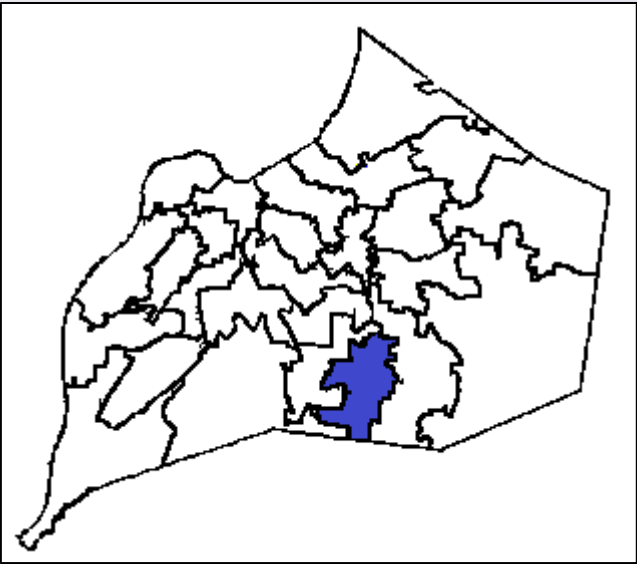
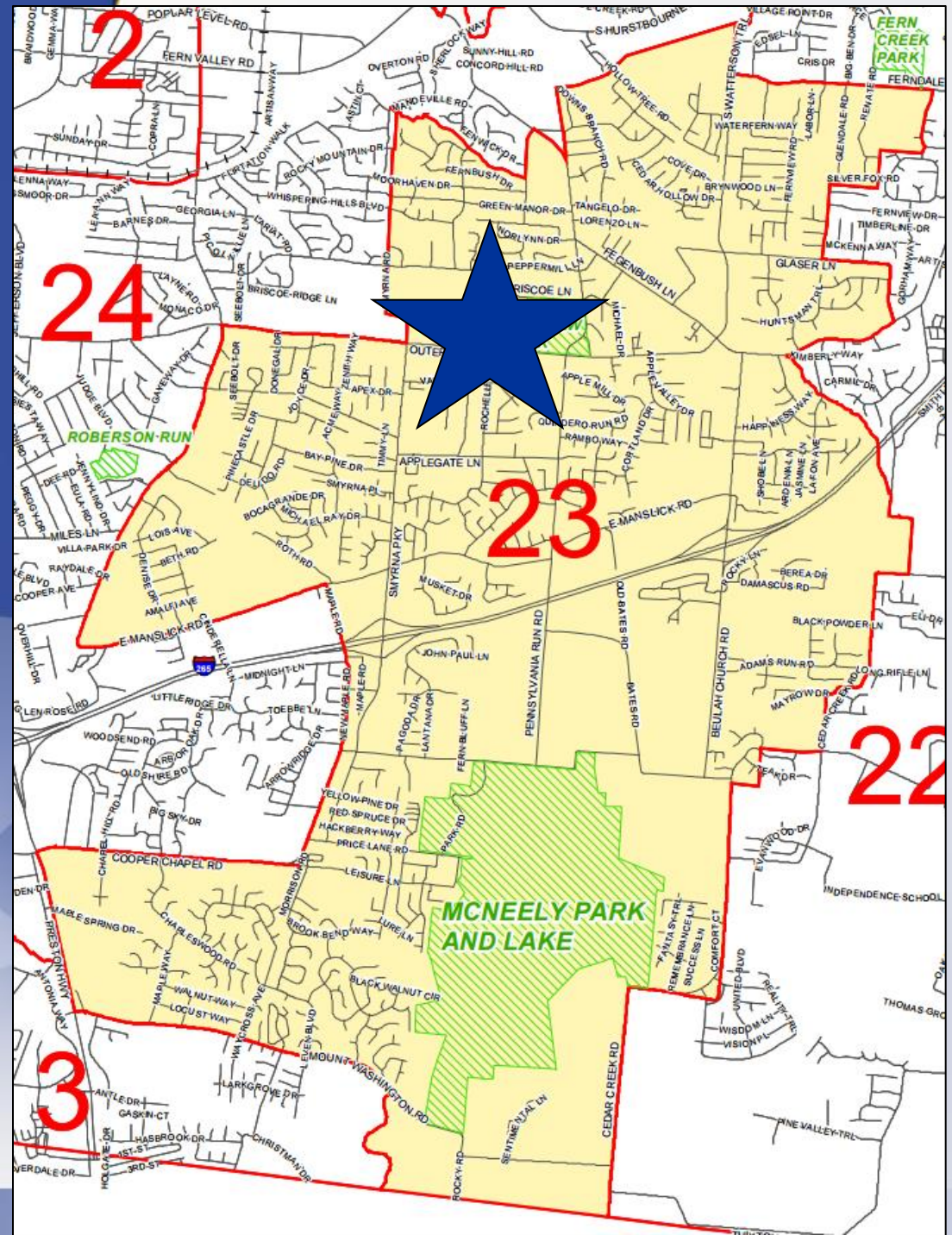


# 21-ZONE-0057

# VILLAS OF MOORE WOODS

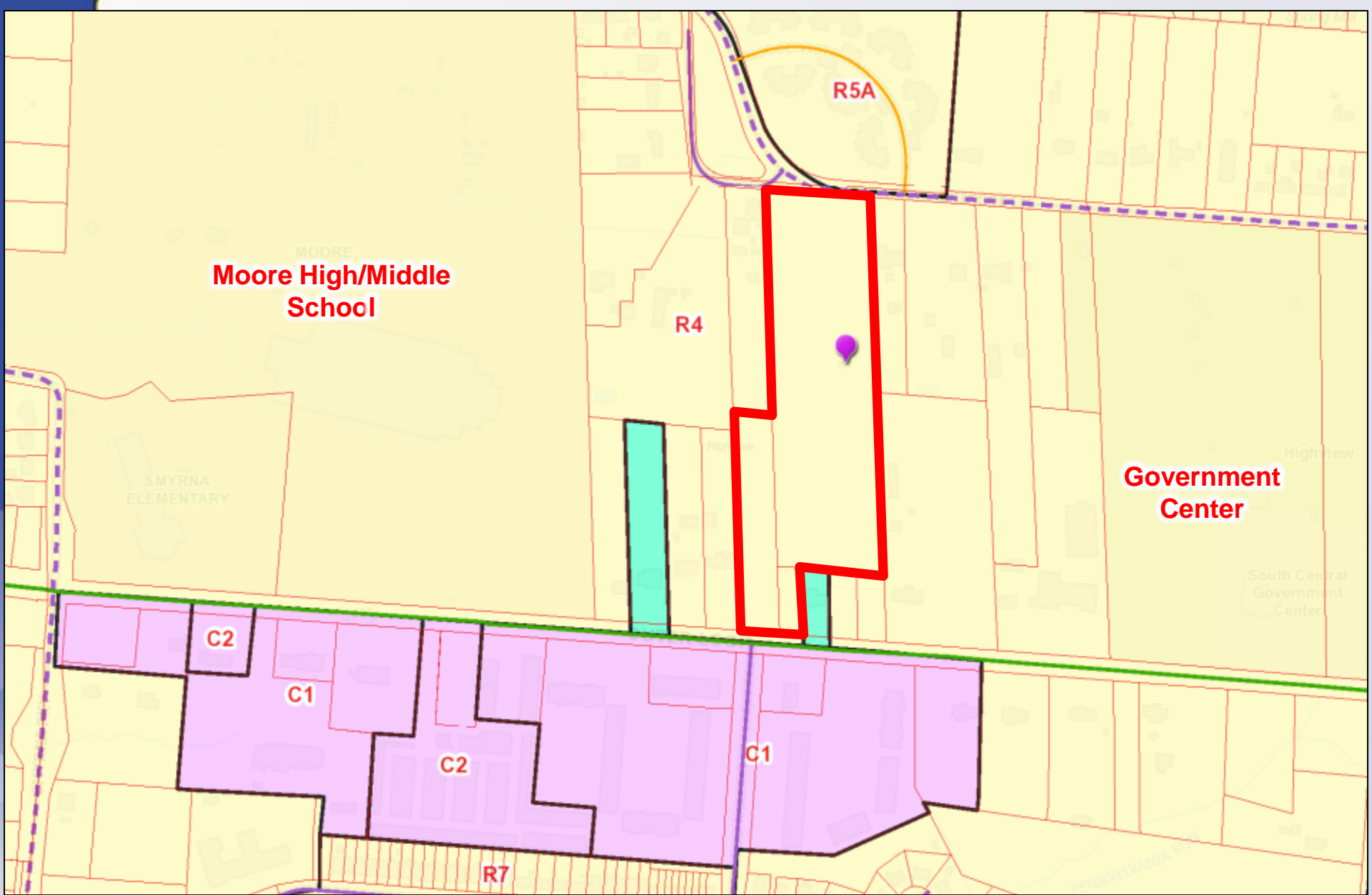


**Planning & Zoning Committee**  
**October 19, 2021**



6906 Briscoe Lane and  
6709 & 6803 Outer Loop  
District 23 - James Peden





**Moore High/Middle School**

R4

R5A

**Government Center**

C2

C1

C2

C1

R7

# Requests

- Change in Zoning from R-4 to R-5A (9.6 acres)
- Detailed District Development Plan/Major Subdivision with Binding Elements

# Case Summary

- Three undeveloped parcels
- Proposed 48-unit patio home units
- Units are proposed one-story units with attached side walls and attached garages
- Extension of Rochelle Road from Outer Loop to Briscoe Lane
- 11.4 percent tree canopy preserved
- Highview Neighborhood Plan

# Applicant's Development Plan

DEVELOPMENT WILL FULFILL MINIMUM 50% TREE SAVINGS RULE.  
 RIGHT OF WAY DEDICATION TO BE RECEIVED PRIOR TO CONSTRUCTION APPROVAL.  
 ALL SIDEWALK AND CURBWORK IMPROVEMENTS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY ALL APPLICABLE CODES.  
 CALCULATIONS WILL BE REQUIRED FOR ANY SUSCEPTIBLE AREAS TO BE MAINTAINED TO THE STATE RIGHT-OF-WAY BOUNDARY TO AVOID THE EXCESSIVE REMOVAL OF TREES. ALL SUSCEPTIBLE AREAS SHALL BE MAINTAINED IN SUCH A MANNER AS TO PREVENT THE PERFORMANCE OF ANY CRITICAL DRAINAGE STRUCTURE. SHALL BE ACCOMPANIED BY A DETAILED DRAINAGE SURVEY AND ANALYSIS AND SHALL BE SUBMITTED AND APPROVED PRIOR TO THE SUBMITTAL OF THIS PLAN. THE ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. RESULTS OF SUCH ANALYSIS SHALL BE PRESENTED IN A MANNER THAT WILL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.

FOR THE PROPOSED DEVELOPMENT, THE APPLICANT SHALL SUBMIT TO THE CITY ENGINEER AND TO THE JEFFERSON COUNTY SOIL CONSERVATION SERVICE (SCS) THE DRAINAGE SYSTEM ALONG THE PROPOSED LANE SIDE OF THE SITE. CHANNELS SHALL BE DESIGNED TO THE PIPE SYSTEMS OF THE JEFFERSON COUNTY SOIL CONSERVATION SERVICE.  
 G. NO DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.  
 H. RUN-OF-WATER IMPACT FEES REQUIRED. CALCULATION BASED ON 10% OF 15.

DRAINAGE FLOW  
 PROPOSED 50%  
 PROP. CATCH BASIN

FOR THE 10% WETLAND AREA (SLUDG SEPT.) (RED, REDDED UP 20% SITI TO WASH COST OF HIGHWAY PUMP)  
 10.00 SQ.FT.  
 10.00 SQ.FT.  
 10.00 SQ.FT.  
 10.00 SQ.FT.

The Louisville Limestone is described as similar to fine grained, thin to thick bedded dolomite lenses, in which some fissures from the upper part of the limestone. As follows in the Kentucky Geological Survey online maps, the Louisville Limestone is classified as "bedded" and there are three mapped subtypes shown in proximity of the subject property's northwest corner, the densest being approximately 200 feet to the northwest. Limestone concretion depth as east to west flowing streams located in the northern portion of the site, and also a surface depression on the southern portion of the site, on the north side of the Outer Loop.

An on-site field investigation of the subject property was conducted on June 10, 2021. Features of the site were observed to be well established and heavy underground, somewhat dark in color, however, in the visible areas, there were no signs of roots, saplings, or vegetation noted. The GIS mapped subhole northwestern of the subject property is relatively small, which is also not clearly defined in the maps. The Limestone is located on the northern portion of the site, indicating minimal, if any, surface water, and the surface depression on the southern portion of the site is drained by a culvert toward the southeast, under the Outer Loop, and does not appear to be a significant water source.



# Applicant's Renderings





# Public Meetings

- Neighborhood Meeting held 4/14/2021
- LD&T meeting on 8/26/2021
- Planning Commission public hearing on 9/16/2021
  - One person spoke as other.
  - Motion to recommend approval of the change in zoning from R-4 to R-5A by a vote of 8-0.