

Docket No. 18ZONE1069

(Joel Dock, DPDS Case Manager)

Zone change from R-4 to R-5 to allow a 120-lot subdivision on property located at 3617 Mud Lane and 10505 Blue Lick Road



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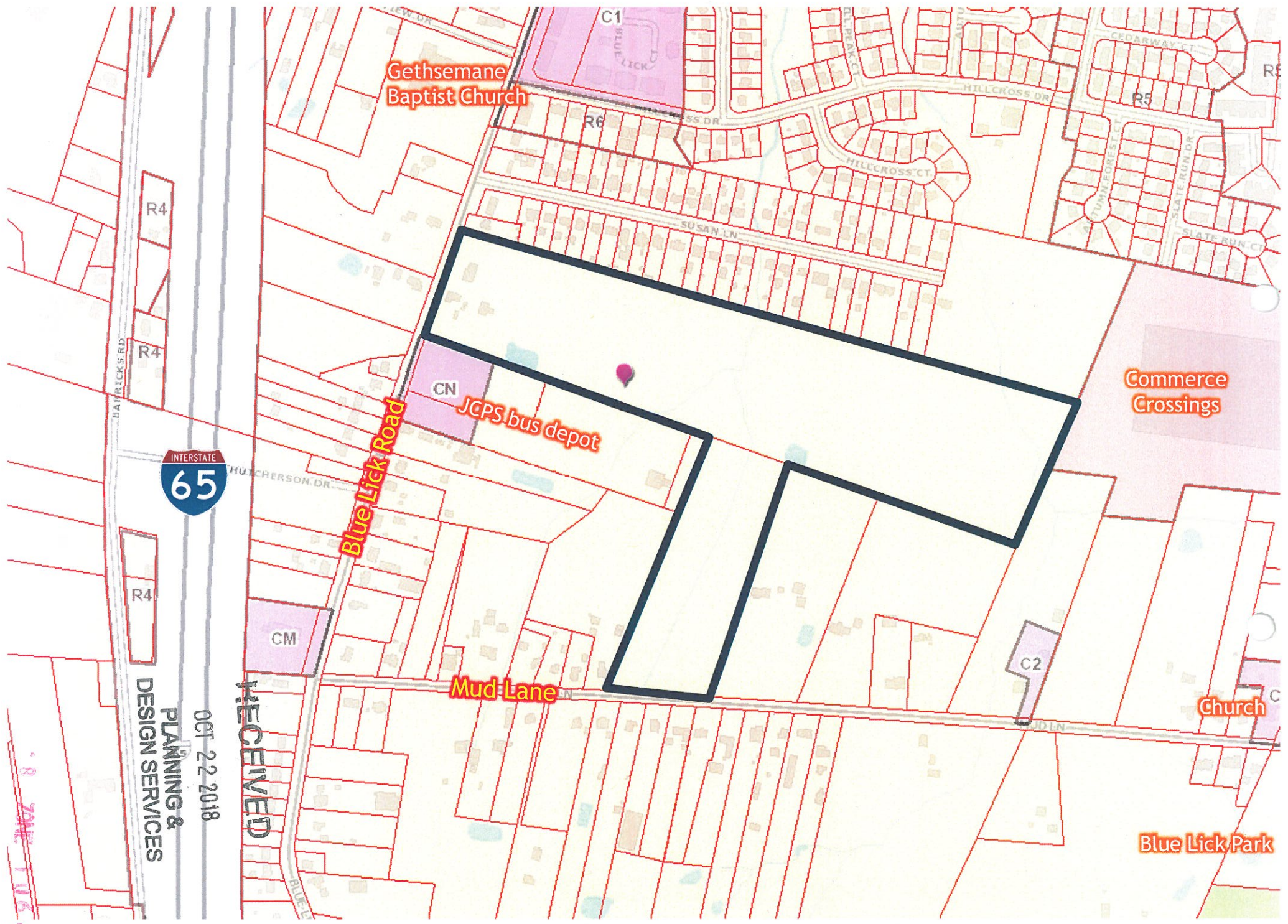
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18 ZONE 1069

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land planners, Landscape Architect & Engineers: Mindel Scott & Associates



Gethsemane Baptist Church

C1

R6

R5

R4

R4

INTERSTATE 65

HUTCHERSON DR.

Blue Lick Road

CN

JCPD bus depot

Commerce Crossings

CM

Mud Lane

C2

Church

Blue Lick Park

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Blue Lick Road

SUSAN LANE

MUD LANE
Mud Lane

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View of Mud Lane looking west towards Blue Lick Road. Site is to the right.

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View of Mud Lane looking east. Site is to the left.

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View of Blue Lick Road looking south. Site is to the left.



View of Blue Lick Road, looking north. Site is to the right.



View of site from Blue Lick Road.

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Proposed home style and design

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Property is already zoned R-4

The rezoning is designed to provide:

- more open space and smaller lots
- not more density

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	<u>R-4 existing</u>	<u>R-5 Rezoning</u>
Density	4.84 du/a max	3.63 du/a
Lot Count	+/- 136	120
Lot SF	9,000 sf min	6,000 sf min
Lot Width	60 ft min	50 ft
Open space	0% provided	29% provided
House Design Standards	Not Applicable	Applicable

Blue Lick Road

Mud Lane

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