

19-MVARIANCE-0002

Kenlie Place



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Lacey Gabbard, AICP, Planner I

November 4, 2019

Request

- **Modified Variance:** from Land Development Code section 5.3.1.D.1.b and 5.3.1.D.1.c to allow parking to encroach into the front and rear yards

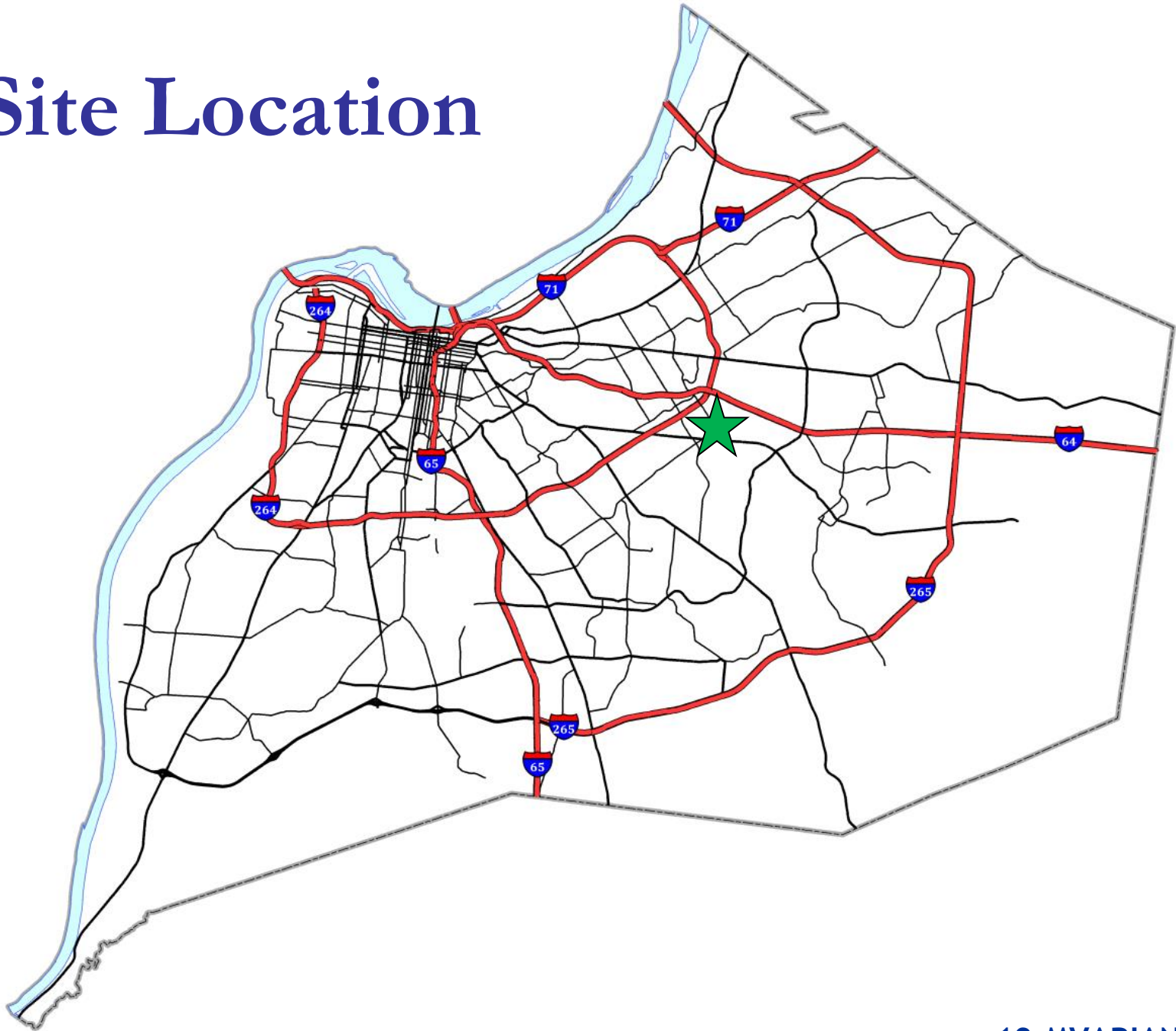
Case Summary / Background

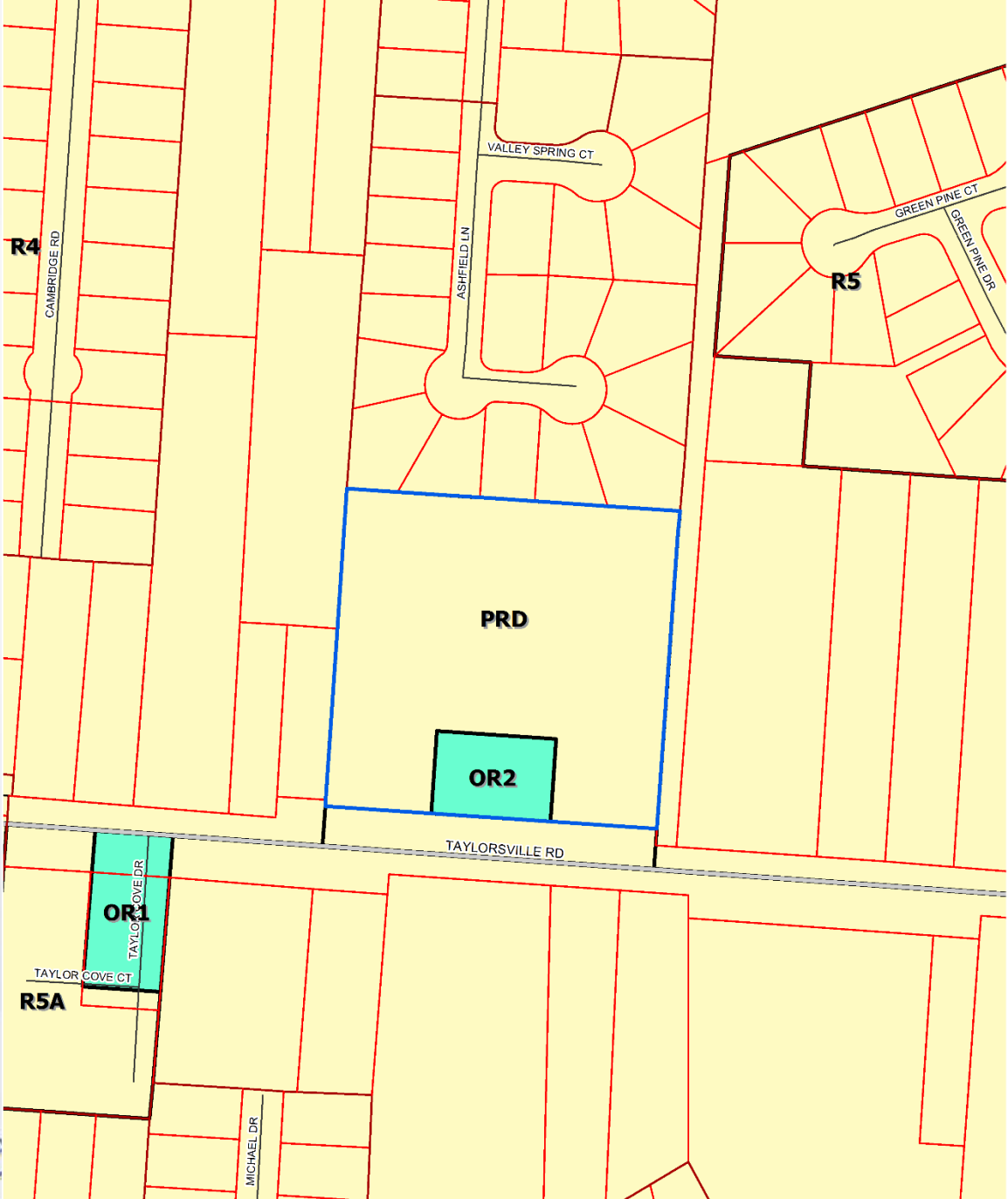
- The subject property is zoned PRD Planned Residential Development and OR-2 Office/Residential in the Neighborhood form district. It is located on the north side of Taylorsville Rd.
- The subject site is currently developed with a single family residence, which the applicant is proposing to relocate and reuse as the office building portion of the development.
- The applicant is proposing to construct 28, 3 bedroom patio homes, plus the relocated 2,025 square foot two-story office building.

Case Summary / Background

- The previously approved plan (18ZONE1068) proposed a total of 34 buildable residential lots, one office building lot and two open space lots, whereas the current plan proposes 28 buildable residential lots, one office building lot, and two open space lots.
 - The reduction in units is due to the increased unit size, from 2 bedroom to 3 bedroom patio homes.

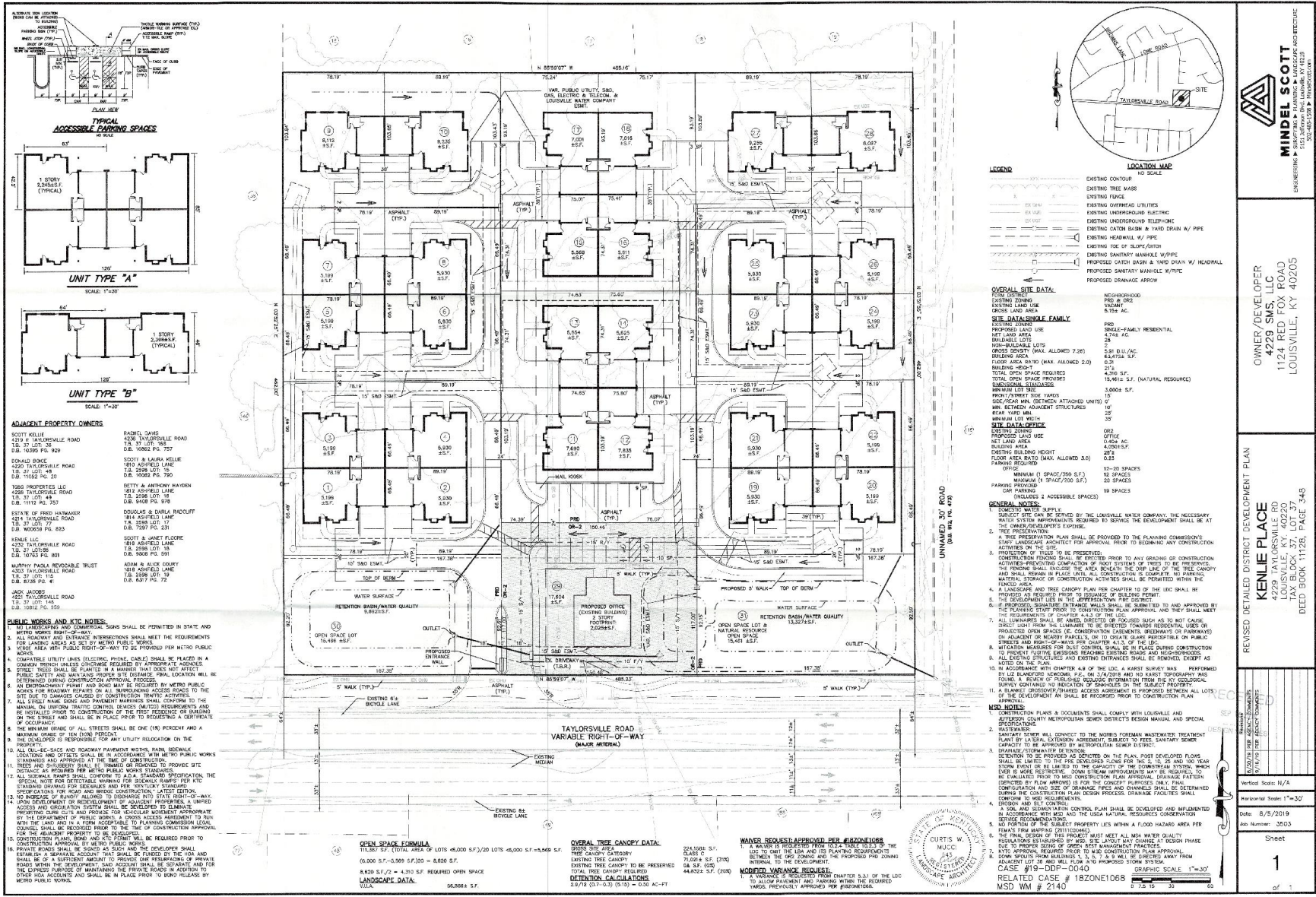
Site Location







Currently Proposed Site Plan



MINDEL SCOTT
ARCHITECTS, INC.
SUITE 200 1209 N. UNIVERSITY BLVD
LOUISVILLE, KY 40202

OWNER/DEVELOPER
429 SWS, LLC
1124 RED FOX ROAD
LOUISVILLE, KY 40205

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
KENNE PLACE
429 SWS, LLC
1124 RED FOX ROAD
LOUISVILLE, KY 40205
DEED BOOK 11225, PAGE 348

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 6/5/2019
Job Number: 3503
Sheet: 1
Scale: 1"=30'
MSD # 2140



LEGEND

EXISTING TREE MARK
EXISTING FENCE
EXISTING OVERHEAD UTILITIES
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
EXISTING SIDEWALK W/ SIDE
EXISTING FACE OF SLUMP/STAIR
EXISTING SANITARY MANHOLE W/PIPE
PROPOSED CATCH BASIN & YARD DRAIN W/ HORIZONTAL
PROPOSED SANITARY MANHOLE W/PIPE
PROPOSED DRAINAGE ARROW

OVERALL SITE DATA:

NEIGHBORHOOD: 18
PROPOSED LOTS: 10
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE: 28
TOTAL OPEN SPACE REQUIRED: 4,310 S.F.
TOTAL OPEN SPACE PROVIDED: 13,461 S.F. (NATURAL RESOURCE)

SITE DATA-SINGLE FAMILY:

MINIMUM LOT SIZE: 3,000 S.F.
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONT YARD SETBACK: 10'
MINIMUM SIDE YARD SETBACK: 5'
MINIMUM REAR YARD SETBACK: 5'

SITE DATA-OFFICE:

PROPOSED LOTS: 092
PROPOSED LOTS: 28
BUILDING AREA: 4,000 S.F.
EXISTING BUILDING HEIGHT: 2 STORIES
PARKING REQUIRED: 0.83
PARKING PROVIDED: 10 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)

GENERAL NOTES:

1. ALL UTILITIES SHALL BE LOCATED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER'S EXPENSE.
2. THE PRESERVATION OF ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND OPERATION OF THE PROJECT.
3. PROTECTION OF TREES TO BE PRESERVED SHALL BE PROVIDED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PROTECTION SHALL BE PROVIDED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. THE PROTECTIVE FENCING SHALL BE PROVIDED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING OR STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN THE PROTECTIVE FENCING.
5. ALL EXISTING SANITARY AND EXISTING ENTRANCES SHALL BE MAINTAINED EXCEPT AS NOTED OTHERWISE.
6. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LOCAL AESTHETIC SURVEY WAS PERFORMED BY THE LOUISVILLE WATER COMPANY. THE RESULTS OF THE SURVEY SHALL BE PROVIDED TO THE OWNER AND SHALL BE MADE AVAILABLE TO THE PUBLIC UPON REQUEST.
7. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND OPERATION OF THE PROJECT.
8. THE PROTECTIVE FENCING SHALL BE PROVIDED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES.
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MSD NOTES:

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WAIVER REQUEST APPROVED PER RESOLUTIONS:

1. THE WAIVER REQUEST APPROVED PER RESOLUTIONS IS SUBJECT TO THE FOLLOWING CONDITIONS:

- A. THE WAIVER REQUEST APPROVED PER RESOLUTIONS IS SUBJECT TO THE FOLLOWING CONDITIONS:
- B. THE WAIVER REQUEST APPROVED PER RESOLUTIONS IS SUBJECT TO THE FOLLOWING CONDITIONS:
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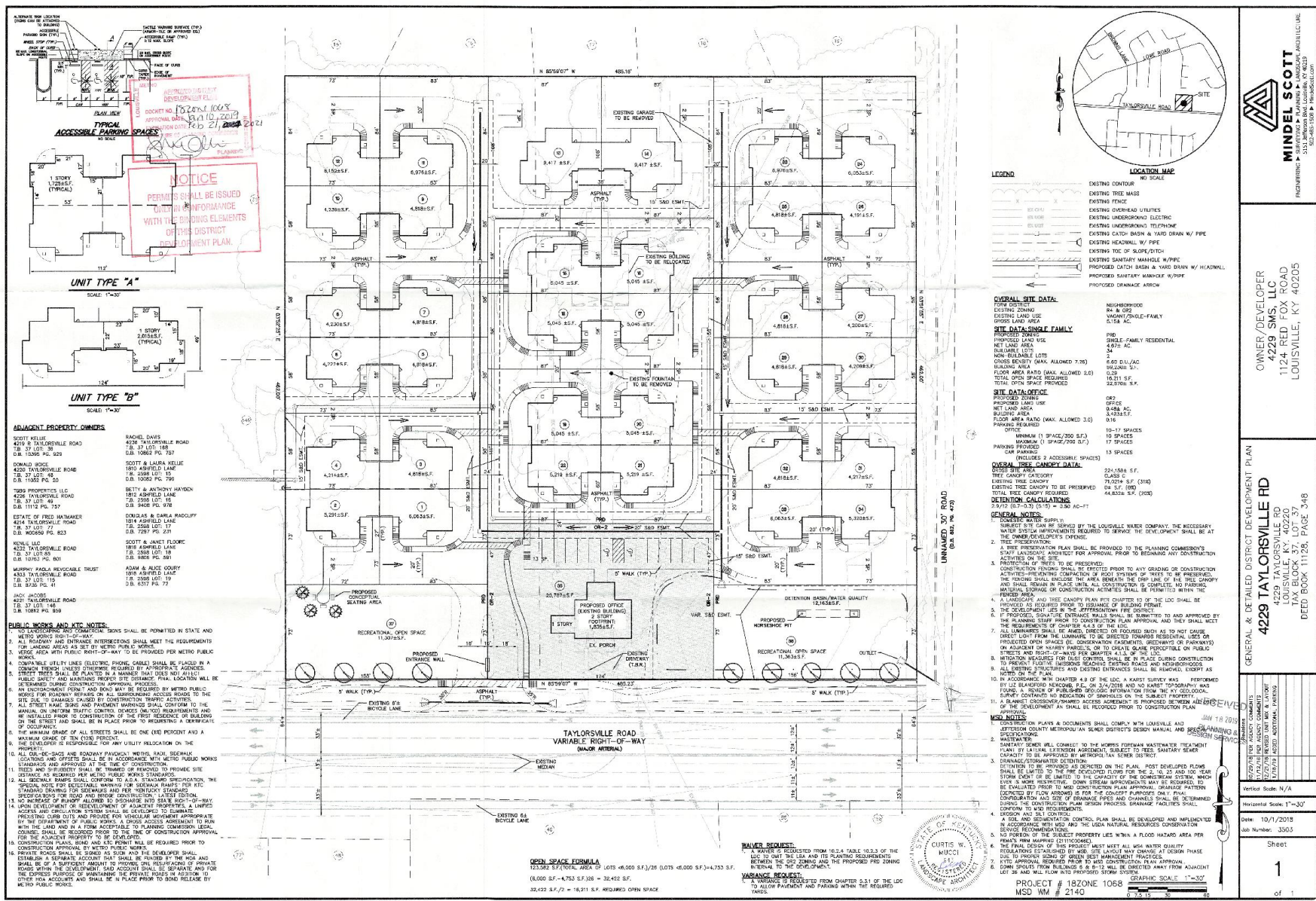
OVERALL TREE CANOPY DATA:

EXISTING TREE CANOPY: 22,500 S.F.
EXISTING TREE CANOPY TO BE PRESERVED: 22,500 S.F.
EXISTING TREE CANOPY TO BE REMOVED: 0 S.F.
TOTAL TREE CANOPY: 22,500 S.F.

LANDSCAPE CALCULATIONS:

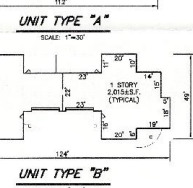
2.97/0 (0.7-0.3) (0.16) = 0.00 AC-FT

Previously Approved Site Plan



APPROVED DEVELOPMENT PLAN
DOCKET NO. 18-2018-005
APPROVAL DATE: 03/11/2019
EXPIRES: 03/11/2024

NOTICE
PERMITS SHALL BE ISSUED
ON THE PERFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.



ADJACENT PROPERTY OWNERS

SCOTT KELLIE 4718 TAYLORSVILLE ROAD T.B. 37 LOT 38 D.B. 12062 PG. 109	RACHEL DAVIS 1814 TAYLORSVILLE ROAD T.B. 37 LOT 16 D.B. 10858 PG. 787
DONALD RIDGE 4208 TAYLORSVILLE ROAD T.B. 37 LOT 48 D.B. 11002 PG. 20	SCOTT & LAURA KELLIE 1814 TAYLORSVILLE ROAD T.B. 37 LOT 15 D.B. 10858 PG. 784
708 PROPERTIES LLC 4208 TAYLORSVILLE ROAD T.B. 37 LOT 49 D.B. 11112 PG. 757	BETTY & ANTHONY HADWIN 1812 ASPHED LANE T.B. 37 LOT 17 D.B. 9408 PG. 378
ESTATE OF FRED HATHAWAY 4228 TAYLORSVILLE ROAD T.B. 37 LOT 50 D.B. 90360 PG. 823	TONY & SARA BRADDOFF 1814 ASPHED LANE T.B. 37 LOT 18 D.B. 7297 PG. 231
KENLLI LLC 4228 TAYLORSVILLE ROAD T.B. 37 LOT 45 D.B. 10952 PG. 801	SCOTT & ANET FLOWIE 1814 ASPHED LANE T.B. 37 LOT 16 D.B. 9888 PG. 381
MURPHY PADMA REVICABLE TRUST 4308 TAYLORSVILLE ROAD T.B. 37 LOT 115 D.B. 8040 PG. 41	ADAM & ALICE COURT 1814 ASPHED LANE T.B. 37 LOT 19 D.B. 8077 PG. 79
JACK JACOBS 4228 TAYLORSVILLE ROAD T.B. 37 LOT 148 D.B. 9408 PG. 383	

PUBLIC WORKS AND LTO NOTES

1. ALL ROADWAY AND UTILITY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR UNDERPASS AS SET BY METRO PUBLIC WORKS.
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OPEN SPACE FORMULA

12.38% SF TOTAL AREA OF LOTS <= 6000 SF; 2% LOTS > 6000 SF; 4.75% SF > 12000 SF

0.0002 SF - 1753 SF; 3.16% - 32.42 SF; 37.50 SF - 15,750 SF; 10.00% - 32,500 SF

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MAJOR REQUIREMENTS

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GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

4228 TAYLORSVILLE ROAD
D.B. 818 PG. 479

OWNER/DEVELOPER
MINDEL SCOTT
1124 RED FOX ROAD
LOUISVILLE, KY 40205

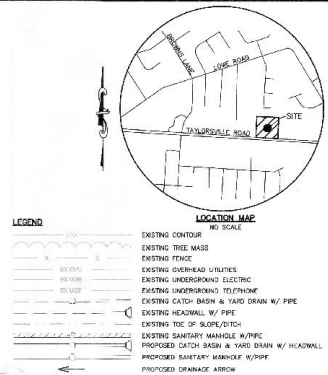
PROJECT # 1820E 1068
MSD # 2140

DATE 10/1/2018
JOB NUMBER 3505

SCALE 1"=30'

SHEET 1

GRAPHIC SCALE 1"=30'



LEGEND

EXISTING CONTOUR	NO SCALE
EXISTING TREE MASS	
EXISTING FENCE	
EXISTING OVERHEAD UTILITIES	
EXISTING UNDERGROUND UTILITIES	
EXISTING CATCH BASIN & YARD DRAIN W/ PIPE	
EXISTING HEADWALL W/ PIPE	
EXISTING TOP OF SLOPE/DITCH	
EXISTING SANITARY MANHOLE W/PIPE	
PROPOSED CATCH BASIN & YARD DRAIN W/ HEADWALL	
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PROPOSED DRAINAGE ARROW	

OVERALL SITE DATA

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PROPOSED SANITARY MANHOLE W/PIPE	
PROPOSED DRAINAGE ARROW	

SITE DATA SINGLE FAMILY

PROPOSED ZONING	R8S
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
NET LAND AREA	34
RELOCATABLE LOTS	4
CRUISE BEAUTY (MAX ALLOWED 7%)	0.60 D.U./AC
BUILDING AREA	99,008.57
FLOOR AREA RATIO (MAX ALLOWED 2.0)	2.91
TOTAL OPEN SPACE REQUIRED	16,111.57
TOTAL OPEN SPACE PROVIDED	22,768.56

SITE DATA OFFICE

PROPOSED ZONING	O-2
PROPOSED LAND USE	OFFICE
NET LAND AREA	869
BUILDING AREA	4,488.42
FLOOR AREA RATIO (MAX ALLOWED 3.0)	5.16
TOTAL OPEN SPACE REQUIRED	16,111.57
TOTAL OPEN SPACE PROVIDED	22,768.56

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ENGINEERING
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SCOTT@MSI-PE.com • INFO@MSI-PE.com

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GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

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SCALE 1"=30'

SHEET 1

GRAPHIC SCALE 1"=30'

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



10/18/2019 14:24

Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Modified Variance:** from Land Development Code section 5.3.1.D.1.b and 5.3.1.D.1.c to allow parking to encroach into the front and rear yards