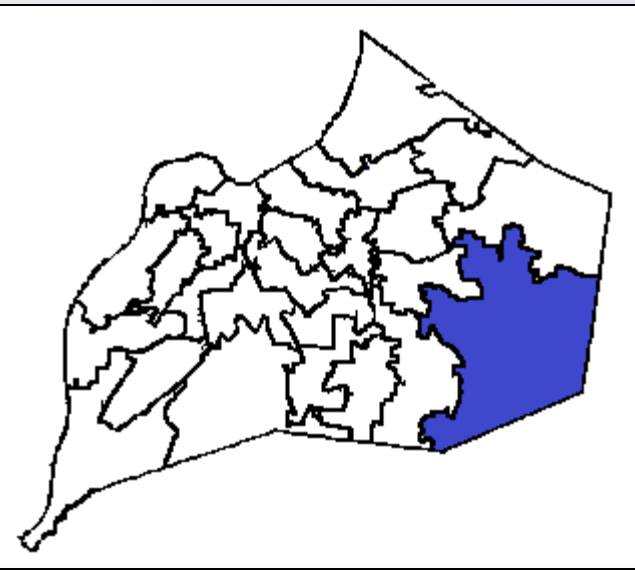
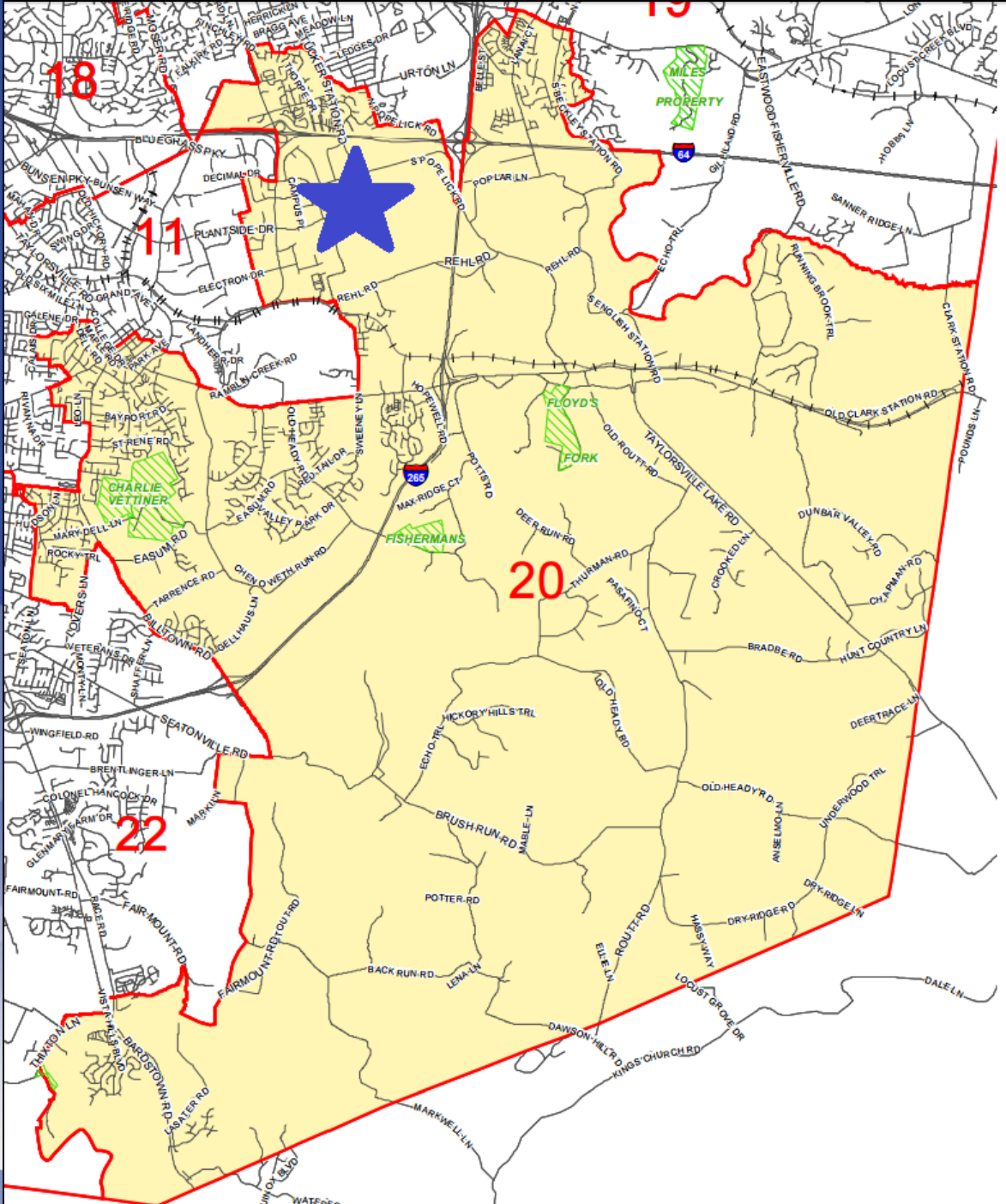


**16ZONE1090**

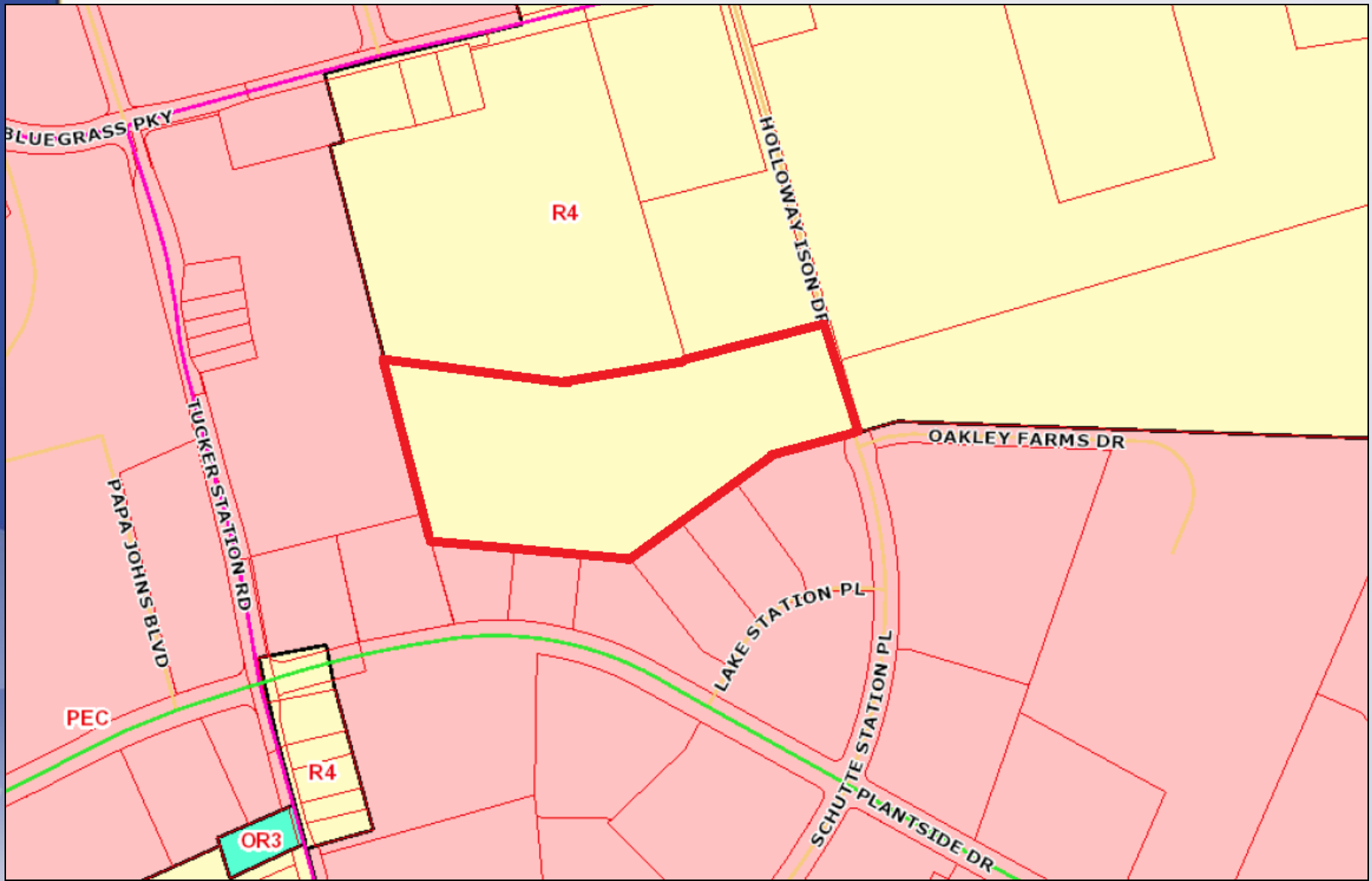
# **Blankenbaker Land Acquisition**



**Planning/Zoning, Land Design & Development**  
**June 13, 2017**



**Tucker Station Road  
TB 3672 Lot 1  
District 20 - Stuart Benson**



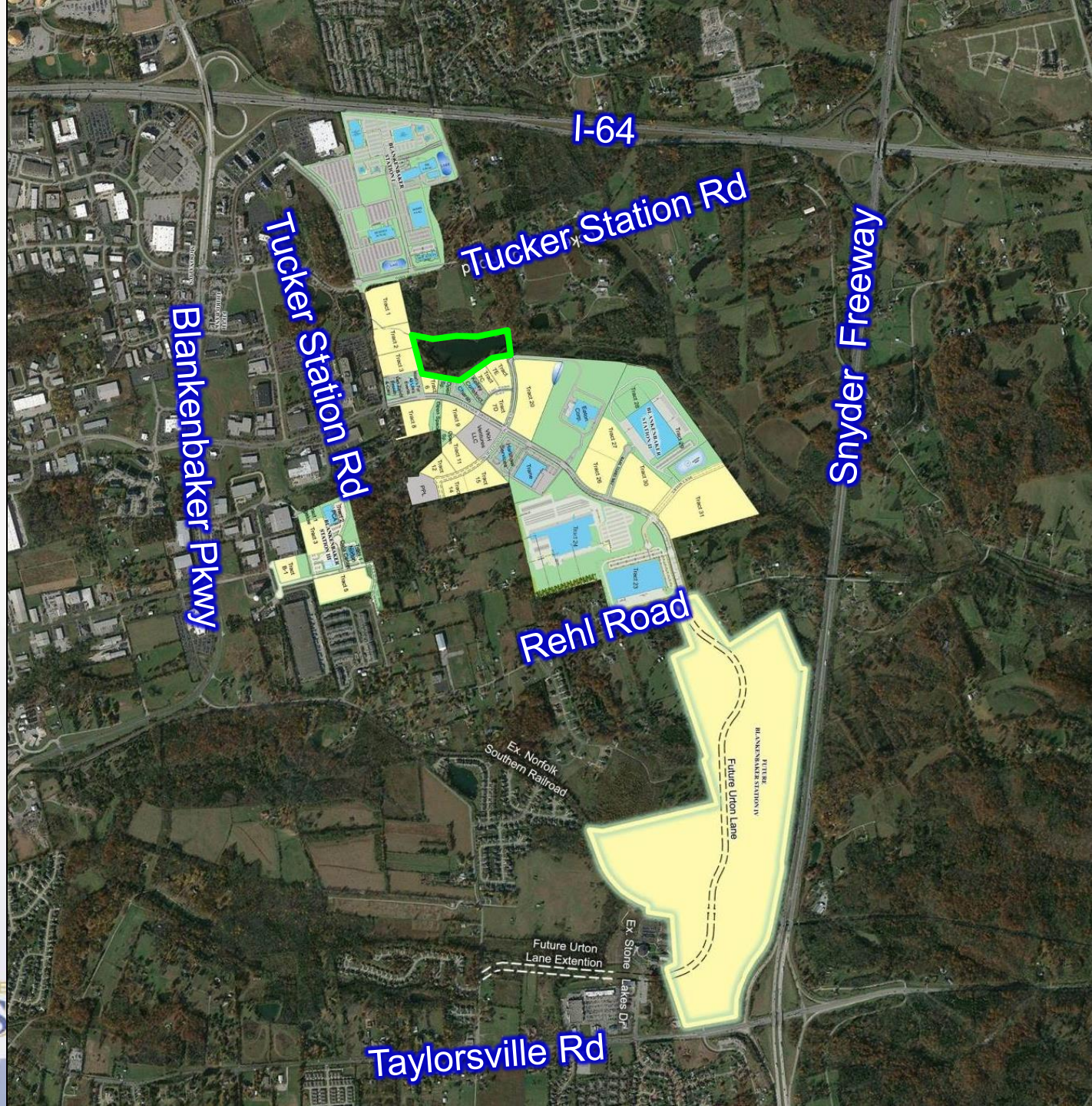
**Subject Property:**

Existing: R-4/SW

Proposed: PEC/SW

16ZONE1090









Subject Property:

Existing: Lake

Proposed: Lake

# Request(s)

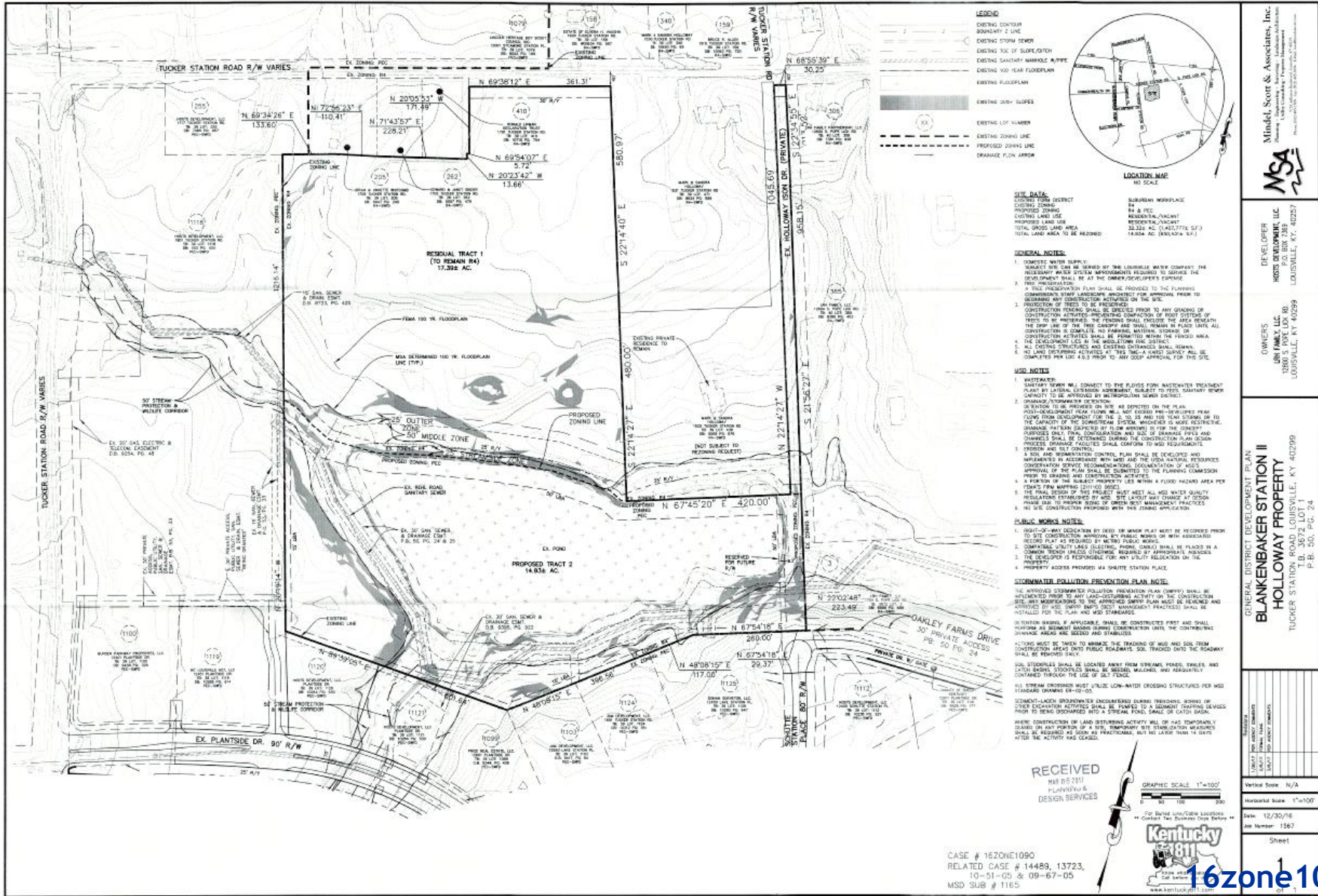
- Change in Zoning from R-4 to PEC on 14.93 acres
- District Development Plan

# Case Summary / Background

- Rezone the pond portion of the site
- No construction proposed at this time



# Applicant's Development Plan



**LEGEND**

- EXISTING CONTOUR
- BOUNDARY 2 LINE
- EXISTING STORM SEWER
- EXISTING 10% OF SLOPE/TOCH
- EXISTING SLOPE/STAKE MARKS & OFFSET
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN
- EXISTING JOBS SLOPES
- EXISTING LOT NUMBER
- EXISTING ZONING LINE
- PROPOSED ZONING LINE
- DRAINAGE FLOW ARROW

**LOCATION MAP**  
NO SCALE

**SITE DATA**

EXISTING ZONING DISTRICT: SUBURBAN WOODPLAKE  
 EXISTING ZONING: RA & PCC  
 PROPOSED ZONING: RESIDENTIAL/PAVANT  
 PROPOSED LAND USE: 18,322 AC (4,417,776 SF)  
 TOTAL GROSS LAND AREA: 14,938 AC (3,243,974 SF)  
 TOTAL LAND AREA TO BE REZONED: 14,938 AC (3,243,974 SF)

**GENERAL NOTES:**

1. DOMESTIC WATER SUPPLY: SEE THE SUBURBAN WOODPLAKE DEVELOPMENT PLAN FOR THE NECESSARY WASTE SYSTEM IMPROVEMENTS REQUIRED TO SUPPORT THE DEVELOPMENT. THIS PLAN SHALL BE APPROVED BY THE APPROPRIATE AGENCIES.
2. FLOOD PREVENTION: A FLOOD PREVENTION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED PRIOR TO ANY GRADING OR CONSTRUCTION. TREE REMOVAL SHALL BE LIMITED TO THE AREA BEHIND THE DRIVE AND TO THE TREE CANOPY AND SHALL BE LIMITED TO THE AREA WHERE CONSTRUCTION IS COMPLETE. NO PRUNING, MATING, STAKING OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE PROTECTED AREA.
4. THE DEVELOPMENT LIES IN THE MIDDLETON FIRM DISTRICT.
5. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL REMAIN.
6. NO LAND DISTURBING ACTIVITIES AT THIS LOCATION SHALL BE CONDUCTED FOR THE 60-DAY PERIOD PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**USE NOTES:**

1. WASTEWATER: SANITARY TRENCH SHALL CONNECT TO THE FLOWS FROM ANTECEDENT TREATMENT PLANT BY LATERAL DISCHARGE ADJUSTMENT SUBJECT TO FIRM'S SANITARY SEWER CAPACITY TO BE APPROVED BY THE REGULATORY AGENCIES.
2. DRAINAGE/STORMWATER DETENTION: SEE DETENTION PLAN PROVIDED ON FILE AS DETACHED ON THE PLAN.
3. FLOOD PREVENTION: FLOOD PREVENTION SHALL BE PROVIDED FOR THE PROTECTED AREA. FLOOD PREVENTION SHALL BE PROVIDED FOR THE PROTECTED AREA. FLOOD PREVENTION SHALL BE PROVIDED FOR THE PROTECTED AREA.
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**PUBLIC WORKS NOTES:**

1. ROADWAY: ROADWAY CONSTRUCTION BY THE PUBLIC AGENCY MAY BE REQUIRED PRIOR TO SITE CONSTRUCTION. APPROVAL BY THE PUBLIC AGENCY SHALL BE REQUIRED PRIOR TO CONSTRUCTION.
2. UTILITY LINES: UTILITY LINES (ELECTRIC, FIBER, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE INDICATED BY APPROVED UTILITY RECORDS. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
3. PROPERTY ACCESS: PROPERTY ACCESS THROUGH WA SHUTE STATION PLACE.

**STORMWATER POLLUTION PREVENTION PLAN NOTE:**

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE AND MAINTAINED TO THE APPROVED SWPPP PLAN. THE SWPPP SHALL BE REVISIONS TO THE SWPPP SHALL BE APPROVED BY THE REGULATORY AGENCIES. THE SWPPP SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE SWPPP SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

**STORMWATER POLLUTION PREVENTION PLAN NOTE:**

STORMWATER POLLUTION PREVENTION STRUCTURES SHALL BE CONSTRUCTED FIRST AND SHALL BE OPERATIONAL PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONSTRUCTION SHALL BE LIMITED TO THE APPROVED SWPPP PLAN. THE SWPPP SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE SWPPP SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

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**GENERAL DISTRICT DEVELOPMENT PLAN**

**BLANKENBOP STATION II**

**HOLLOWAY PROPERTY**

TUCKER STATION ROAD, LOUISVILLE, KY 40299

E.B. 3672, LOT 1

P.B. 50, P.B. 24

**DEVELOPER**  
MINDSEL, SCOTT & ASSOCIATES, INC.  
1800 S. MAIN STREET, SUITE 100  
LOUISVILLE, KY 40203

**OWNERS**  
HUN FARMY LLC  
1800 S. MAIN STREET, SUITE 100  
LOUISVILLE, KY 40203

**RECEIVED**  
MAY 05 2011  
PLANNING & DESIGN SERVICES

**GRAPHIC SCALE** 1"=100'

**HORIZONTAL SCALE** 1"=100'

**DATE** 12/30/10  
**JOB NUMBER** 1567

**SHEET**

**Case # 16zone1090**  
**RELATED CASE # 14489, 13723, 10-51-05 & 09-67-05**  
**MSD SUB # 1165**

**Kentucky 16zone1090**



# PC Recommendation

- The Planning Commission conducted a public hearing on 5/11/2017
- No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to PEC by a vote of 7-0 (7 members voted)