

20-AMEND-0005

Signature Point

1111 Rose Hill Ln



Louisville Metro Development Review Committee

Jay Lockett, AICP, Planner I

September 16, 2020

Requests

- **Modification of Binding Element.**

Approved Plan

- ### GENERAL
1. Parking areas and drive lanes to be hard and durable surface.
 2. No increase in average run-off to streets adjacent.
 3. There shall be no construction signs or signs of any kind.
 4. There shall be no landscaping in the Right of Way without an encroachment permit.
 5. Site lighting shall be done in the open of street if it does not create glare, shadows, or nuisance.
 6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 7. No site street barriers may be installed or re-installed resulting in the creation of a barrier to traffic from the existing roadway.
 8. Construction lighting shall be installed at the edge of the limits of disturbance prior to any grading or construction activities. The lighting to be installed at these sites at construction is limited to no parking, material storage, or construction activities that shall be identified within the project area.
 9. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
 10. All open spoil sites are non-subdivisible and will be restored as open space and utility easements.
 11. Backfilling Elevation to 714.55 (NAO 1988) Obained square in concrete curb near inaccessible ramp on the southwest corner of Irish Road Lane and Irishland Ave.
 12. Complete on-site utilities (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
 13. The site is located in a flood hazard area. Development of the site shall be in accordance with the Flood Hazard Ordinance. No flood features were added during a site visit on 10-27-16 by Kevin M. Young, R.E.
 14. S-18 District Page 030 provides a perpetual easement in various areas across easement between all tracts.

- ### MSD NOTES:
1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0200 L 6, dated December 3, 2006.
 2. Dewatering of the site shall be done in accordance with the approved permit. Configuration and size of drainage pipes and channels shall be determined during the construction phase.
 3. If the site has any drainage an easement plan will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flow will be limited to pre-developed areas or to the capacity of the downstream detention facility.
 4. A Sewerage Facilities Study Report was submitted to MSD on Oct. 31, 2016.
 5. All proposed sewer and storm components shall be 15' unless otherwise indicated.
 6. Proposed sewers are by main lateral Extension and connection and are subject to the appropriate fees.
 7. Portion of the site going into the English Station Storm system is subject to regional facility fees.

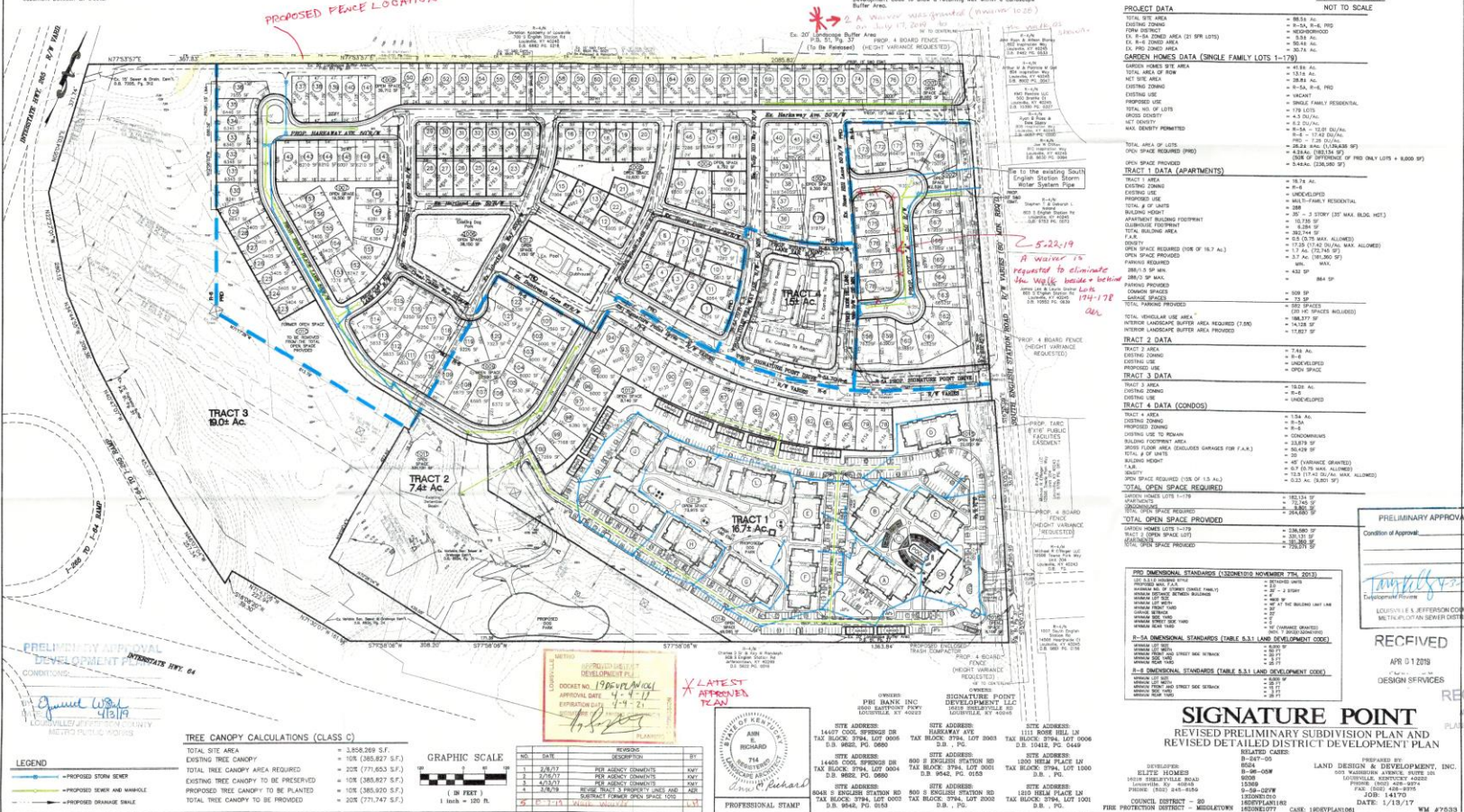
- ### STREETS & SIDEWALKS
1. Streets within the subdivision shall be provided in accordance with Table 6.3.1 of the Land Development Code.
 2. Street grades shall not be less than 1% (Max) or 10% (Min).
 3. A Base & Encroachment Street is required by Metro Public Works for all work within the South English Station Road Right-of-Way, and for roadway encroachment on all surrounding access roads to the subdivision site due to drainage caused by construction traffic.
 4. Streets shall be provided as required by Metro Public Works.
 5. All streets, intersections, loop roads, curbs, sidewalks, bike lanes, ADA and rights-of-way shall be in accordance with the Development Code and Metro Public Works standards and approved at the time of construction.
 6. All street design shall conform with the MSD requirements and shall be installed prior to the recording of the subdivision plat and prior to occupying the tract.
 7. The location and type of lighting within the street right-of-way will be reviewed for roadway safety and light pollution requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
 8. Street lighting shall be provided in accordance with the standards and specifications outlined in the right-of-way manual. All street lighting shall be provided in accordance with the standards and specifications outlined in the right-of-way manual.
 9. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
 10. The minimum driveway length is 20 feet from garage or building facade to back of setbacks or edge of property at each.
 11. For Tract 4 the existing slope which are not located within the proposed right of way shall be placed in a vehicle easement on the record plat.

- ### VARIANCES GRANTED
1. A variance was granted on November 7th 2013 (Case B-247-05) from the Louisville Metro Land Development Code to reduce the PRO minimum rear yard setback to 10 ft.
 2. A variance was granted on July 26, 2006 (Case B-247-05) from the Louisville Metro Land Development Code to allow the construction building height to exceed 45 ft.
 3. A variance was granted on April 6, 2017 (#20ZNE037) from the Louisville Metro Land Development Code to allow the subdivision building height to exceed 45 ft.
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- ### EROSION PREVENTION AND SEDIMENT CONTROL NOTES
1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any construction activities on the construction site.
 2. The EPSC plan shall be approved by the Metropolitan Sewer District and the USDA Soil Conservation Service.
 3. The EPSC plan shall be implemented in accordance with the approved permit.
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- ### WAIVER GRANTED
1. A waiver was granted (Case 8208) from the Louisville Metro Land Development Code to allow a retaining wall within a Landscape Buffer Area.

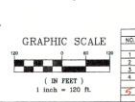


LEGEND

- PROPOSED STORM SEWER
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE MANHOLE

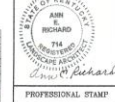
TREE CANOPY CALCULATIONS (CLASS C)

TOTAL SITE AREA	= 3,850,289 S.F.
EXISTING TREE CANOPY	= 108 (380,927 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 328 (771,653 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 108 (380,927 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 108 (380,920 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED	= 328 (771,747 S.F.)



PROPOSED DEVELOPMENT PLAN

NO.	AREA	REMARKS	BT
1	2,870	PROPOSED RESIDENTIAL	200'
2	2,870	PROPOSED RESIDENTIAL	200'
3	2,870	PROPOSED RESIDENTIAL	200'
4	2,870	PROPOSED RESIDENTIAL	200'
5	2,870	PROPOSED RESIDENTIAL	200'



OWNER: PHOENIX PARTNERSHIP
200 S. MAIN ST. SUITE 100
LOUISVILLE, KY 40202

OWNER: SIGNATURE POINT DEVELOPMENT INC.
1111 ROSE HILL LN. SUITE 200
LOUISVILLE, KY 40202

OWNER: 1111 ROSE HILL LN. SUITE 200
LOUISVILLE, KY 40202

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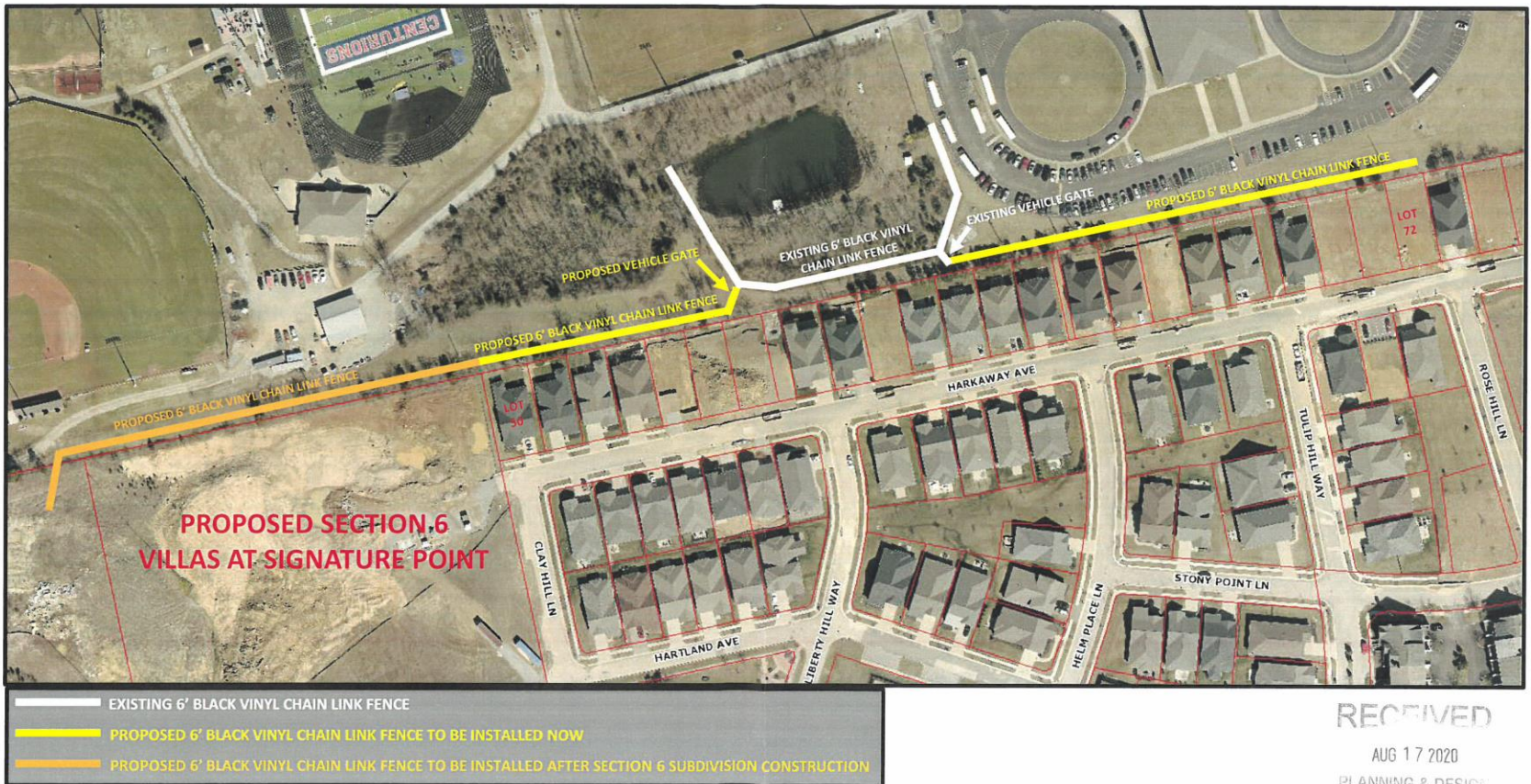
Proposed Changes to Binding Elements

~~16. The developer shall, at its expense, construct a 7-foot chain link fence with black vinyl coating with a variety of deciduous and evergreen trees planted along this fence line on 10-foot centers along the entire property line common to Christian Academy of Louisville property. The fence shall be constructed at the earliest of the following times: (A) before construction begins on the buildings along the north line of the subject property; or (B) one year after site work begins anywhere on the subject property. The fence shall be perpetually maintained by the developer or its successor (Condominium Council, Homeowner Association, etc.).~~

The developer shall, at its expense, construct a 6-foot chain link fence with black vinyl coating as shown on the fencing exhibit presented at the September 16, 2020 Development Review Committee meeting.

Fencing Exhibit

SIGNATURE POINT FENCING EXHIBIT



RECEIVED

AUG 17 2020

PLANNING & DESIGN SERVICES

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Staff Findings

- The request is adequately justified and meets the standard of review.

Required Actions

- Approve or Deny the revision to binding element.