

19-MSUB-0018

Watterson Trail Subdivision



Louisville Metro Planning Commission

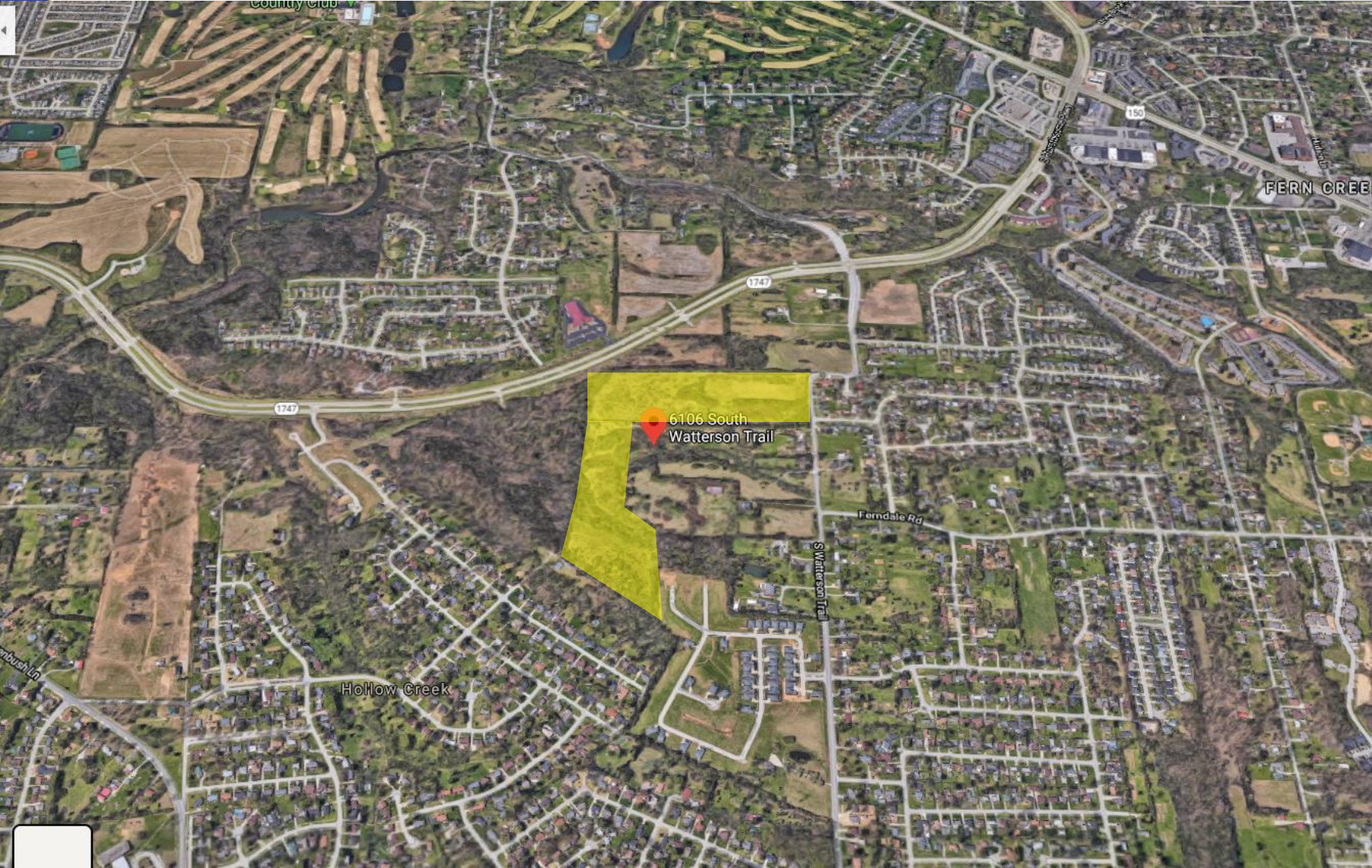
Lacey Gabbard, AICP, Planner I

May 21, 2020

Requests

- Waiver to allow more than 15% of a required rear yard of a buildable lot to be occupied by a drainage easement (20-WAIVER-0009)
- Major Subdivision Plan with review of land disturbing activity on slopes greater than 20%

Site Context



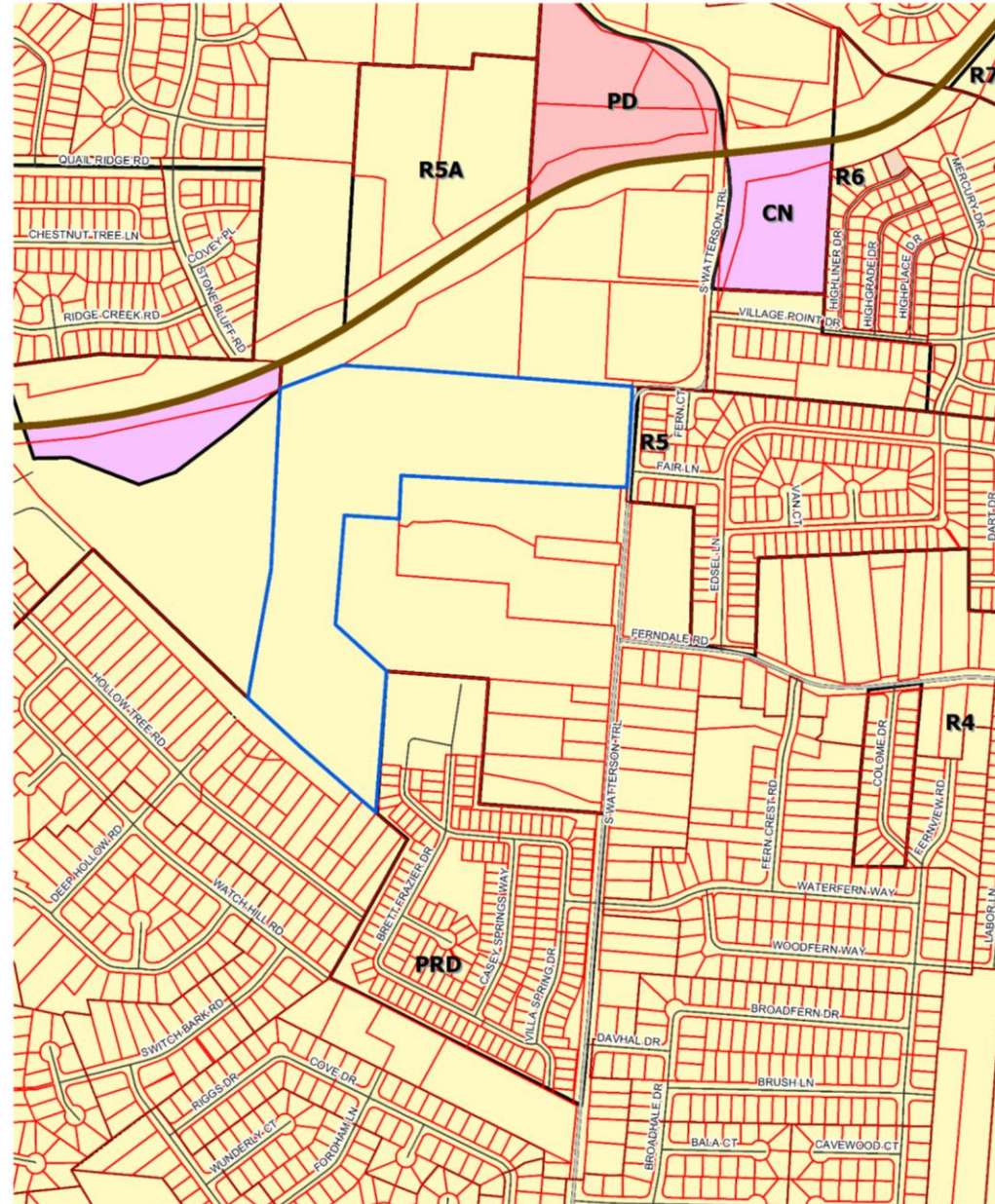
Case Summary

- Currently undeveloped R-4 Single Family Residential land in the Neighborhood form district
- The applicant is proposing to create 133 single family residential lots on 34 acres, using the LDC's Development Potential Transfer guidelines (LDC 4.7.7) due to the presence of steep slopes greater than 20%

Case Summary

- Some of the slopes are located on buildable lots where construction of homes might take place. Large portions of the slopes are also located on open space lots.
- There is a 15 foot Sanitary and Drainage easement that runs along the rear of many of the proposed lots in the subdivision. The applicant is requesting to allow more than 15% of a required rear yard of a buildable lot to be encompassed by a drainage easement.

Zoning/Form Districts



Aerial Photo



Site Photos – Site Context



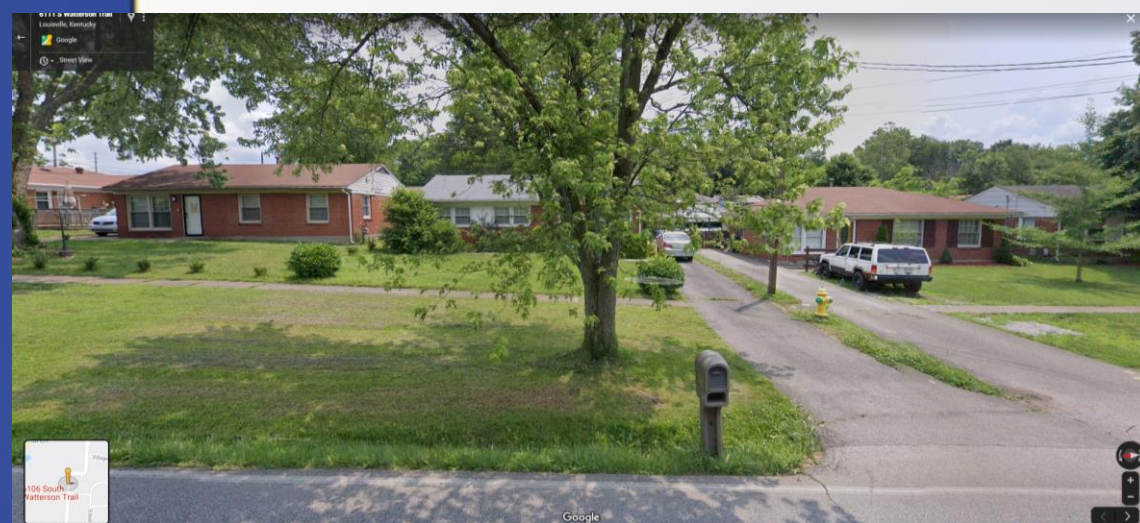
Site Photos – Site Context



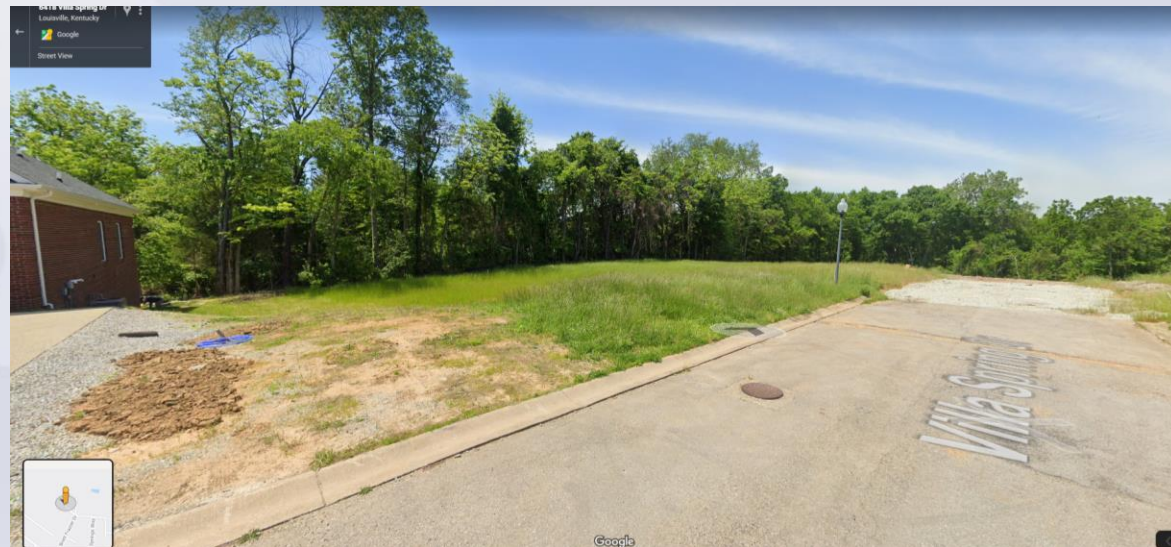
Looking north near the intersection of
Villa Spring Dr and Brett Frazier Dr

Site Photos-Surrounding Areas

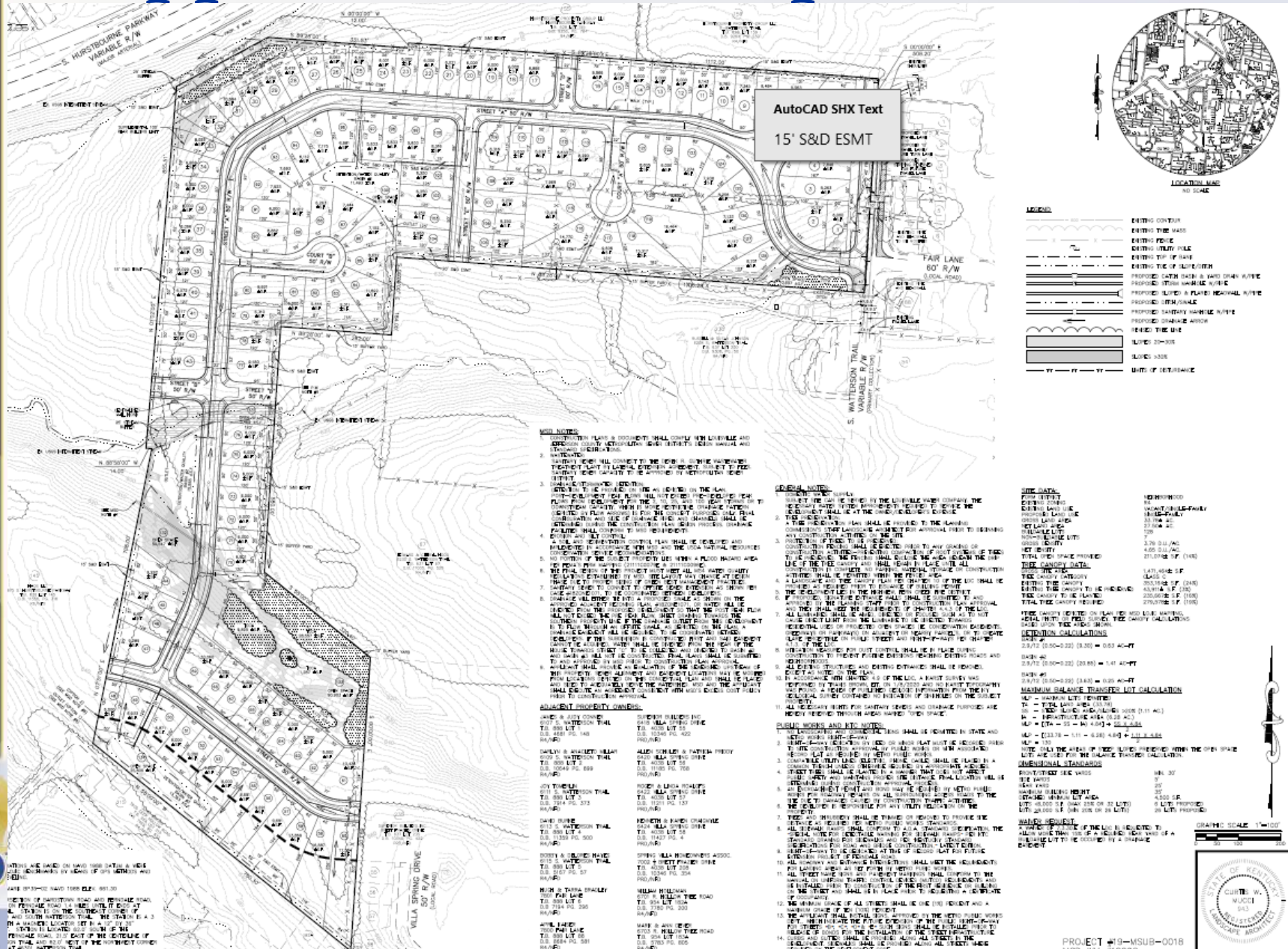
Properties across S Watterson Trail



Terminus of Villa Spring Dr looking northwest



Applicant's Development Plan



LEGEND

	EXISTING CONTOUR
	EXISTING ROAD
	EXISTING UTILITY
	EXISTING TOP OF CURB
	EXISTING TIE OF SIDEWALK
	PROPOSED STORM SEWER UTILITY
	PROPOSED STORM SEWER MANHOLE
	PROPOSED SANITARY SEWER UTILITY
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING STREAM
	EXISTING SHORE
	LIMITS OF DISTURBANCE

NOTES

- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.

NOTES

- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.
- EXISTING CONTOURS AND PROPOSED GRADES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN ON THIS PLAN. ALL GRADES SHALL BE SHOWN ON THIS PLAN.

EXISTING DATA

EXISTING TOTAL AREA	100,000 SF
EXISTING TOTAL LOT AREA	100,000 SF
EXISTING TOTAL UTILITY AREA	10,000 SF
EXISTING TOTAL SIDEWALK AREA	10,000 SF
EXISTING TOTAL SHORELINE AREA	10,000 SF
EXISTING TOTAL STREAM AREA	10,000 SF

PROPOSED DATA

PROPOSED TOTAL AREA	100,000 SF
PROPOSED TOTAL LOT AREA	100,000 SF
PROPOSED TOTAL UTILITY AREA	10,000 SF
PROPOSED TOTAL SIDEWALK AREA	10,000 SF
PROPOSED TOTAL SHORELINE AREA	10,000 SF
PROPOSED TOTAL STREAM AREA	10,000 SF



DATE: 08/13/2010 11:40:00 AM
 USER: J. H. WILSON
 PROJECT: 09-MSUB-0018
 SHEET: 01 OF 02

PROJECT #9-MSUB-0018
 MSD, WM #12092



Balance Transfer Lot Calculation

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP – MAXIMUM LOTS PERMITTED

TA – TOTAL LAND AREA (33.78)

SS – STEEP SLOPES AREA/SLOPES >20% (1.11 AC.)

IA – INFRASTRUCTURE AREA (6.28 AC.)

$$MLP = [(TA - SS - IA) 4.84] + \frac{SS \times 4.84}{2}$$

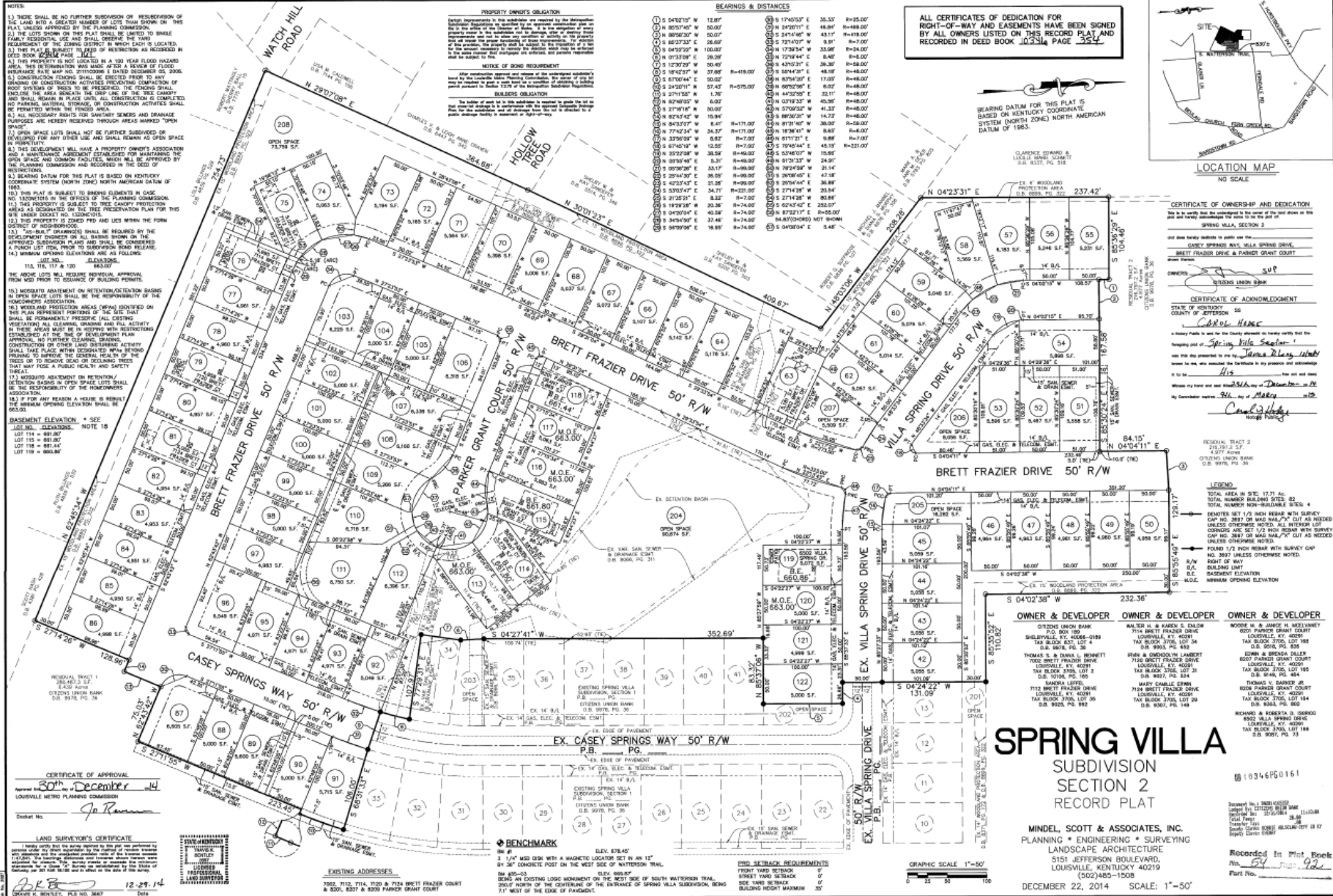
$$MLP = [(33.78 - 1.11 - 6.28) 4.84] + \frac{1.11 \times 4.84}{2}$$

$$MLP = 130$$

NOTE: ONLY THE AREAS OF STEEP SLOPES PRESERVED WITHIN THE OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER CALCULATION.

Spring Villa Section 2 Plat

PLXHS



ALL CERTIFICATES OF DEDICATION FOR RIGHT-OF-WAY AND EASEMENTS HAVE BEEN SIGNED BY ALL OWNERS LISTED ON THIS RECORD PLAT AND RECORDED IN DEED BOOK 10334 PAGE 354



BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

CERTIFICATE OF OWNERSHIP AND DEDICATION
This is to certify that the undersigned is the owner of the land shown on this plat and that the land is being dedicated to the public use of the State of Kentucky.

CERTIFICATE OF ACKNOWLEDGMENT
I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me for the County Clerk to be recorded in the public records of this County, and that the same is true and correct.

Carol Hester
Carol Hester

LEGEND

OWNER & DEVELOPER

OTZDINS UNION #488 1700 BRETT FRAZIER DRIVE LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 34 D.B. 9876, P.G. 38	WALTER H. & JANE S. DILON 7104 BRETT FRAZIER DRIVE LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 34 D.B. 9876, P.G. 38	MOORE H. & JANE H. MOSENFELDER 1000 PARKER GRANT COURT LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 34 D.B. 9876, P.G. 38
THOMAS A. & DANIEL L. BENNETT 7000 BRETT FRAZIER DRIVE LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 31 D.B. 9876, P.G. 38	JANE & BRENDAN DALEY 6000 PARKER GRANT COURT LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 155 D.B. 9876, P.G. 38	EDWIN & BRENDA DALEY 6000 PARKER GRANT COURT LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 155 D.B. 9876, P.G. 38
MARINA LITTLE 7104 BRETT FRAZIER DRIVE LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 34 D.B. 9876, P.G. 38	MARY CABLE EMMETT 7104 BRETT FRAZIER DRIVE LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 34 D.B. 9876, P.G. 38	THOMAS J. DANFORTH JR. 8000 PARKER GRANT COURT LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 154 D.B. 9876, P.G. 38
		RICHARD & ROBERTA D. OSBERG 8002 VILLA SPRING DRIVE LOUISVILLE, KY 40201 TAX BLOCK 300, LOT 189 D.B. 9876, P.G. 38

SPRING VILLA
SUBDIVISION
SECTION 2
RECORD PLAT

MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING • ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
5151 JEFFERSON BOULEVARD,
LOUISVILLE, KENTUCKY 40219
(502)485-1008

Recorded in Plat Book No. 54 Page 92

DECEMBER 22, 2014 SCALE: 1"=50'

24x92

CERTIFICATE OF APPROVAL
I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me for the County Clerk to be recorded in the public records of this County, and that the same is true and correct.

Jo Raman
Jo Raman

LAND SURVEYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me for the County Clerk to be recorded in the public records of this County, and that the same is true and correct.

David K. Bentley, PLS No. 3647
David K. Bentley, PLS No. 3647

BENCHMARK
1. 1/4" MUD DISK WITH A MAGNETIC LOCATOR SET IN AN 18" BY 24" CONCRETE POST ON THE WEST SIDE OF ANTERIOR TRAIL.
ELEV. 626.42'
2. 1/4" MUD DISK WITH A MAGNETIC LOCATOR SET IN AN 18" BY 24" CONCRETE POST ON THE WEST SIDE OF ANTERIOR TRAIL.
ELEV. 626.42'
3. AN EXISTING LOGS MARKER ON THE WEST SIDE OF NORTH WATKINSON TRAIL, 20' WEST OF THE CENTERLINE OF THE ENTRANCE OF SPRING VILLA SUBDIVISION, BEING 21' WEST OF THE EDGE OF PAVEMENT.
ELEV. 626.29'

EXISTING ADDRESSES
1002, 7112, 7114, 7120 & 7124 BRETT FRAZIER COURT
8320, # 8337 & # 8339 PARKER GRANT COURT

FIELD SETBACK REQUIREMENTS
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 5'
SIDE YARD SETBACK: 5'
BUILDING FOOTING MAXIMUM: 30'

GRAPHIC SCALE 1"=50'

0 25 50 100

DEED BOOK 10334 PAGE 354

Staff Finding

- The proposed subdivision generally meets the requirements of the Land Development code and complies with the Development Potential Transfer requirements with respect to lot size and number of permitted lots.
- The waiver is adequately justified and meets the standard of review
- The Commission must make a finding regarding the standard of review for land disturbing activity on slopes greater than 20%

Required Actions

- **APPROVE** or **DENY** the Major Subdivision Plan
- **APPROVE** or **DENY** the Waiver