

20-AMEND-0005

Signature Point

1111 Rose Hill Ln



Louisville Metro Development Review Committee

Jay Lockett, AICP, Planner I

September 16, 2020

Requests

- **Modification of Binding Element.**

Approved Plan

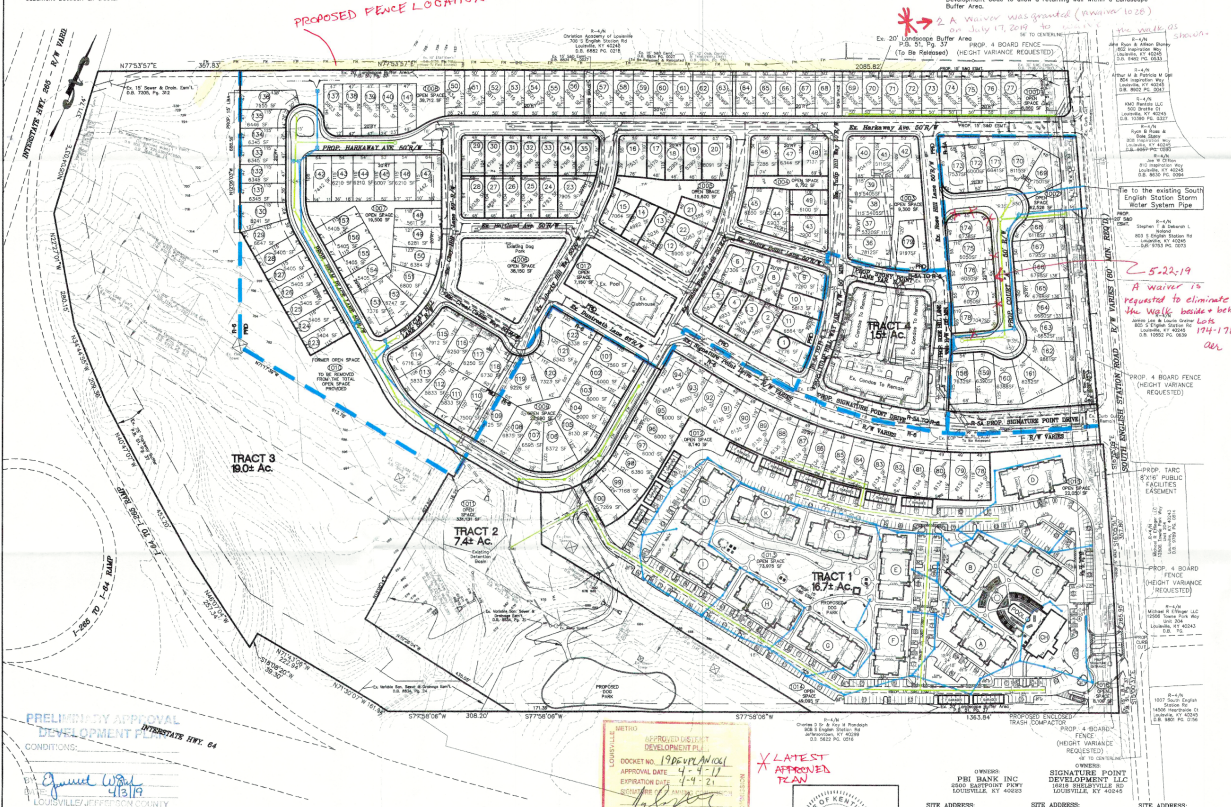
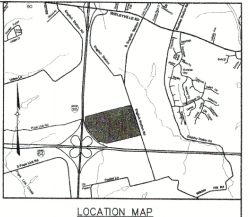
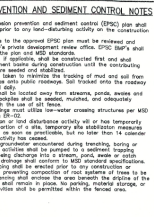
- GENERAL**
1. Parking areas and drive lanes to be hard and durable surface.
 2. No increase in average run off to storm sewerage.
 3. There shall be no curbside parking.
 4. There shall be no landscaping in the Right of Way without an environmental permit.
 5. The parking area shall be the type of drive if it does not have a paved, wheelchair, or turned off.
 6. Erosion measures for dirt control shall be in place during construction to prevent fugitive particulate emissions from reaching nearby roads and neighboring properties.
 7. No site street barriers may be installed or re-installed resulting in the creation of a barrier between the site from emergency vehicles to the adjoining street.
 8. Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
 9. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
 10. All open space lots are non-buildable and will be recorded as open space and utility easement.
 11. Seawater Elevation is 714.56 (NAVD 1988) Obsolete square in concrete curb north accessible ramp on the southwest corner of Irish Road Lane and Irishwood Ave.
 12. Elevation is 714.56 (NAVD 1988) Obsolete square in concrete curb north accessible ramp on the southwest corner of Irish Road Lane and Irishwood Ave.
 13. Complete on-site utilities (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
 14. The site is located in a short term area. Development of the site is subject to Chapter 4, Section 4 of the Local Government Code. No future features were added during a site plan on 10-27-16 by Kevin M. Young, R.E.A.
 15. 15.005: Page 030 provides a perpetual pedestrian & wheelchair access across easement between all tracts.

- MSD NOTES:**
1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0002 L 6, dated December 4, 2006.
 2. Dewatering equipment to remove (empty) or seasonal purposes. Final configuration and site of drainage pipes and channels shall be determined during the requirements.
 3. If the site has any drainage on easement plot will be required prior to MSD grading construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream storm sewerage system.
 4. A Dewatering Facilities County Report was submitted to MSD on Oct. 31, 2016.
 5. The majority of the proposed street of MSO water quality regulations established by MSD. Site input may change at the design phase due to proper sizing of street management practices.
 6. Erosion & Sediment Control is conceptual only, and final design will be determined by construction phase.
 7. Prior to any construction activities on the site a Erosion & Sediment Plan shall be approved by MSD for approval.
 8. Should any existing on-site structures and/or utilities located within the site, all proposed sewer and storm easements shall be 10' unless otherwise indicated.
 9. Improved sewers are by non lateral Extension and connection and are subject to the approved sewer.
 10. Portion of the site adjoining into the English Station Storm system is subject to regional facility fees.

- STREETS & SIDEWALKS**
1. Sidewalk within the subdivision shall be provided in accordance with Table 6.3.1 of the Local Government Code.
 2. Street grade shall not be less than 1% (min) or 10% (max).
 3. A Base & Encouragement Street is required by Metro Public Works for all work within the South English Station Flood Right-of-Way, and for roadway easements on all surrounding access roads to the subdivision site due to drainage caused by construction traffic.
 4. Verge shall be provided as required by Metro Public Works.
 5. All streets, intersections, loop roads, cut-over roads, hubs, utility crossovers and rights-of-way shall be in accordance with the Development Code and Metro Public Works.
 6. All street design shall conform with the MSD requirements and shall be installed, extended and approved at the time of construction and prior to closing the tract.
 7. The location and type of planting within the street right-of-way will be reviewed for roadway safety and other requirements by Metro Public Works which includes the right to remove them without the property owner's request.
 8. All street design shall conform with the MSD requirements and shall be installed, extended and approved at the time of construction and prior to closing the tract.
 9. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
 10. The minimum driveway length is 25 feet from garage or building facade to back of setbacks or edge of pavement as such.
 11. For Tract 4 the existing walk which are not located within the proposed right of way shall be placed in a release easement on the record plan.

- VARIANCES GRANTED**
1. A variance was granted on November 7th 2013 (Case B-247-05) from the Louisville Metro Land Development Code to reduce the MSD minimum rear yard setback to 10 ft.
 1. A variance was granted on July 2nd 2008 (Case B-147-05) from the Louisville Metro Land Development Code to allow the maximum building height to exceed 45 ft.
 1. A variance was granted on November 7th 2013 (Case B-247-05) from the Louisville Metro Land Development Code to allow the maximum building height to exceed 45 ft.
 1. A variance was granted on November 7th 2013 (Case B-247-05) from the Louisville Metro Land Development Code to allow the maximum building height to exceed 45 ft.
 1. A variance was granted on November 7th 2013 (Case B-247-05) from the Louisville Metro Land Development Code to allow the maximum building height to exceed 45 ft.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
1. The approved erosion prevention and sediment control (EPC) plan shall be implemented prior to any construction activity on the construction site.
 2. Any modification to the approved EPC plan shall be reviewed and approved by the MSD prior to implementation.
 3. Erosion prevention and sediment control measures shall be installed prior to the start of MSD activities.
 4. Sediment basins shall be installed to capture sediment from the construction site.
 5. Sediment basins shall be installed to capture sediment from the construction site.
 6. Sediment basins shall be installed to capture sediment from the construction site.
 7. Sediment basins shall be installed to capture sediment from the construction site.
 8. Sediment basins shall be installed to capture sediment from the construction site.
 9. Sediment basins shall be installed to capture sediment from the construction site.
 10. Sediment basins shall be installed to capture sediment from the construction site.



PROJECT DATA

TOTAL SITE AREA = 88.34 AC
 DESIGN ZONING = R-5A, R-6, PFD
 EXISTING ZONING = UNDEVELOPED
 EX. # OF UNITS = 40
 EX. # OF COND. UNITS = 40
 EX. PRO. COND. AREA = 30.14 AC

GARDEN HOMES DATA (SINGLE FAMILY LOTS 1-178)

TOTAL AREA OF ROW = 41.95 AC
 NET SITE AREA = 46.39 AC
 EXISTING ZONING = R-5A, R-6, PFD
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 EXISTING UNITS = 40
 GROSS FLOOR AREA = 4,370,741 SF
 MAX DENSITY PERMITTED = 10.4 UNITS/AC
 TOTAL AREA OF LOTS = 88.34 AC
 TOTAL OPEN SPACE PROVIDED = 17,428 SF

TRACT 1 DATA (APARTMENTS)

TRACT 1 AREA = 8.75 AC
 EXISTING ZONING = R-5A
 EXISTING UNITS = 0
 PROPOSED USE = MULTIFAMILY RESIDENTIAL
 EXISTING UNITS = 0
 BLDG. HEIGHT = 30' - 3 STORY (SEE MAX BLDG. HEIGHT)
 MAXIMUM BUILDING FOOTPRINT = 10,127 SF
 TOTAL BUILDING AREA = 6,284 SF
 TOTAL FLOOR AREA = 12,414,000 SF
 TOTAL FLOOR AREA EXCLUDING GARAGES FOR P.A.R. = 12,414,000 SF
 DENSITY = 17.03 UNITS/AC (MAX ALLOWED)
 TOTAL OPEN SPACE PROVIDED = 31 AC (81,300 SF)
 MAX. MAX. = 432 SF
 MIN. = 864 SF

TRACT 2 DATA

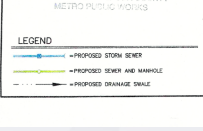
TRACT 2 AREA = 7.42 AC
 EXISTING ZONING = UNDEVELOPED
 PROPOSED USE = OPEN SPACE
 TOTAL OPEN SPACE PROVIDED = 17,428 SF

TRACT 3 DATA

TRACT 3 AREA = 8.25 AC
 EXISTING ZONING = R-5A
 EXISTING UNITS = 0
 PROPOSED USE = UNDEVELOPED

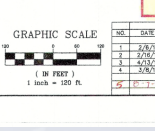
TRACT 4 DATA (CONDOS)

TRACT 4 AREA = 11.54 AC
 EXISTING ZONING = R-5A
 EXISTING UNITS = 0
 PROPOSED USE = CONDOS
 BLDG. HEIGHT = 45'
 MAXIMUM BUILDING FOOTPRINT = 24,876 SF
 TOTAL FLOOR AREA INCLUDING GARAGES FOR P.A.R. = 24,876 SF
 DENSITY = 12.1 UNITS/AC (MAX ALLOWED)
 TOTAL OPEN SPACE PROVIDED = 45 (FOR VARIANCE GRANTED)
 TOTAL FLOOR AREA INCLUDING GARAGES FOR P.A.R. = 24,876 SF
 TOTAL FLOOR AREA INCLUDING GARAGES FOR P.A.R. = 24,876 SF



TREE CANOPY CALCULATIONS (CLASS C)

TOTAL SITE AREA	= 88.34 AC	3.7	= 328,258 SF
EXISTING TREE CANOPY	= 108 (38,827 SF)	3.7	= 400,561 SF
TOTAL TREE CANOPY AREA REQUIRED	= 208 (73,653 SF)	3.7	= 273,234 SF
EXISTING TREE CANOPY TO BE PRESERVED	= 108 (38,827 SF)	3.7	= 400,561 SF
PROPOSED TREE CANOPY TO BE PLANTED	= 108 (38,829 SF)	3.7	= 400,561 SF
TOTAL TREE CANOPY TO BE PROVIDED	= 208 (73,747 SF)	3.7	= 273,234 SF



PROFESSIONAL STAMP

PHI BARRY INC
 800 E. ENGLISH STATION RD
 D.B. P.C.

APPROVED FOR DEVELOPMENT

APPROVAL DATE: 4-9-17

LATEST APPROVED PLAN

SIGNATURE POINT

ADDRESS	ADDRESS	ADDRESS
1447 COOL SPRING RD TAX BLOCK 3794 LOT 0001 D.B. P.C. 0680	800 S ENGLISH STATION RD TAX BLOCK 3794 LOT 0001 D.B. P.C. 0680	1111 BOSE BELL LN TAX BLOCK 3794 LOT 0006 D.B. P.C. 0449

PRELIMINARY APPROVAL

Condition of Approval:

RECEIVED

APR 01 2018

DESIGN SERVICES

RECEIVED

APR 17 2018

PLANNING & DESIGN SERVICES

SIGNATURE POINT

REVISED PRELIMINARY SUBDIVISION PLAN AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN

DEVELOPER: SIGNATURE POINT DEVELOPMENT, INC.
 505 GARDENHOMES AVENUE, SUITE 200
 COVINGTON, MISSISSIPPI 39426
 PHONE: (501) 486-9974
 FAX: (501) 486-9975
 E-MAIL: INFO@SIGNATUREPOINT.COM

DATE: 1/18/17

WM #7503

20-AMEND-0005

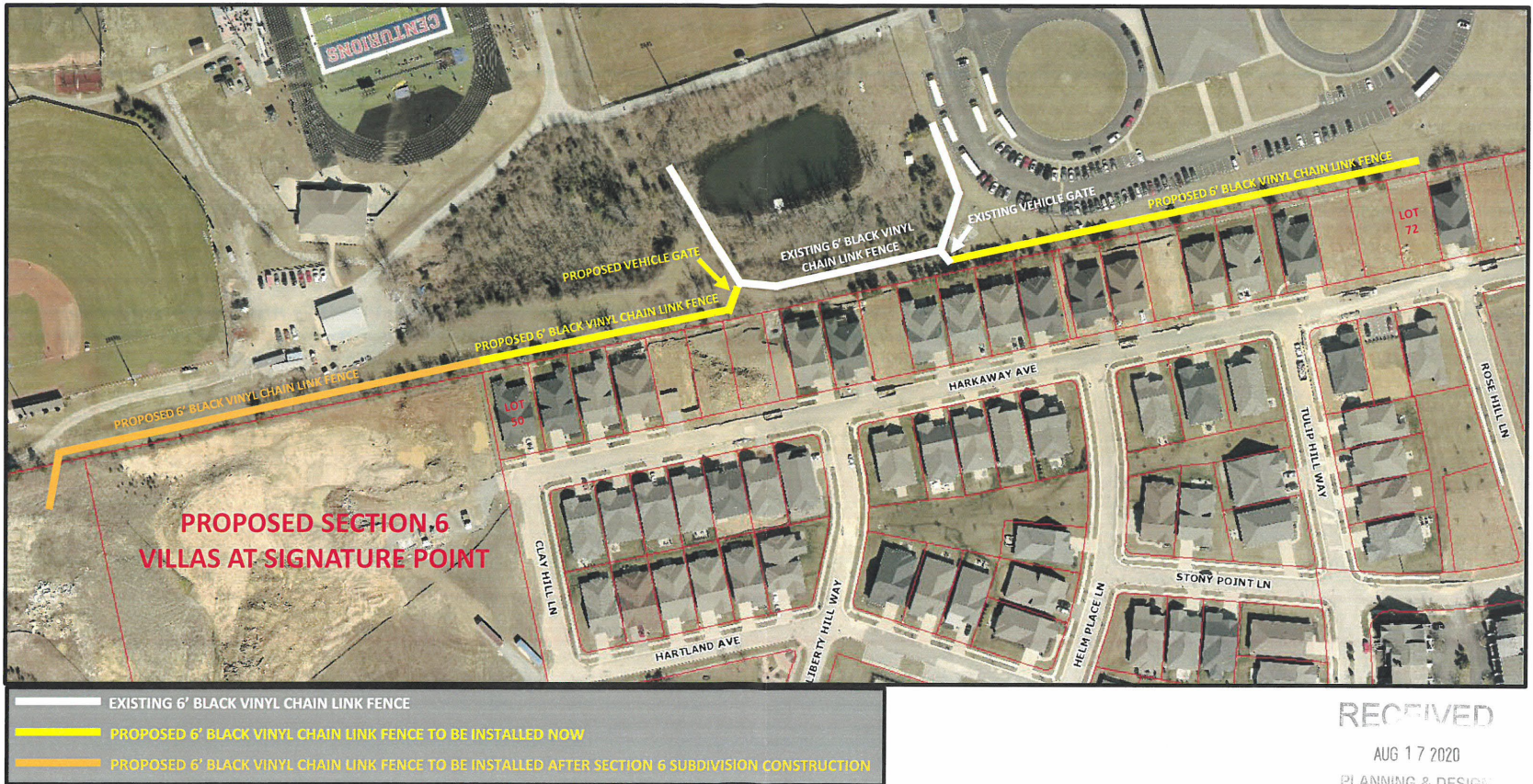
Proposed Changes to Binding Elements

~~16. The developer shall, at its expense, construct a 7-foot chain link fence with black vinyl coating with a variety of deciduous and evergreen trees planted along this fence line on 10-foot centers along the entire property line common to Christian Academy of Louisville property. The fence shall be constructed at the earliest of the following times: (A) before construction begins on the buildings along the north line of the subject property; or (B) one year after site work begins anywhere on the subject property. The fence shall be perpetually maintained by the developer or its successor (Condominium Council, Homeowner Association, etc.).~~

The developer shall, at its expense, construct a 6-foot chain link fence with black vinyl coating as shown on the fencing exhibit presented at the September 16, 2020 Development Review Committee meeting.

Fencing Exhibit

SIGNATURE POINT FENCING EXHIBIT



RECEIVED

AUG 17 2020

PLANNING & DESIGN SERVICES

20-AMEND-0005

20-AMEND-0005

Staff Findings

- The request is adequately justified and meets the standard of review.

Required Actions

- Approve or Deny the revision to binding element.