



Taylor Cove Development

4208 Taylorsville Road

16ZONE1026

LD&T MEETING– OCTOBER 13, 2016

Teulu Homes, LLC

LOUISVILLE, KENTUCKY



Site



Street View



Before



After

Existing Structure Renovation



After



Before

Invasive Bamboo Clearing



Before



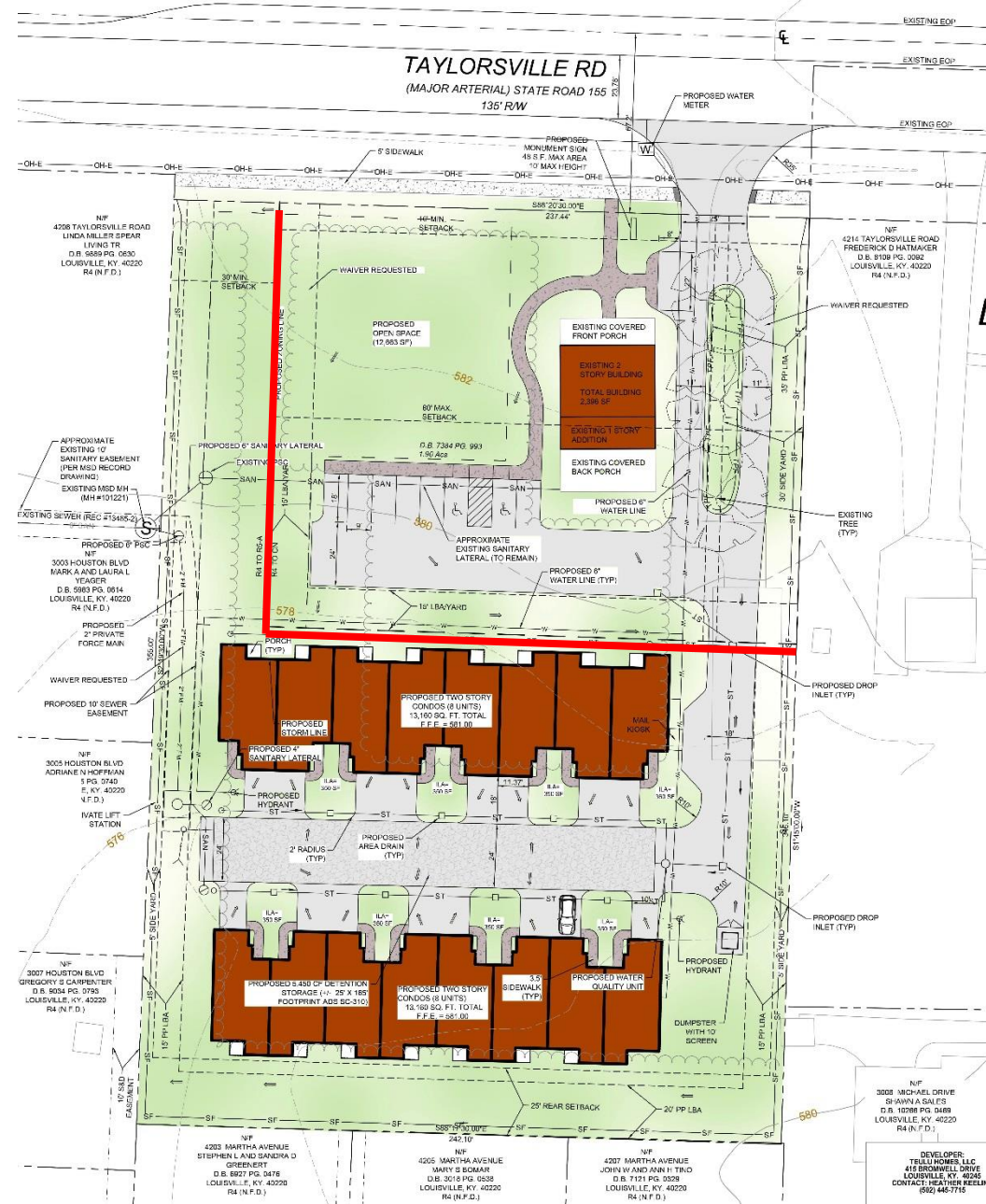
After

Fill Dirt

Proposed Site Plan

TEULU HOMES, LLC

- R-4 to C-1
 - Existing Building
- R-4 To R-6
 - 16 Condos (2, 8-unit buildings)



Original Site Plan



**WO
RK**



WORK

- R-4 to OR-1
 - Existing Building
- R-4 To R- 5A
 - 12 Condos (3, 4-unit buildings)



New Site Plan

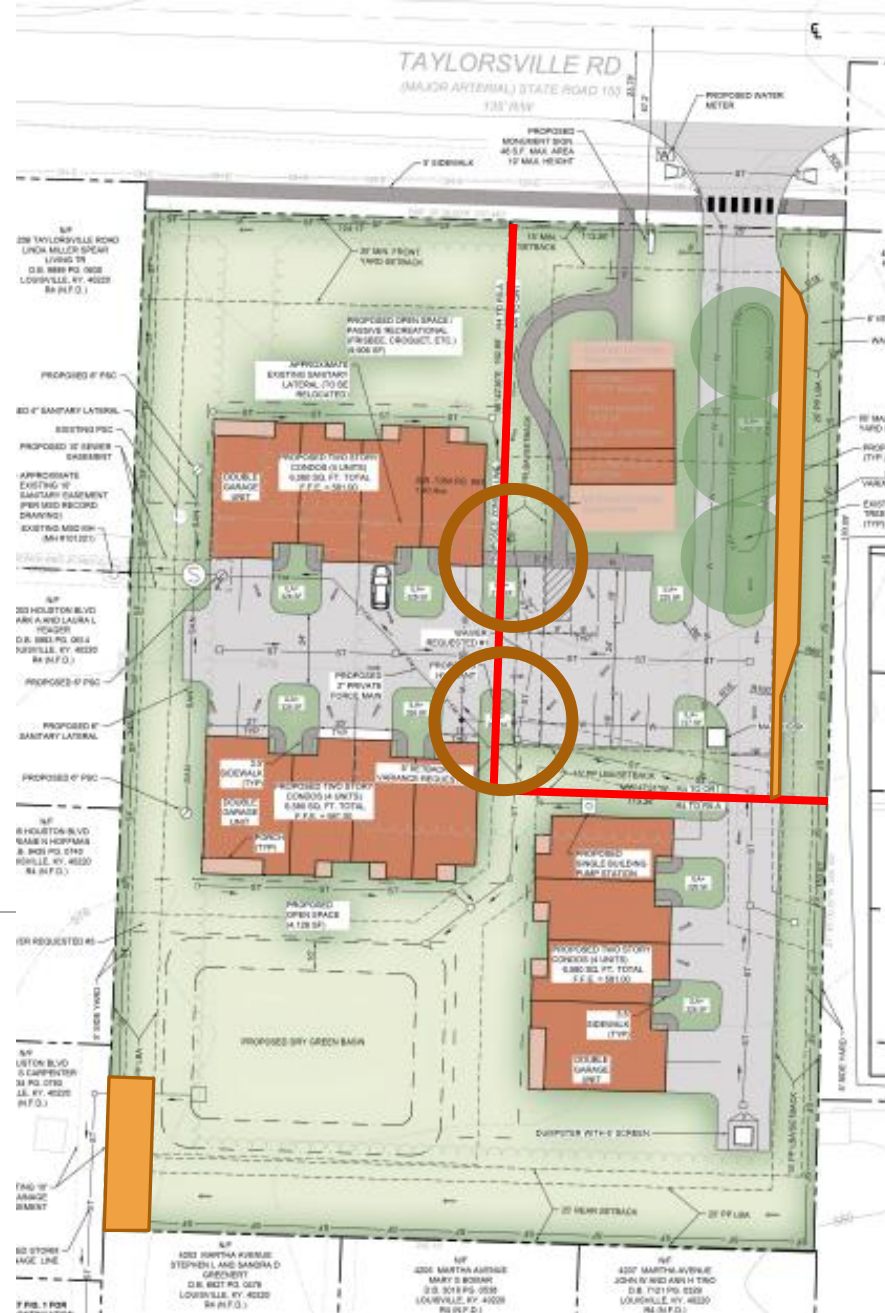






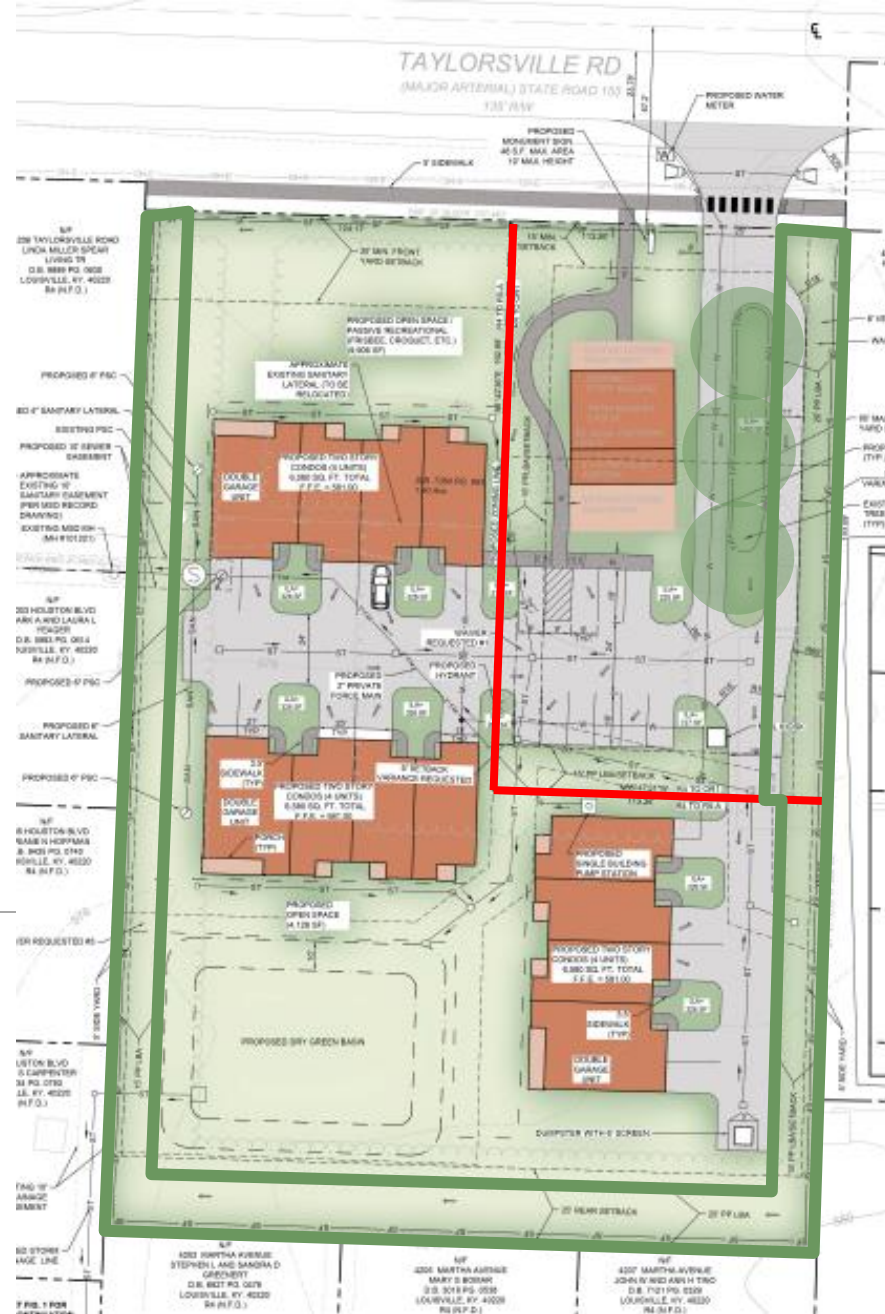


- Waivers 1 & 4
 - permit parking and sidewalk to encroach into the 15' LBA between OR-1 and R-5A and eliminate 6' screen
- Waiver 2
 - permit a drive lane in 15' LBA
- Waiver 3
 - allow a utility easement to encroach into an LBA by more than 50%
- Variance
 - Reduce 15' setback to 12' along east line
 - Reduce 15' setback to 6' between OR-1 and R-5A

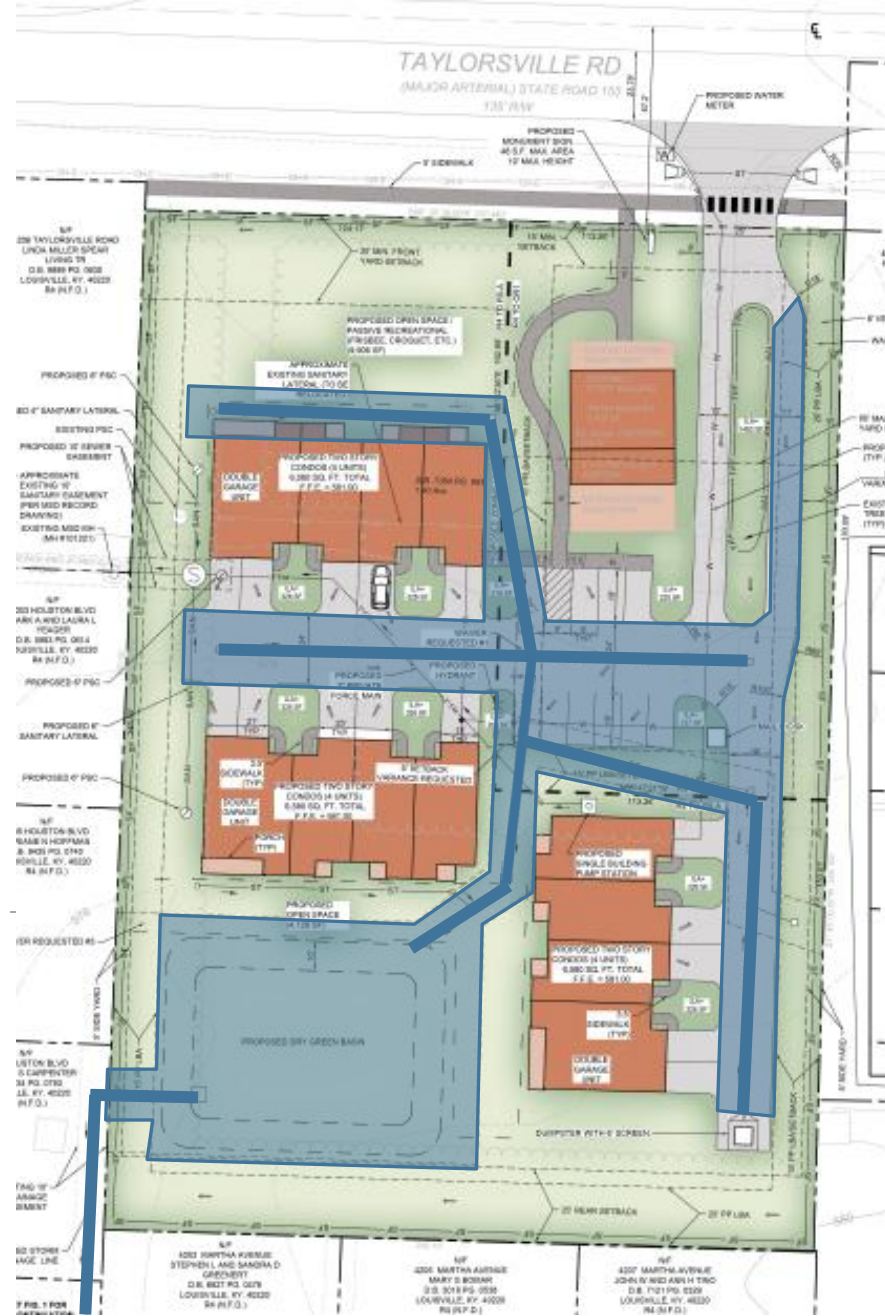


Waiver/Variance Requests

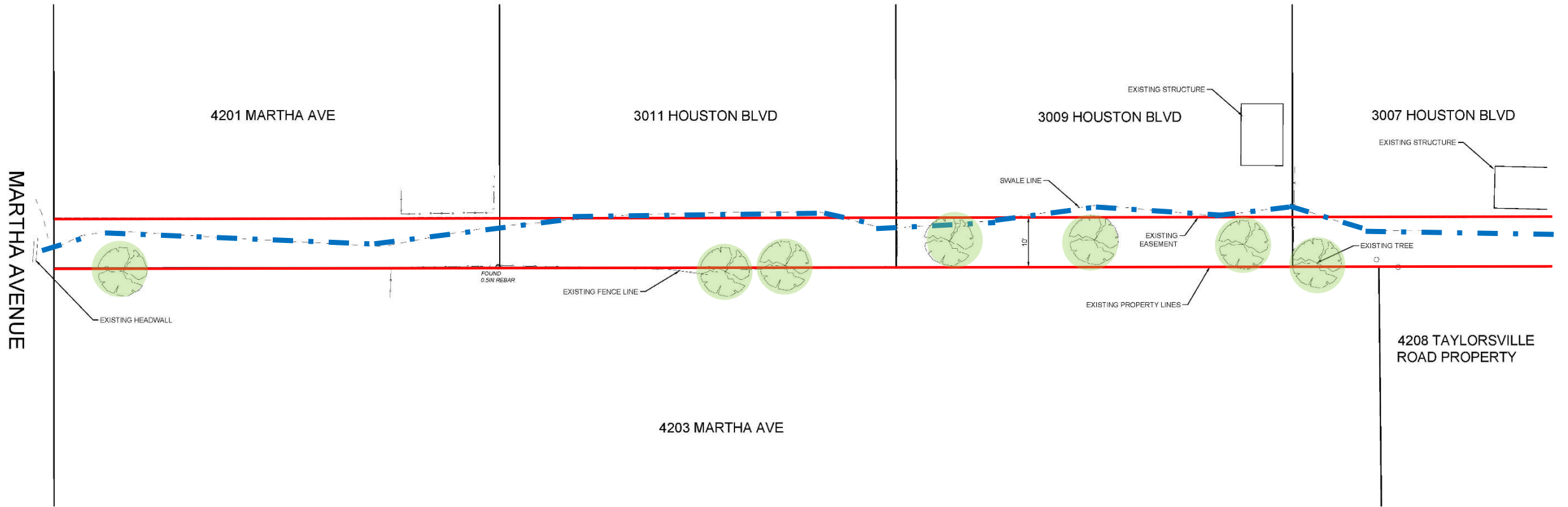
- West
 - Required = 15'
 - Provided = 18' – 26'
- South
 - Required = 20'
 - Provided = 33' – 52'
- East (next to R-5A)
 - Required = 15'
 - Provided = 15'
- East (next to OR-1)
 - Required = 20'
 - Provided = 12'



Buffers



Storm Sewer



Storm Sewer



Storm Sewer