

17SUBDIV1025

Aiken II



Louisville Metro Planning Commission Public Hearing

Jay Lockett, Planner I

March 1, 2018

Requests

- **Variance** from Land Development Code section 7.11.10.C to allow maximum front yard setbacks of up to 40', a variance of up to 15' beyond the allowed 25'.
- **Variance** from Land Development Code section 7.11.10.C to allow minimum side yards to be 0' rather than the required 3' along one side of each lot, a variance of 3'.
- **Major Preliminary Subdivision (Conservation Subdivision)** to create 178 buildable lots on approximately 54.32 acres.

Case Summary

- 178 single family lots on 54.32 acres
- Located along south of the intersection of Aiken Rd and Johnson Rd
- Agricultural land with some areas of tree coverage and 2 ponds
- Ponds to be utilized as detention basins, included within the 710,146 SF of conservation space
- Primary access from Aiken Rd with two connections to the existing Polo Fields development, and two proposed stub streets

Site Context



Aerial Photo



Subject Site



Surrounding Area Photos



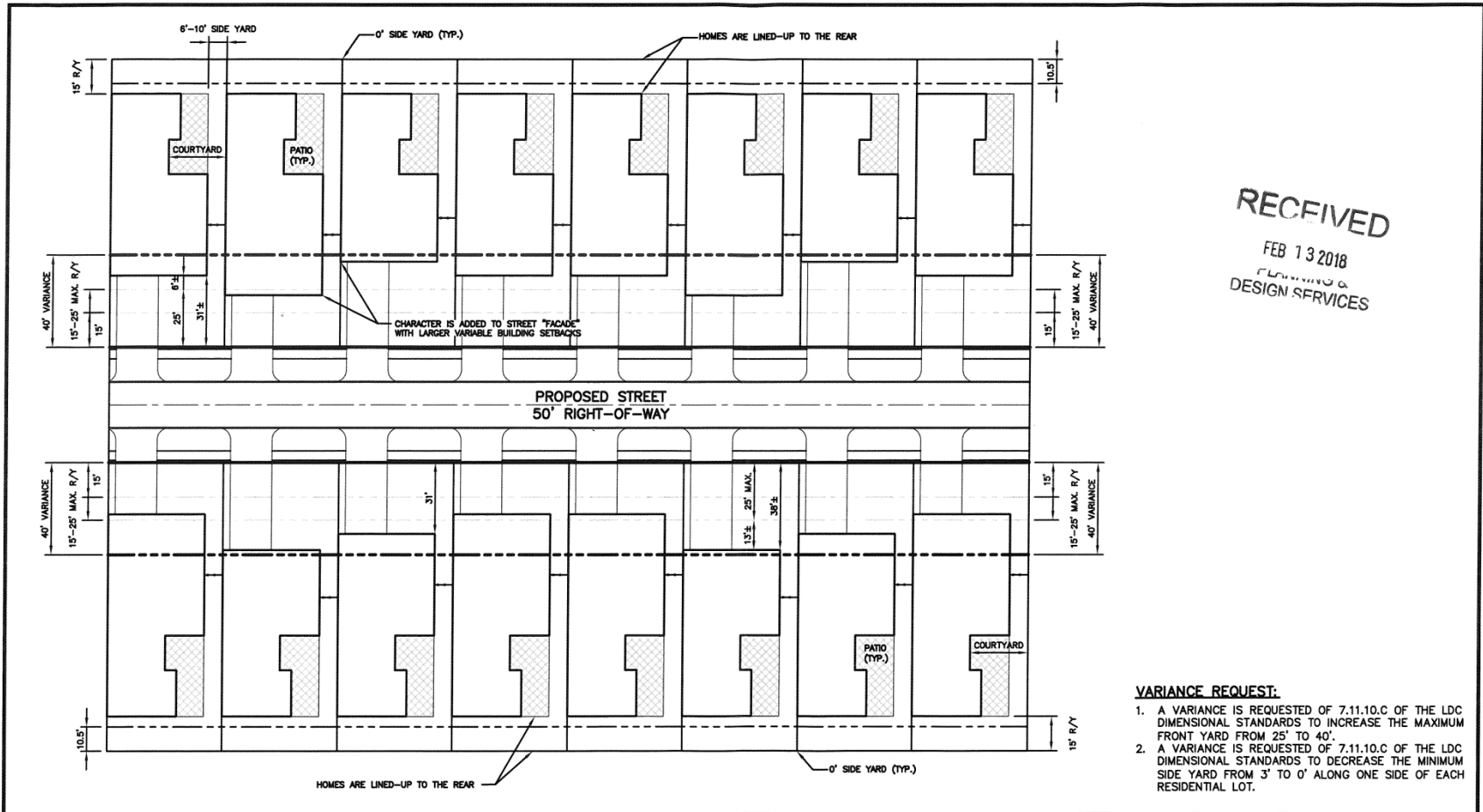
Surrounding Area Photos



Surrounding Area Photos



Lot Layout Exhibit



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VARIANCE REQUEST:

1. A VARIANCE IS REQUESTED OF 7.11.10.C OF THE LDC DIMENSIONAL STANDARDS TO INCREASE THE MAXIMUM FRONT YARD FROM 25' TO 40'.
2. A VARIANCE IS REQUESTED OF 7.11.10.C OF THE LDC DIMENSIONAL STANDARDS TO DECREASE THE MINIMUM SIDE YARD FROM 3' TO 0' ALONG ONE SIDE OF EACH RESIDENTIAL LOT.



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VARIANCE EXHIBIT
AIKEN II-CONSERVATION SUBDIVISION
 CASE #17SUBDIV1025

Vertical Scale: N/A
 Horizontal Scale: 1"=40'
 Date: 2-13-18
 Job Number: 3469

Sheet
1

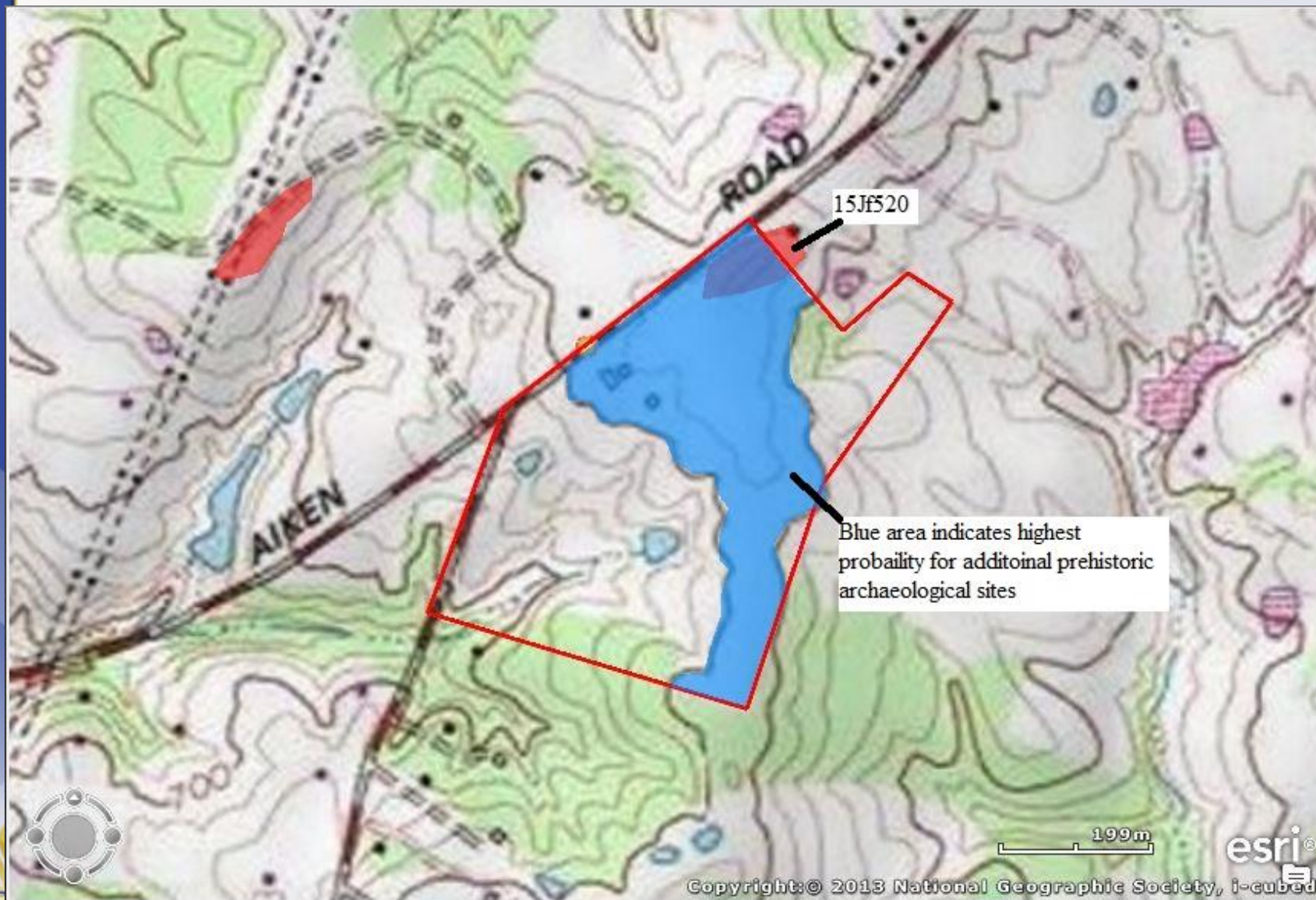
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Potential Archeological Interest



Technical Review

- MSD has given preliminary approvals
- KYTC has not yet weighed in on Traffic Impact Study
- There is an area of the site that is identified as a containing prehistoric archeological sites, per National Register

Staff Analysis and Conclusions

- Conservation Subdivision generally meets the requirements of the Land Development Code, specifically those under Section 7.11
- Variances appear justified due to consistency of design meeting the intent of the Conservation Subdivision regulations

Required Actions

- **APPROVE** or **DENY** the **Variance** from Land Development Code section 7.11.10.C to allow maximum front yard setbacks of up to 40'
- **APPROVE** or **DENY** the **Variance** from Land Development Code section 7.11.10.C to allow minimum side yards to be 0'
- **APPROVED** or **DENY** the **Conservation Subdivision Plan**