

# 26-ZONE-0012

**Oak Point Residential**  
**1600 Kurz Way**

**Land Development & Transportation Committee**  
**Thursday, June 25, 2026**

**Case Manager: Mark Pinto**

# REQUESTS



- Change in Zoning from R-4 Single-Family Residential to R-5A Multi-Family Residential
- Detailed District Development plan/Major Preliminary Subdivision Plan



# CASE SUMMARY

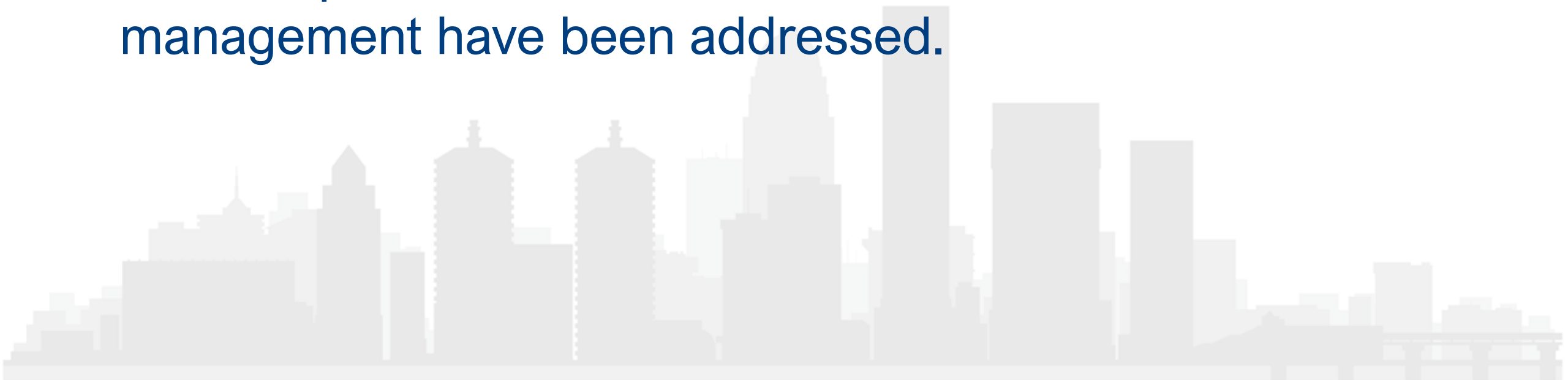


- Neighborhood form, 32 acres
- Mixed residential development, 38 lots for sf homes
- 10, two-story apartment buildings with 160 units
- Access is proposed from Dawn Dr
- Site contains environmental constraints, areas of steep slopes and unstable soils.



# TECHNICAL REVIEW

- The applicant submitted a new geotechnical report performed by ECS on March 23, 2026
- All MSD comments have been addressed
- All Transportation comments related to access management have been addressed.



# TECHNICAL REVIEW

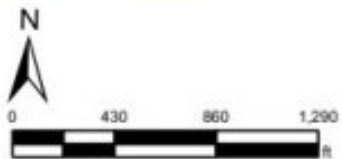
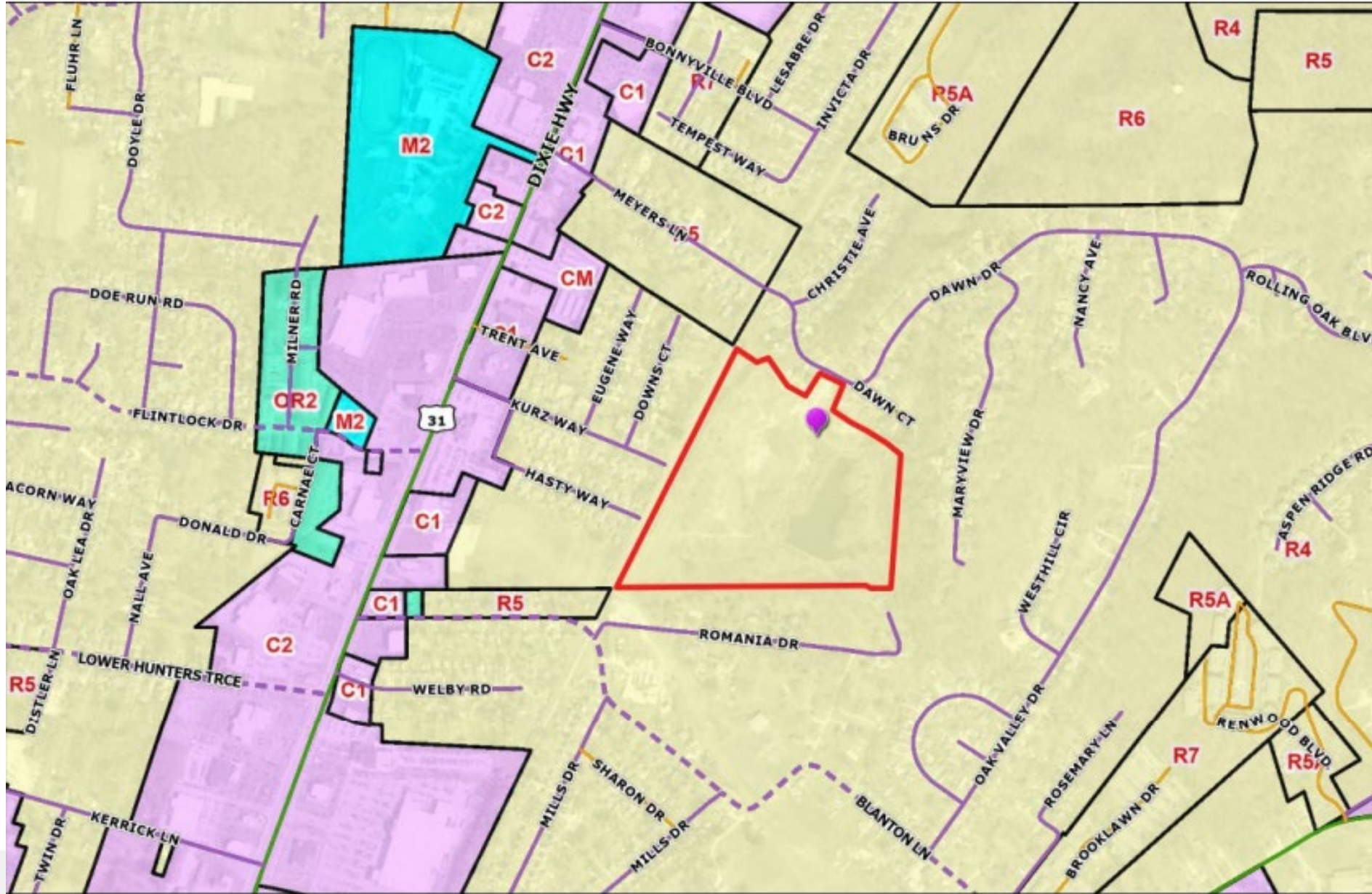


## 4.7.4 Land Disturbing Activity on Unstable Soils.

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- A. Land disturbing activity on unstable soils (as depicted on Core Graphic 6, Environmental Constraints) is permitted only in accordance with the Comprehensive Plan and in keeping with the following:
1. The Planning Commission determines the proposed construction cannot be accommodated on a portion of the site that does not contain unstable soils; and,
  2. The application for the land disturbing activity includes a geotechnical survey report, prepared in accordance with best practices. For land disturbing activity in conjunction with a plan review (preliminary subdivision plan, development plan, conditional use plan, etc.) required by this code, a geotechnical report shall be submitted with the application for the required review. Such survey will ordinarily include information obtained by drilling, locating of bedrock and testing of soils for shear strength. The report shall be prepared by a licensed and Kentucky- registered professional engineer practicing in accordance with KRS 322 and whose area of expertise includes geotechnical engineering. In order for the proposed construction to be approved, the report must:
    - a. conclude the proposed disturbance and/or construction can be carried out in a manner that will minimize impact on the slope and will not adversely impact foundation stability on the subject property and surrounding properties; and,
    - b. conclude that stable foundations can be constructed on the site and identify the mitigation measures and construction practices, including construction supervision, necessary to assure the stability of buildings and foundations to be constructed on the site; and,
    - c. include erosion and sediment control measures necessary to assure compliance with the Jefferson County Erosion and Sediment Control Ordinance; and,





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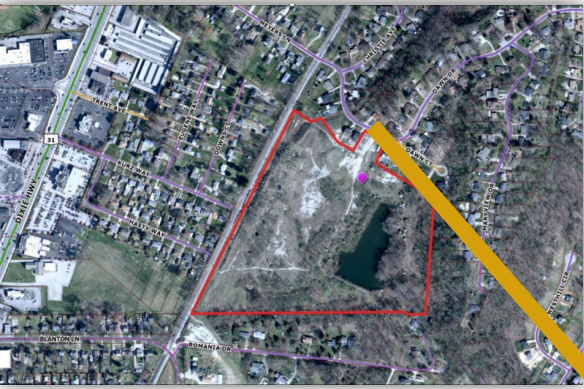
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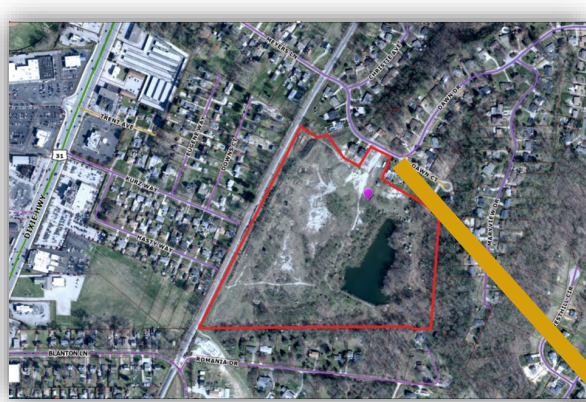
# SUBJECT PROPERTY

From Dawn Dr.



# SUBJECT PROPERTY

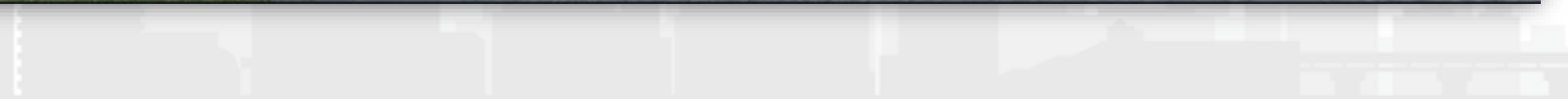
From Dawn Dr.





# ADJACENT PROPERTY

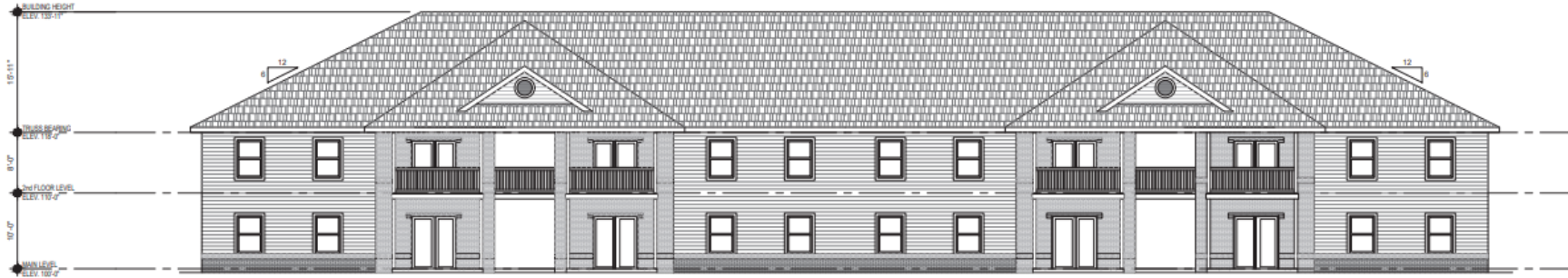
Across the street along Dawn Dr







# ELEVATIONS



1 FRONT/REAR ELEVATION  
A1A SCALE 1/8" = 1'-0"



2 RIGHT/LEFT SIDE ELEVATION  
A1A SCALE 1/8" = 1'-0"

2 Story - 16 Units

# STAFF FINDINGS



Following further discussion of technical concerns, the Committee shall determine whether the request is ready for a public hearing.



# REQUIRED ACTIONS



- DETERMINE whether the request is ready for a public hearing before the Planning Commission.
- If the Committee determines the request is ready for a public hearing, the Office of Planning shall schedule a night hearing at the Southwest Government Center.

