

Development Review Committee

Staff Report

December 6, 2017



Case No:	17LSCAPE1181
Project Name:	Taylor Cove
Location:	4208 Taylorsville Road
Owner(s):	John W. Waits Jr.
Applicant:	Teulu Homes LLC
Jurisdiction:	Louisville Metro
Council District:	11-Kevin Kramer
Case Manager:	Julia Williams, RLA, AICP, Planning Supervisor

REQUEST(S)

- Landscape Plan approval per Binding Element #10

CASE SUMMARY/BACKGROUND

The property is zoned R-5A and OR-1 where the proposal is for 12 multi-family units and the renovation of an existing house for an office. The change in zoning was approved in 2016 under case #16ZONE1026. A binding element was added that requires the landscape plan to be approved by a committee of the Planning Commission (Binding Element #10).

STAFF FINDING

The landscape plan meets the requirements of Chapter 10 and the intent of Binding Element #10. 9-12' evergreen trees are proposed to be planted in addition to a 6' privacy fence to screen car headlights and the proposed structures from the adjacent single family residences. The 9 evergreens are filling in gaps left by existing vegetation on the adjacent properties and are providing a solid screen.

TECHNICAL REVIEW

Binding Element #10 states, "The applicant shall work with Planning and Design staff in filling the gaps in the existing perimeter landscaping with 12' (at time of planting) evergreens that will both block headlights and also screen the proposed 2 story structures from the adjacent properties. Landscaping will also be added along Taylorsville Road. The landscape plan shall be reviewed and approved by a committee of the Planning Commission before staff approval."

INTERESTED PARTY COMMENTS

None received.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Landscape Plan**

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with Binding Element #10.

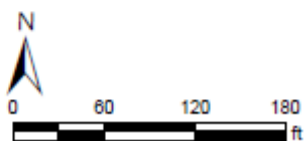
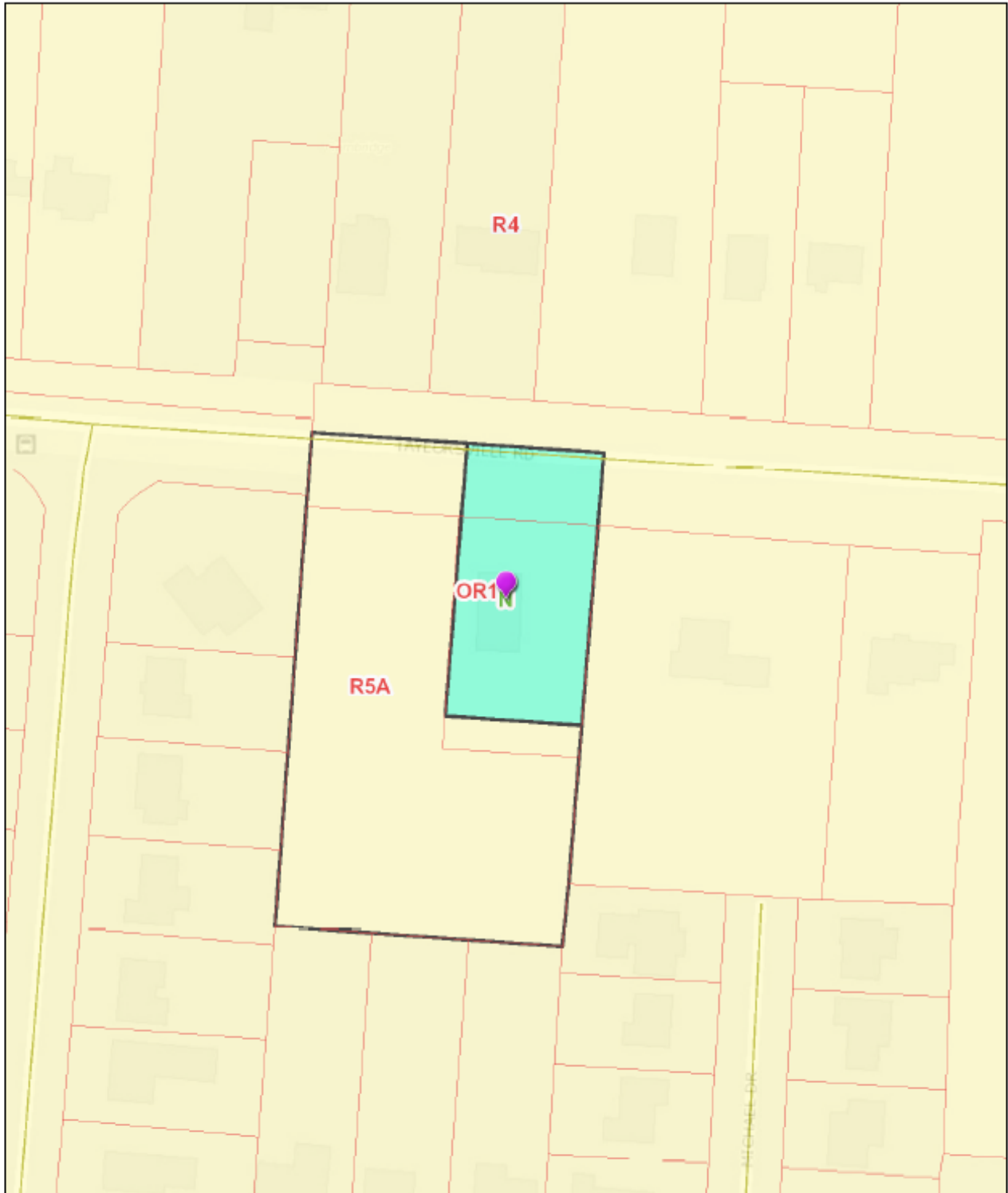
NOTIFICATION

Date	Purpose of Notice	Recipients
11/22/17	Hearing before DRC on 12/6/17	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 11

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



17LSCAPE1181

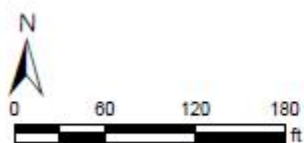
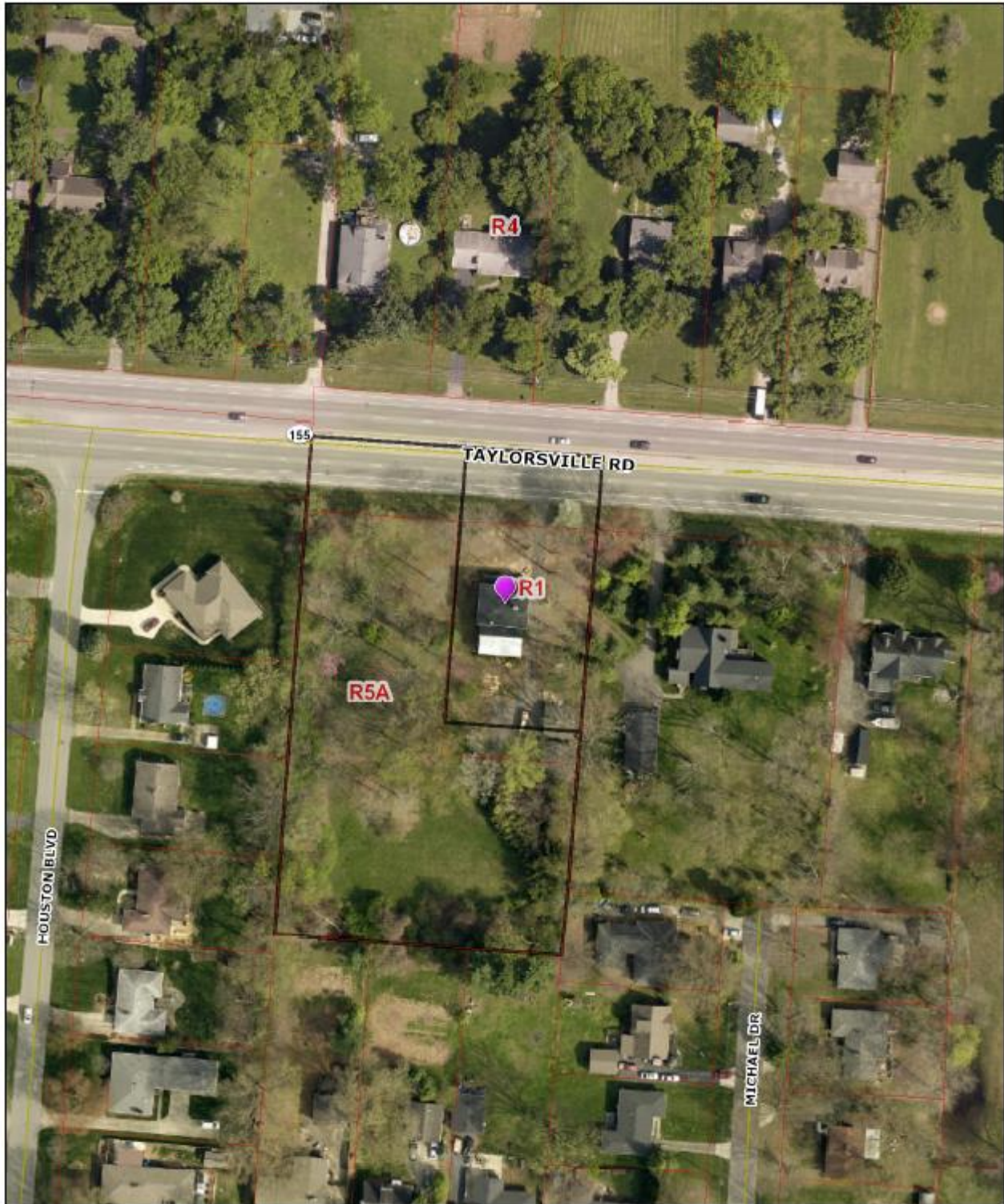
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2. Aerial Photograph



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