

Fern Creek Speedwash Binding Element Amendment

DRC Meeting January 22, 2020 - Case #19-AMEND-0004

Developer: Fern Creek Speedwash, LLC
Engineer, Surveyors, Planners & Landscape Architects: MINDEL SCOTT

REQUEST

EXISTING BINDING ELEMENT:

- A' landscape buffer area shall be provided along the south property line with an 8 foot high privacy fence and tall shrubs to where the daycare ends and office property begins.

PROPOSED BINDING ELEMENT:

- A' landscape buffer area shall be provided along the south property line with the daycare (TB 657 Lot 6, 8106 Bardstown Road) with an 8 foot high evergreen buffer.

10.2.4 CODE REQUIREMENT:

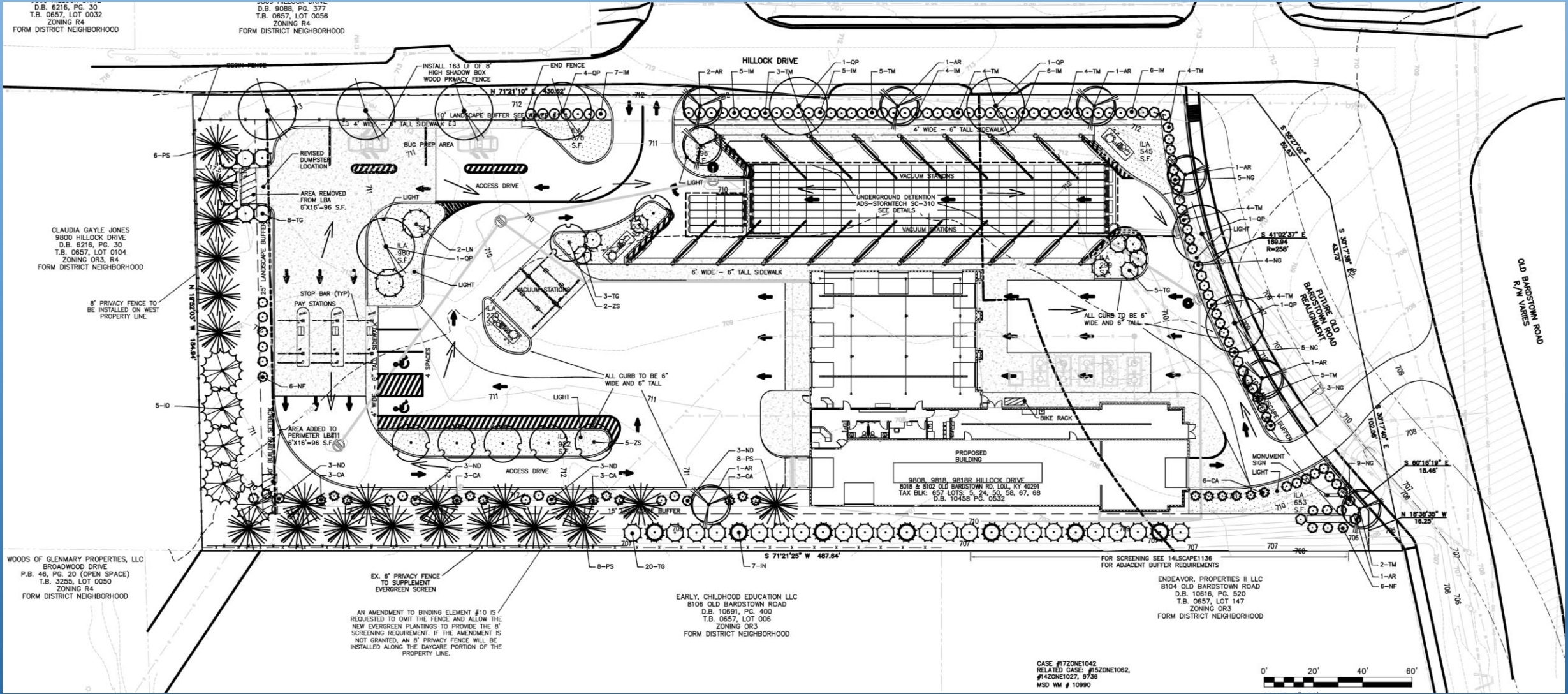
- Buffer for C1 zone adjacent to OR3 is to provide a minimum 15' buffer with an 8' screen and 4.5 trees per 100 LF of length.

AERIAL VIEW





LANDSCAPE PLAN



D.B. 6216, PG. 30
T.B. 0657, LOT 0032
ZONING R4
FORM DISTRICT NEIGHBORHOOD

8008 HILLOCK DRIVE
D.B. 9088, PG. 377
T.B. 0657, LOT 0056
ZONING R4
FORM DISTRICT NEIGHBORHOOD

CLAUDIA GAYLE JONES
9800 HILLOCK DRIVE
D.B. 6216, PG. 30
T.B. 0657, LOT 0104
ZONING OR3, R4
FORM DISTRICT NEIGHBORHOOD

WOODS OF GLENMARY PROPERTIES, LLC
BROADWOOD DRIVE
P.B. 46, PG. 20 (OPEN SPACE)
T.B. 3255, LOT 0050
ZONING R4
FORM DISTRICT NEIGHBORHOOD

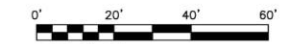
AN AMENDMENT TO BINDING ELEMENT #10 IS REQUESTED TO OMIT THE FENCE AND ALLOW THE NEW EVERGREEN PLANTINGS TO PROVIDE THE 8' SCREENING REQUIREMENT. IF THE AMENDMENT IS NOT GRANTED, AN 8' PRIVACY FENCE WILL BE INSTALLED ALONG THE DAYCARE PORTION OF THE PROPERTY LINE.

EARLY, CHILDHOOD EDUCATION LLC
8106 OLD BARDSTOWN ROAD
D.B. 10691, PG. 400
T.B. 0657, LOT 006
ZONING OR3
FORM DISTRICT NEIGHBORHOOD

8106, 8108, 8110 HILLOCK DRIVE
8018 & 8102 OLD BARDSTOWN RD, LOUL, KY 40291
TAX BLK: 657 LOTS: 5, 24, 53, 58, 67, 68
D.B. 10458 PG. 0532

ENDEAVOR, PROPERTIES II LLC
8104 OLD BARDSTOWN ROAD
D.B. 10616, PG. 520
T.B. 0657, LOT 147
ZONING OR3
FORM DISTRICT NEIGHBORHOOD

CASE #17ZONE1042
RELATED CASE: #15ZONE1062,
#14ZONE1027, 9736
MSD WM # 10980



SITE PHOTOS













