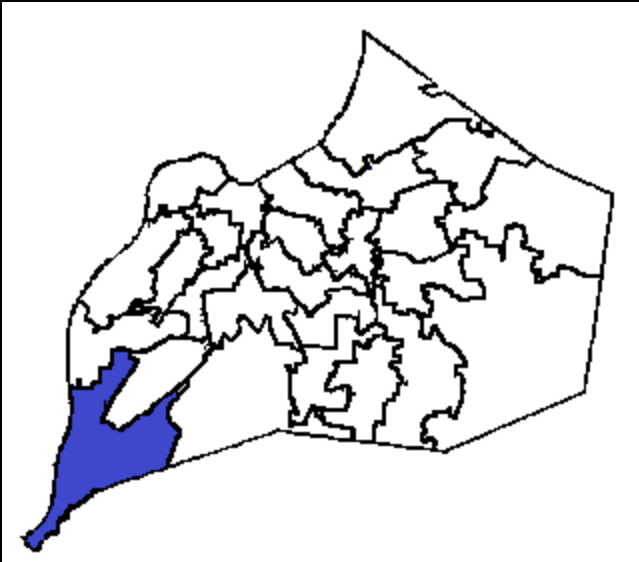
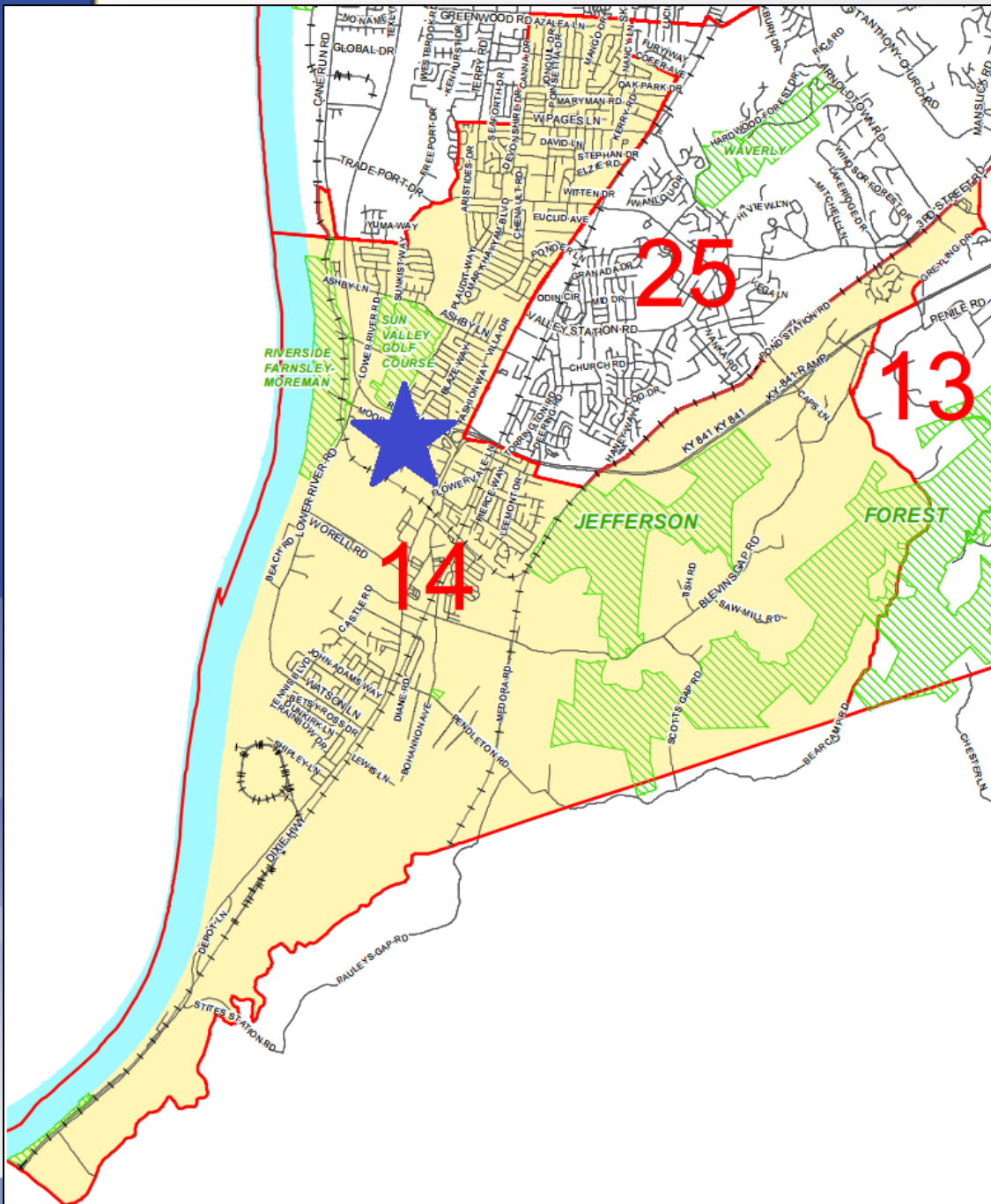


16ZONE1053

The Woods of Farnsley Morman



Planning/Zoning, Land Design & Development
May 2, 2017



**6635 Woods Mill Drive
District 14 - Cindi Fowler**

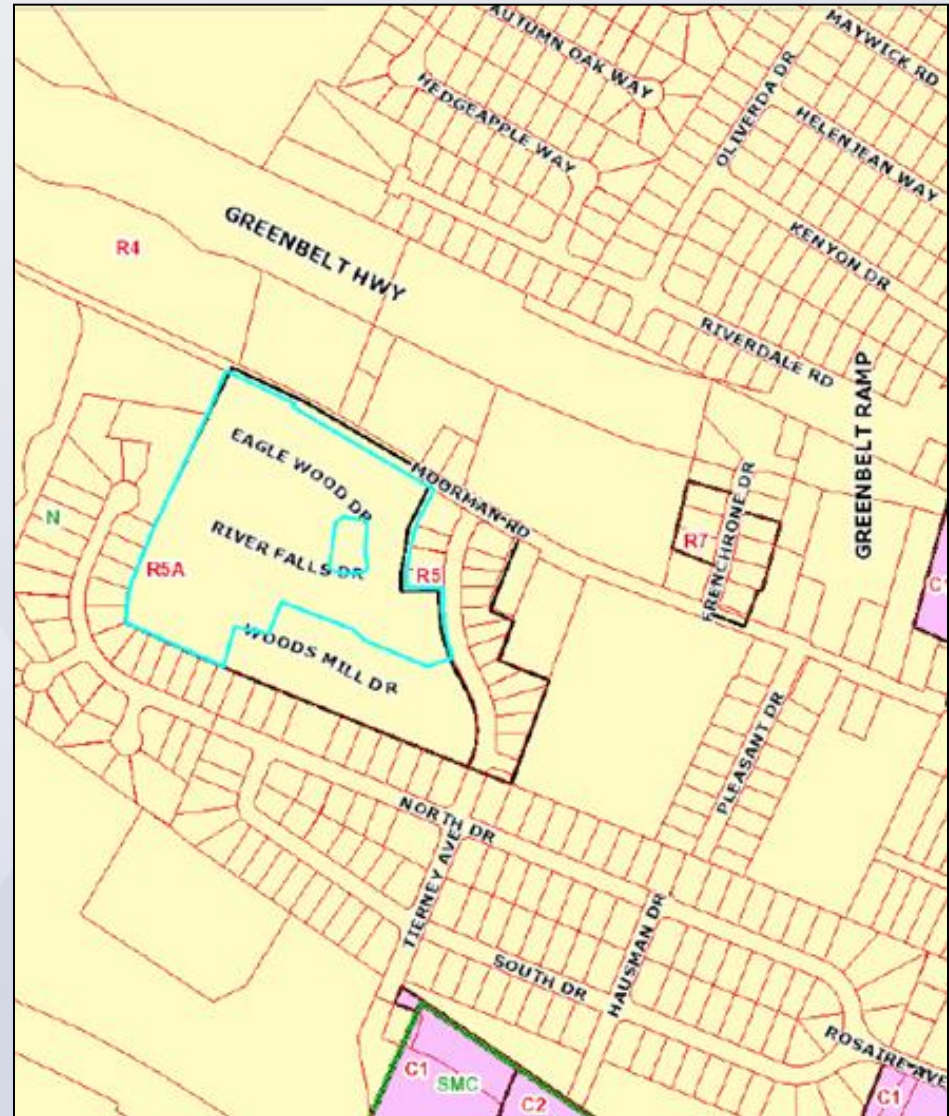
Zoning/Form Districts

Subject Property:

- Existing: R-5A/N
- Proposed: PRD/N

Adjacent Properties:

- North: R-4/N
- South: R-4/N
- East: R-5/N
- West: R-4/N



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Residential

Adjacent Properties:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Single-Family Residential



Request(s)

- Change in zoning from R-5A Multi-family Residential to PRD Planned Residential Development
- Major Preliminary Subdivision Plan
- Revised Detailed District Development Plan
- Waiver of Land Development Code, section 5.3.1.D.1.b.vi to exceed four contiguous attached units

Case Summary

- 13.2 acre parcel with frontage on Moorman Road and Tierney Ave in Southwestern Louisville Metro; West of Dixie Highway and South of Greenbelt Highway/Interstate-265
- Eighty-one single-family attached townhouse style lots and units
 - Dwellings to be grouped in units of six similarly to the exiting condominium units on site
- Individual driveways and garages accessed through an internal network of existing private roads (cross-access provided)

Site Photos

Existing Units on Woods Mill Drive from Tierney Avenue



North towards Moorman Road – existing units to right/East

Site Photos

Southwest – existing units visible



R-4/N
Jefferson Co KY
527 W Jefferson St
Louisville, KY 40202
D.B. 9760, Pg. 0081

6815 Moorman Rd
Louisville, KY 40272
D.E. 6329, Pg. 0031

6805 Moorman Rd
Louisville, KY 40272
D.B. 6083, Pg. 0180

6803 Moorman Rd
Louisville, KY 40272
D.B. 5369, Pg. 0054

R-4/N
Sharon Barnes
8501 Moorman Rd
Louisville, KY 40272
D.B. 14776, Pg. 0060

TOTAL SITE AREA
TOTAL TREE CANOPY AREA REQUIRED
EXISTING TREE CANOPY TO BE PRESERVED
PROPOSED TREE CANOPY TO BE PRESERVED

PROJECT DATA

- TOTAL SITE AREA
- EXISTING ZONING
- PROPOSED ZONING
- FORM DISTRICT
- EXISTING USE
- PROPOSED USE
- TOTAL # RESIDENTIAL LOTS
- TOTAL AREA OF LOTS
- TOTAL # OPEN SPACE LOTS
- OPEN SPACE PROVIDED
- DENSITY

F.A.R.



LOUISVILLE

PRELIMINARY
NOT FOR CONSTRUCTION

PC Recommendation

- The Planning Commission conducted public hearings on 4/6/2017
- 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-5A to PRD by a vote of 7-0 (7 members voted)