHEMATIC PLAN
- SCHEMATIC PLAN
- SCHEMATIC PLAN
- SCHEMATIC PLAN

PRELIMINARY APPROVAL DEVELOPMENT PLAN

DATE: 1/31/03

BY: [Signature]

TITLE: [Title]

JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL

DATE: 1/31/03

BY: [Signature]

TITLE: [Title]

JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

RECEIVED

1/31/03

JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

1/31/03

1/31/03

20-DDP-0038

VARIANCE REQUESTED

1) A variance is requested from Section 4.8.1 of the Louisville Metro Land Development Code to allow the 100 ft. Stormwater Buffer.

WAIVERS REQUESTED

1) A Waiver is requested from Section 7.3.30.6 of the Louisville Metro Land Development Code to allow the more than 15% compaction of the new yard without any drainage easement.
2) A Waiver is requested from Section 7.3.3.5 of the Louisville Metro Land Development Code to allow the 15 ft. buffer yard when required.

PROJAVELI DATA

TOTAL SITE AREA = 8.02 Ac. (350,303 SF)
 AREA OF RIGHT OF WAY = 1.31 Ac. (57,027 SF)
 NET SITE AREA = 6.71 Ac. (293,276 SF)
 EXISTING ZONING = R-5A
 EXISTING DISTRICT = MCDONOUGH
 EXISTING USE = UNDEVELOPED
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 TOTAL # OF RESIDENTIAL LOTS = 20 LOTS
 TOTAL AREA OF LOTS = 4.94 Ac. (194,809 SF)
 MAXIMUM PERMITTED F.A.R. = 0.75
 BUILDING HEIGHT = (15' MAX. ALLOWED)
 NET DENSITY = 3.6 DU/AC. (121 MAX. ALLOWED)
 GROSS DENSITY = 2.9 DU/AC. (112 MAX. ALLOWED)



R-5A DIMENSIONAL STANDARDS

MINIMUM LOT AREA = 5,000 SF
 MINIMUM LOT WIDTH = 30 FT
 MINIMUM FRONT & STREET SIDE YARD = 5 FT
 MINIMUM SIDE YARD (EACH) = 5 FT
 MINIMUM REAR YARD = 5 FT

NOTES

GENERAL

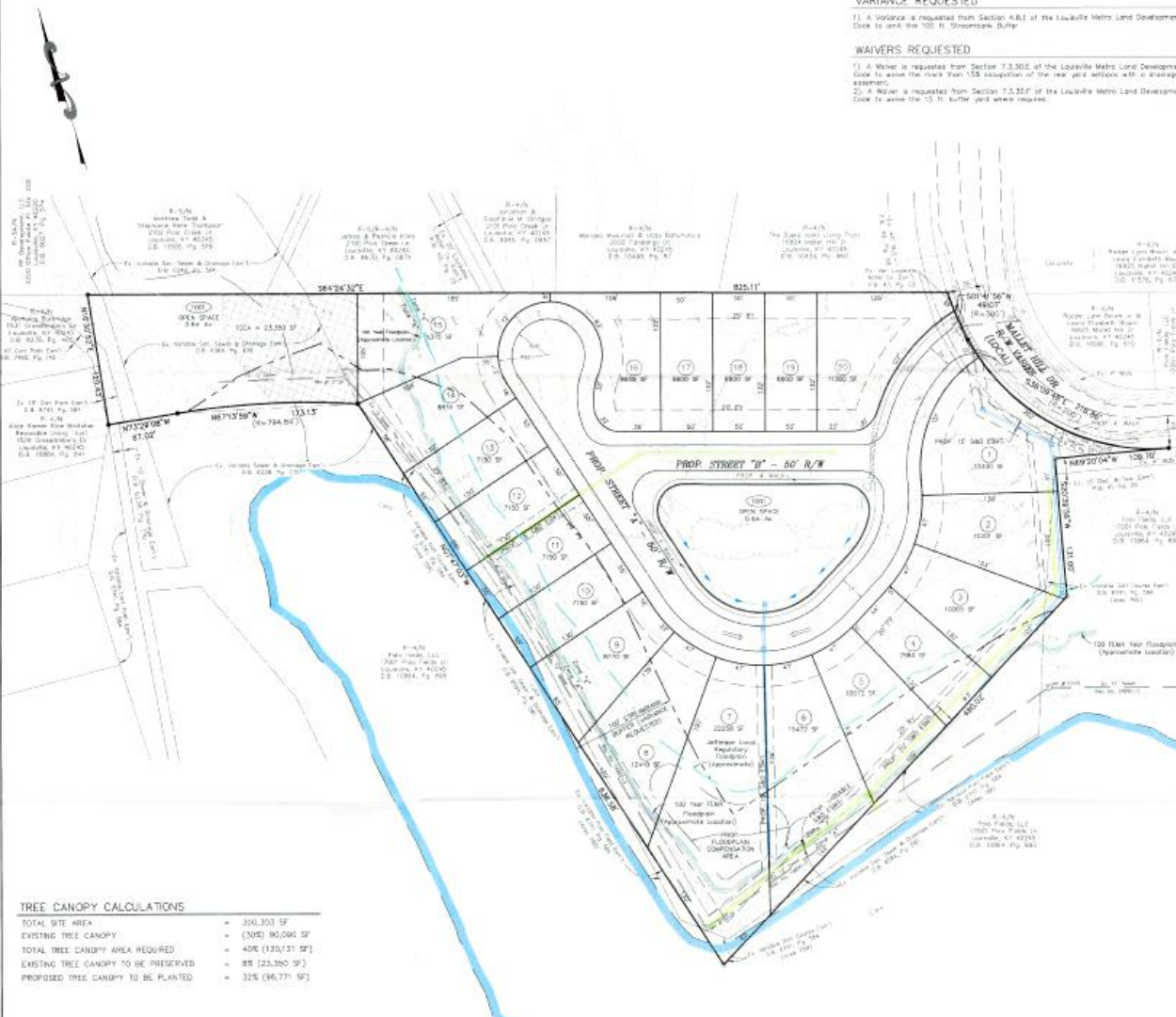
- No lots shown herein may be subdivided or redeveloped resulting in the creation of a greater number of lots than originally approved by the zoning commission.
- Construction being done at the edge of the limits of disturbance area prior to any grading or construction activities, the benefits to erosion in open areas of construction is permitted. No parking, material storage, or construction activities shall be permitted within the Wetland area.
- Soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District one (1) Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be reserved as open space and utility easements.
- Commercial-grade utilities (ELECTRICAL, PHONE, CABLE) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Soil Compaction measures shall be in place during construction to prevent fugitive emissions from excavating activities.
- The signature and seal of the Professional Engineer shall comply with Section 4.3.3 of the Louisville Metro Land Development Code.
- Disturbance areas are provided for MS4 User Mapping area on the MS4 Station.
- There were no K-12 features found on a site visit on July 22, 2020 by Ann E. Richard, R.A.

SEWER & DRAINAGE

- Detention is provided in the existing lake downstream.
- A portion of the site is included in a Recharge Area (PFD No. 21111, C.0039, 5 dates December 3, 2006).
- A "Request for Stormwater Capacity" will be filed with MS4.
- In contact to the existing 12" sewer Record No. 14892-2.
- Extension of MS4 storm water easement may be required.
- A "Request for Stormwater Capacity" will be filed with MS4.
- All proposed sewer and catch easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction per approval.
- The MS4 Base Flood Elevation Determination letter dated April 28th, 2020, the FEMA Base Flood Elevation is 677.5 FT. and the Local Regulatory Base Flood Elevation is 676.5 FT.
- Lowest finished floor or machinery elevation to be at or above 677.5 FT.
- Any required 6" in the foundation shall be compressed on site at a ratio of 1:1.
- All drainage EROD and water quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MS4 MS4 Manual requirements.
- The final design of the project must meet all MS4 water quality regulations established by MS4. Site layout may change in the design process due to storm water or General Best Management Practices.
- Proportion Compensation fee (see 3-10) will be calculated prior to construction plan approval & shall be provided in an area designated as "Proportion Compensation Area".
- Site 3 through 16 shall require individual floodproofing permitting from MS4 and MS4. In addition individual lot grading plans may be required at the time of construction.

STREETS & SIDEWALKS

- Streets within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (0.6%) or 1.0% (0.5%).
- A Road & Development Permit is required by Metro Public Works for all work within the Metro MS4 Flood (10'-0") W.P. and for roadway approaches on all surrounding access roads to the subdivision area due to damage caused by construction traffic.
- Signage shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, curbs, ramps, bulb-outs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works standards and approved at the time of construction.
- All street name signs and markers with the MUD requirements are provided prior to the recording of the applicable subdivision plat or prior to issuing the first certificate of occupancy and shall be in place at time of said release.
- The location and type of planting with the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval. Street trees shall be determined during construction approval process.
- Should any existing average structures and/or utilities located within rights-of-way become necessary to be observed, extended or relocated, such shall be at the owner's/developer's expense.
- A Road & Development Permit will be required by Metro Public Works for roadway signage within the site due to damage caused by construction traffic activities.
- All roadway interventions shall meet the requirements for signing areas as set by Metro Public Works.
- The minimum driveway length is 25 ft. from garage or building facade to the back of the right-of-way sidewalk or right-of-way edge of driveway or curb.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.



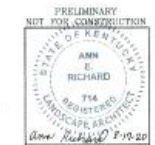
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 350,303 SF
EXISTING TREE CANOPY	= (395) 90,000 SF
TOTAL TREE CANOPY AREA REQUIRED	= 406 (120,121 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 88 (23,290 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 318 (96,771 SF)



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-27-20	PER AGENCIES 7-15-20 REVIEW	AR
2	8-17-20	REVISED PER AGENCY COMMENTS	AR



DEVELOPER: KAREM BUILT HOMES, INC. 10015 WOODBURN AVENUE, SUITE 101, LOUISVILLE, KY 40009

OWNER: FOX FAMILY REALTY PARTNERS 16000 WALLEY HILL DRIVE, LOUISVILLE, KY 40045

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC. 801 HARRISON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202

COUNCIL DISTRICT - 19 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN

DATE: 08/19/20

RECEIVED
 APR 17 2020
 PLANNING &
 DESIGN SERVICES

Staff Finding

- The Detailed District Development Plan, Revised Preliminary Subdivision Plan and Waiver request are adequately justified and meet the standard of review.