

20-DDP-0011 & 20-RSUB-0002

The Woods of Farnsley Moorman



Louisville Metro Land Development and
Transportation Committee

Lacey Gabbard, AICP, Planner I

July 9, 2020

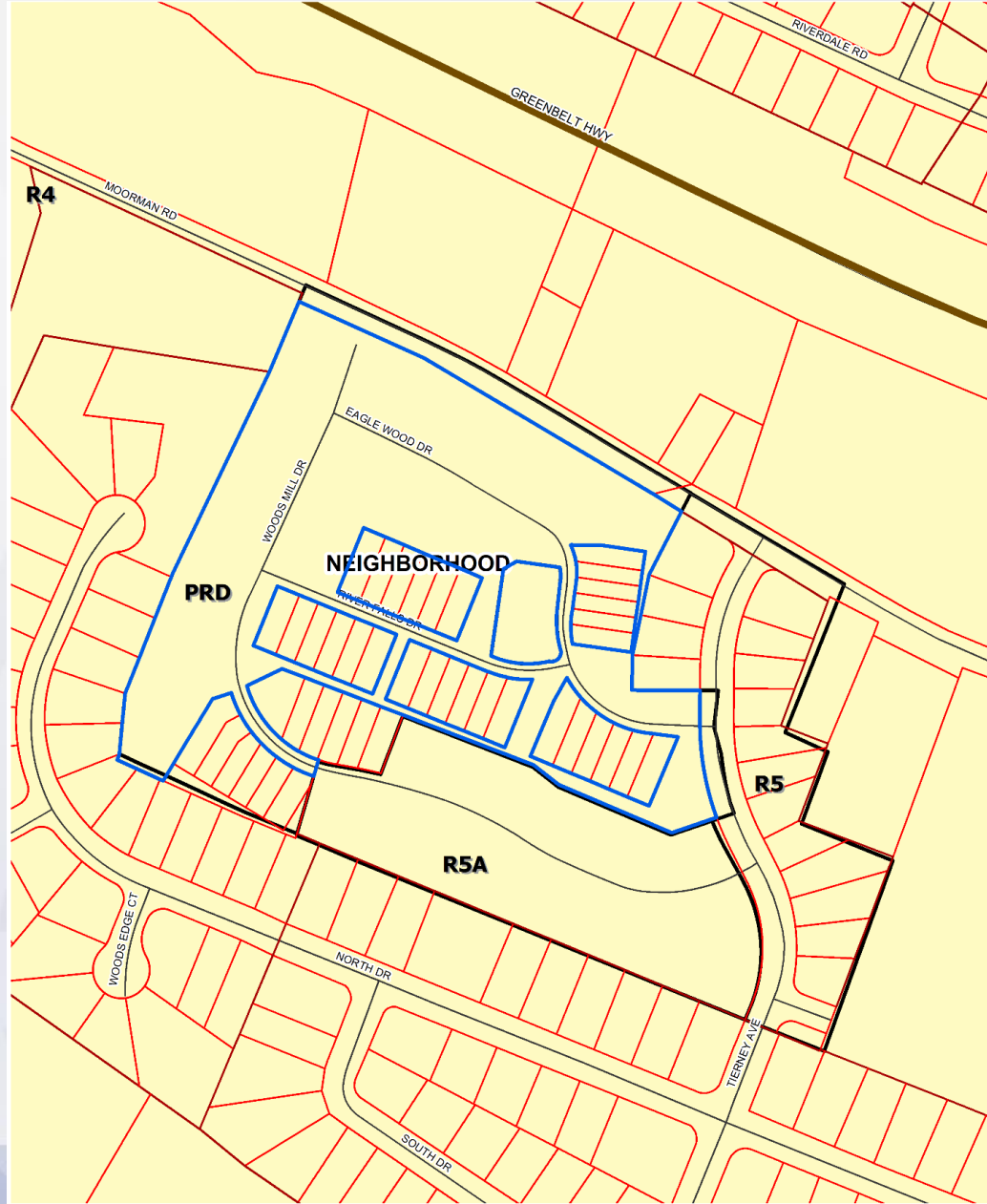
Requests

- **Waiver** from Land Development Code section 7.30.30.E to permit more than 15% of a rear yard to occupy a drainage easement (20-WAIVER-0028)
- **Revised Detailed District Development Plan**
- **Revised Preliminary Subdivision Plan**

Case Summary

- Property is zoned PRD Planned Residential Development in the Neighborhood form district
- The subject site is partially developed as shown on 18DEVPLAN1193, with forty-two (42) single family homes/lots
- Applicant is requesting a change in lot lines for the remaining vacant lots, resulting in:
 - A reduction of total lots from 81 to 80
 - A reduction in open space from 134,518sf to 93,943sf
 - An increase in parking from 225 spaces to 240 spaces

Zoning/Form Districts



Aerial Photo



Currently approved plan 18DEV PLAN 1193

PRELIMINARY APPROVAL

Condition of Approval:

Timm K. Jones
 Louisville, KY

REVISIONS
 SHEET NO. 18DEV PLAN 1193
 APPROVAL DATE: 10/11/18
 EXPIRATION DATE: 12/16/20

LOUISVILLE, KY
 521 S. Jefferson St.
 Louisville, KY 40202

LOUISVILLE, KY
 140 West of Jefferson
 Louisville, KY 40202

ELEVATION BENCHMARK

1. Benchmark: 1000' above the City Level at 377 North St. Division 1 487.72

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

DATE: 12/15/16

BY: *Ejmel W. Baker*
 DATE: 12/15/16
 CIVIL ENGINEER
 8603 Kentucky St.
 Louisville, KY 40218

WAVAR GRANTED: APRIL 3, 2003 (DOCKET 9-45-01V.M.)

A Planning Board was held on April 3, 2003. The Board granted a 5-year waiver of the 100-foot setback requirement for the proposed 18DEV PLAN 1193.

WAVAR GRANTED: APRIL 6, 2017 (CASE 18ZON10953)

A Planning Board was held on April 6, 2017. The Board granted a 5-year waiver of the 100-foot setback requirement for the proposed 18DEV PLAN 1193.

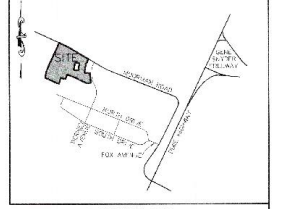
CHAP. 5 PART 5.3.1.D.1.b REQUIREMENTS

- MINIMUM LOT AREA = 3,000 SF AND MIN. 2,000 SF WITHIN LOTS
- MINIMUM LOT WIDTH = 18 FT
- MINIMUM FRONT YARD SETBACK = 10 FT
- MINIMUM SIDE YARD SETBACK = 0 FT IF FRONT ATTACHED UNITS
- MINIMUM REAR YARD SETBACK = 0 FT IF REAR ATTACHED UNITS
- MINIMUM SIDE YARD SETBACK = 5 FT IF SIDE REAR ATTACHED UNITS
- MINIMUM REAR YARD SETBACK = 5 FT IF REAR ATTACHED UNITS
- MINIMUM FRONT YARD SETBACK = 10 FT IF REAR ATTACHED UNITS
- MINIMUM SIDE YARD SETBACK = 0 FT IF REAR ATTACHED UNITS
- MINIMUM REAR YARD SETBACK = 0 FT IF REAR ATTACHED UNITS

MINIMUM FRONT YARD SETBACK SHALL BE MAINTAINED AS SHOWN BY SECTION 5.3.1.A.1. THE MINIMUM HEIGHT AND DEVELOPMENT FOOTPRINT REQUIREMENTS MAY NOT BE CLOSER THAN 5 FT. TO THE PROPERTY LINE.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 574,323 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (114,865 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (114,865 SF)



PROJECT DATA

TOTAL SITE AREA	= 13.26 AC (574,323 SF)
EXISTING ZONING	= R-5A
PROPOSED ZONING	= R-5A
FORM FUTURE	= R-5A
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL UNITS	= 31
TOTAL AREA OF LOTS	= 6,778 AC (296,055 SF)
TOTAL # OPEN SPACES, UNITS	= 1
OPEN SPACE REQUIRED	= 1.95 AC (85,934 SF)
OPEN SPACE PROVIDED	= 0 SF (0 AC)
DENSITY	= 0.23 UNITS/AC
FAR	= 0.23 UNITS/AC

RECEIVED

NOV 29 2016

PLANNING DEPT & DESIGN SERVICES



LEGEND

- PROPOSED STREET
- EXISTING ROAD
- EXISTING DRIVE
- EXISTING STATION
- EXISTING SANITARY SEWER SERVICE BY SERVICE CONNECTION

NO.	DATE	DESCRIPTION	BY
1	11/29/18	REVISED LOT 78	AER

GRAPHIC SCALE

1" = 40 FT
 1" = 80 FT

PROFESSIONAL STAMP

Ejmel W. Baker
 CIVIL ENGINEER
 KY 00000000

THE WOODS OF FARNSELY MOORMAN

REVISED PRELIMINARY SUBDIVISION PLAN
 REVISED DE-TAILED DISTRICT DEVELOPMENT PLAN

SITE ADDRESS:
 6805 WOODS MILL DRIVE
 TAX BLOCK 0078, LOT 17
 D.B. 10247, PG. 0180

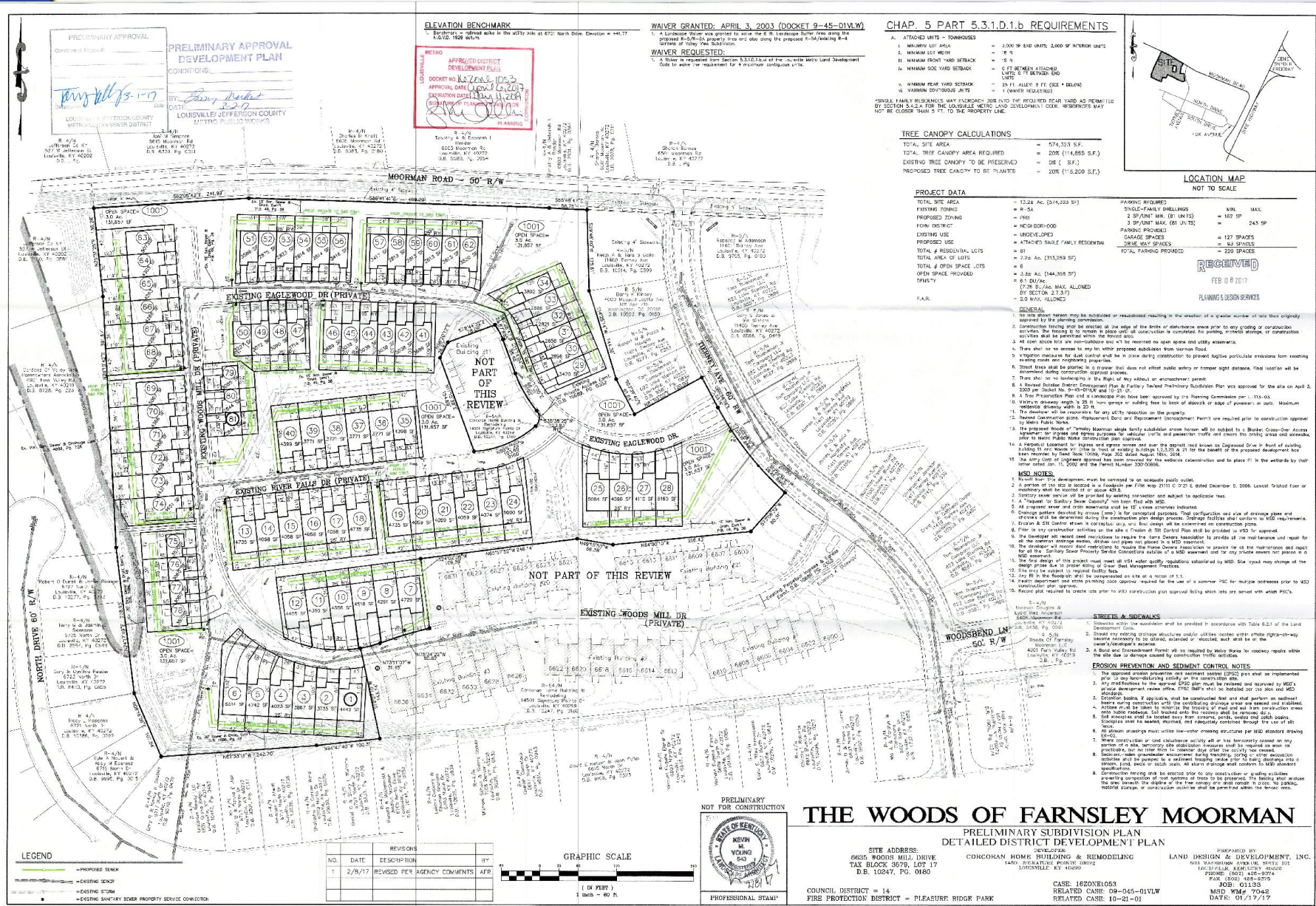
CORCORAN HOME BUILDING & REMODELING
 4001 LOUISVILLE KY 40218

LAND DESIGN & DEVELOPMENT, INC.
 505 WEST END AVENUE, SUITE 100
 LOUISVILLE, KY 40202
 PHONE: 502-450-8274
 FAX: 502-450-8275
 EMAIL: info@landdesign.com
 JOB: 011139
 M&M: 7045
 DATE: 11/15/18

RELATED CASE: 18ZON10953
 RELATED CASE: 09-045-01VLW
 RELATED CASE: 10-203-01

COUNCIL DISTRICT - 14
 FIRE PROTECTION DISTRICT - PLEASURE RIBB PARK

16ZONE1053



PRELIMINARY APPROVAL
Condition of Approval:

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

DATE: 12/15/17
BY: [Signature]
COUNTY: LOUISVILLE JEFFERSON COUNTY
DISTRICT: METROPOLITAN DISTRICT

DATE: 12/15/17
BY: [Signature]
COUNTY: LOUISVILLE JEFFERSON COUNTY
DISTRICT: METROPOLITAN DISTRICT

ELEVATION BENCHMARK
1. Benchmark placed on the 4375' side of 4372' North Drive. Elevation = 441.77
H.A.C. 1929 notes.

METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16ZON1053-002
APPROVAL DATE: 12/15/17
SAVING DATE: 12/15/17
PLANNING

WAIVER GRANTED: APRIL 3, 2003 (DOCKET 9-45-DIVLW)
1. A 16-Zone District was applied to the site in 2003. The 16-Zone District was applied to the proposed 8-0/8-0A property use and also to the proposed 8-0/8-0A use of the site.

CHAP. 5 PART 5.3.1.D.1.b REQUIREMENTS

- | | |
|--------------------------------|-----------------------------------------------|
| A. ATTACHED UNITS - TOWNHOUSES | = 1,000 sq END UNITS, 2,000 sq INTERIOR UNITS |
| 1. MINIMUM LOT AREA | = 7' x 9' |
| 2. MINIMUM LOT WIDTH | = 7' x 9' |
| 3. MINIMUM FRONT YARD SETBACK | = 7' x 9' |
| 4. MINIMUM SIDE YARD SETBACK | = 7' x 9' |
| 5. MINIMUM REAR YARD SETBACK | = 15 FT ALLEN 5 FT (EASE + BELOW) |
| 6. MINIMUM SIDE YARD SETBACK | = 7' x 9' |
| 7. MINIMUM REAR YARD SETBACK | = 15 FT ALLEN 5 FT (EASE + BELOW) |

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 574,333 SF.
TOTAL TREE CANOPY AREA REQUIRED = 208 (14,865 SF).
EXISTING TREE CANOPY TO BE PRESERVED = 28 (2 SF).
PROPOSED TREE CANOPY TO BE PLANTED = 208 (14,820 SF).



PROJECT DATA

TOTAL SITE AREA = 13.24 AC (574,333 SF)
EXISTING ZONING = 16-ZONE
PROPOSED ZONING = 16-ZONE
FORM/DISTRICT = NCD 800-000
EXISTING USE = UNDEVELOPED
PROPOSED USE = ATTACHED SINGLE-FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL UNITS = 81
TOTAL AREA OF LOTS = 772 AC (333,259 SF)
TOTAL # OPEN SPACE LOTS = 6
TOTAL # OPEN SPACE LOTS AREA = 3.56 AC (154,368 SF)
16-ZONE = 1 (7.76 B.U./AC MAX. ALLOWED BY SECTION 5.3.1.D.1.b)
2.0 MAX. ALLOWED = 2.0 MAX. ALLOWED

LOCATION MAP NOT TO SCALE

PARKING REQUIRED
SINGLE-FAMILY SHEDDINGS = N/A MAX.
2 3RD/FLOOR MAX. (81 UNITS) = 162 SP.
3 3RD/FLOOR MAX. (81 UNITS) = 243 SP.
PARKING PROVIDED
GARAGE SPACES = 127 SPACES
DRIVE-WAY SPACES = 34 SPACES
TOTAL PARKING PROVIDED = 223 SPACES

GENERAL

1. The applicant herein may be substituted or readjusted resulting in the creation of a greater number of lots than originally approved by the planning commission.
2. Construction of the proposed project shall be completed within the limits of the site plan and within the limits of the subdivision map.
3. All other streets shall be constructed to meet the standards set forth in the subdivision map.
4. There shall be no access to any lot within proposed subdivision from the street.
5. The applicant shall be responsible for the design and construction of the proposed project.
6. Street frontage shall be planned in a manner that does not reflect public safety or impair traffic sightlines. Front setback shall be maintained in accordance with the subdivision map.
7. The applicant shall be responsible for the design and construction of the proposed project.
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9. The applicant shall be responsible for the design and construction of the proposed project.
10. The applicant shall be responsible for the design and construction of the proposed project.
11. The applicant shall be responsible for the design and construction of the proposed project.
12. The applicant shall be responsible for the design and construction of the proposed project.

MSD NOTES

1. The proposed development must be designed to meet the MSU standards.
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11. The proposed development must be designed to meet the MSU standards.
12. The proposed development must be designed to meet the MSU standards.

STREETS & SIDEWALKS

1. Streets shall be designed to meet the standards set forth in the subdivision map.
2. Side streets shall be designed to meet the standards set forth in the subdivision map.
3. Side streets shall be designed to meet the standards set forth in the subdivision map.
4. Side streets shall be designed to meet the standards set forth in the subdivision map.
5. Side streets shall be designed to meet the standards set forth in the subdivision map.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The proposed development must be designed to meet the standards set forth in the subdivision map.
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11. The proposed development must be designed to meet the standards set forth in the subdivision map.
12. The proposed development must be designed to meet the standards set forth in the subdivision map.

LEGEND

[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING STORM
[Symbol]	EXISTING SANITARY SEWER PRIORITY SERVICE CONNECTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/8/17	REVISED PER AGENCY COMMENTS	AFR



THE WOODS OF FARNSELY MOORMAN
PRELIMINARY SUBDIVISION PLAN
DETAILED DISTRICT DEVELOPMENT PLAN

SITE ADDRESS: 6825 WOODS MILL DRIVE, TAX BLOCK 3676, LOT 17, D.B. 10247, PG. 0160

CONCORAN HOME BUILDING & REMODELING
1400 WEST WOODS MILL DRIVE
LOUISVILLE KY 40099

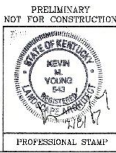
LAND DESIGN & DEVELOPMENT, INC.
9011 HUNTERWOOD DRIVE
LOUISVILLE, KY 40291
PHONE: (502) 452-4000
FAX: (502) 452-8750

PREPARED BY

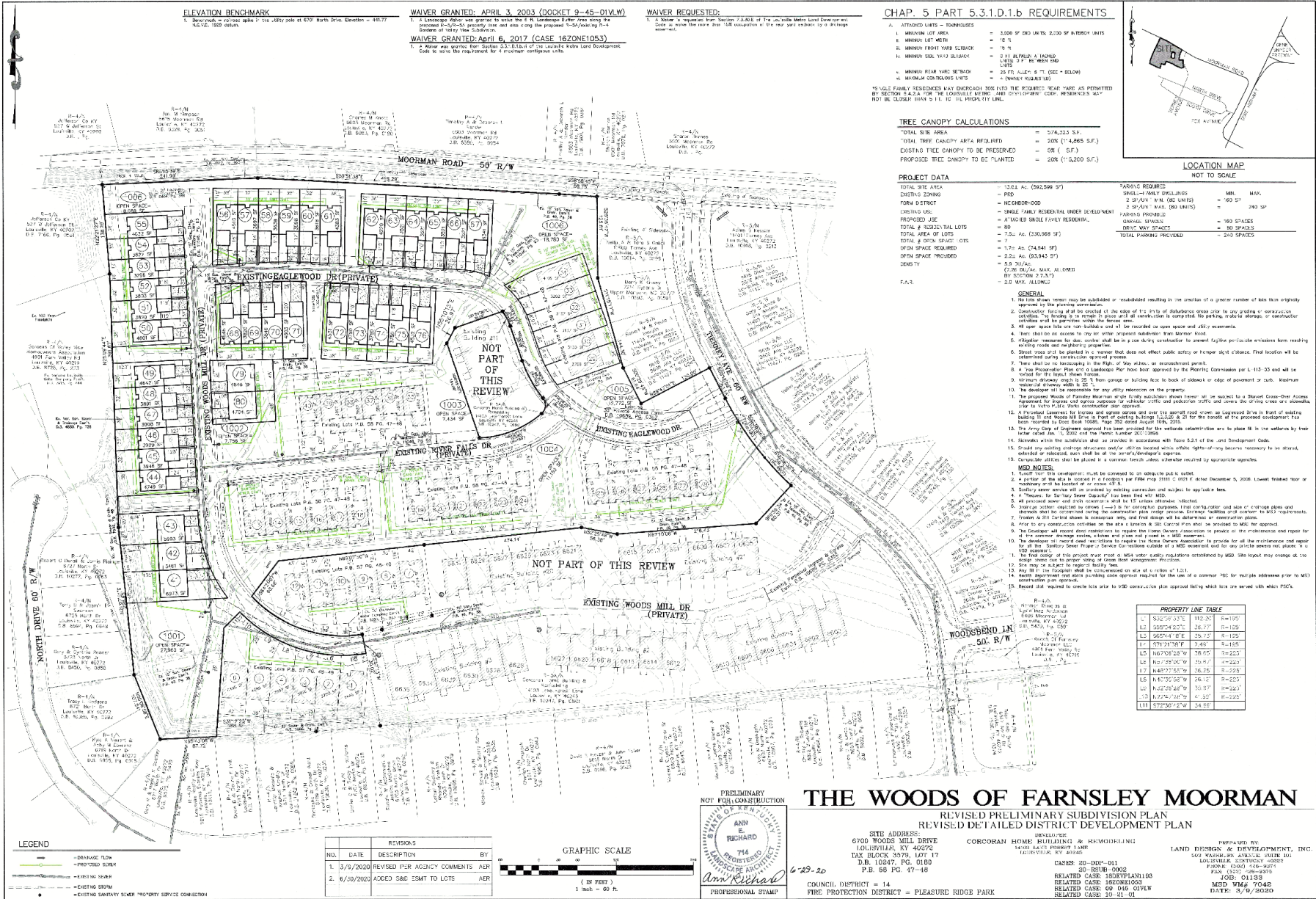
CASE: 16ZON1053
RELATED CASE: 09-045-DIVLW
RELATED CASE: 10-21-011W

MSD WM# 7042
DATE: 01/17/17

FINC DISTRICT # 14
CIRCU PROTECTION DISTRICT # PLEASURE RIDGE PARK



Applicant's Development Plan



ELEVATION BENCHMARK

1. Benchmark = 10000 datum = 7' in the east side of 670' North Drive, Elevation = 461.77' M.A.S.L. 1000 datum.

WAIVER GRANTED: APRIL 3, 2003 (DOCKET 9-45-DIV-V)

1. A Landscape Easement was granted to retain the E. B. Ledbetter Junior Park along the property line to the east of the proposed subdivision.

WAIVER GRANTED: APRIL 6, 2017 (CASE 16ZONED055)

1. A waiver was granted for Section 2.3.1.1.b of the Local Ordinance that requires a 20-foot setback for a 4-unit minimum contiguous units.

WAIVER REQUESTED:

1. A waiver is requested for Section 2.3.1.1.b of the Local Ordinance that requires a 20-foot setback for a 4-unit minimum contiguous units.

CHAP. 5 PART 5.3.1.D.1.b REQUIREMENTS

- A. ATTACHED LOTS - REQUIREMENTS
 1. MINIMUM LOT AREA = 3,000 SF OR UNITS, 2,000 SF PER UNIT
 2. MINIMUM LOT WIDTH = 15 FT
 3. MINIMUM FRONT YARD SETBACK = 5 FT
 4. MINIMUM SIDE YARD SETBACK = 0 FT
 5. MINIMUM REAR YARD SETBACK = 10 FT (SEE SCHEDULE)
 6. MINIMUM CONTIGUOUS UNITS = 4 UNITS (MINIMUM 100)
- NOTE: FRONT SETBACKS MAY DECREASE FROM INTO THE PROPERTY LINE IF AS PERMITTED BY SECTION 5.3.1.D.1.b FOR THE LOTS WITHIN THE PROPERTY LINE.*



TREE CANOPY CALCULATIONS

- TOTAL SITE AREA = 174,213 S.F.
- TOTAL TREE CANOPY AREA REQUIRED = 208 (1-4,865 S.F.)
- DISTANT TREE CANOPY TO BE PRESERVED = 08 (S.F.)
- PROPOSED TREE CANOPY TO BE PLANTED = 208 (1-5,200 S.F.)

PROJECT DATA

- TOTAL SITE AREA = 132.61 AC (562,599 SF)
- DISTANT ZONING = RPD
- FORMA DISTRICT = NEIGHBORHOOD
- DESIGNED USE = SINGLE-FAMILY RESIDENTIAL UNDER DEVELOPMENT
- PROPOSED ZUSE = ATTACHED SINGLE-FAMILY RESIDENTIAL
- TOTAL # RESIDENTIAL LOTS = 89
- TOTAL AREA OF LOTS = 2.36 AC (103,368 SF)
- TOTAL # OPEN SPACE LOTS = 17
- OFFEN SPACE REQUIRED = 1.71 AC (74,841 SF)
- DEMSITY = 2.8 (2.8 UNITS PER AC)
- F.A.R. = 2.1 MAX. ALLOWED

	MIN.	MAX.
2 S/P/V/S (R/W. 800 UNITS)	160 SF	240 SF
OFFEN WAY SPACES	160 SPACES	30 SPACES
TOTAL PARKING PROVIDED	240 SPACES	

GENERAL

1. No title shall be subdivided or established resulting in the creation of a greater number of lots than originally approved by the planning commission.
2. Corner lots to be created at the side of the street of substantial width shall be subdivided or established in accordance with the provisions of the local ordinance.
3. All open space lots on this plan shall be recorded as open space and shall be maintained.
4. This plan shall not be subject to any other provisions of the local ordinance which may be applicable to the lots shown on this plan.
5. Any other provisions of the local ordinance which may be applicable to the lots shown on this plan shall be subject to the provisions of this plan.
6. Street names and the proposed street shall be in accordance with the local ordinance.
7. This plan shall be in accordance with the local ordinance.
8. A Title Insurance Policy shall be required for the lots shown on this plan.
9. The proposed lots of Farnsworth Moorman shall be subject to the local ordinance.
10. The proposed lots shall be subject to the local ordinance.
11. The proposed lots shall be subject to the local ordinance.
12. The proposed lots shall be subject to the local ordinance.
13. The proposed lots shall be subject to the local ordinance.
14. The proposed lots shall be subject to the local ordinance.
15. The proposed lots shall be subject to the local ordinance.
16. The proposed lots shall be subject to the local ordinance.

MSD NOTES

1. The proposed lots shall be subject to the local ordinance.
2. The proposed lots shall be subject to the local ordinance.
3. The proposed lots shall be subject to the local ordinance.
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13. The proposed lots shall be subject to the local ordinance.
14. The proposed lots shall be subject to the local ordinance.
15. The proposed lots shall be subject to the local ordinance.
16. The proposed lots shall be subject to the local ordinance.

LINE	COORDINATES	AREA (S.F.)	PERIMETER (FEET)
1	53278.937, 112.20	64195	141.50
2	53278.937, 26.77	64195	141.50
3	53254.978, 29.78	64195	141.50
4	53179.709, 2.40	64195	141.50
5	16702.586, 18.05	64195	141.50
6	16722.076, 20.17	64195	141.50
7	16722.076, 26.78	64195	141.50
8	16722.076, 29.78	64195	141.50
9	16722.076, 35.37	64195	141.50
10	16722.076, 41.96	64195	141.50
11	16722.076, 48.55	64195	141.50

LEGEND

- DRAINAGE FLOW
- PROPOSED ROAD
- EXISTING ROAD
- EXISTING STORM
- EXISTING SANITARY SEWER
- PROPERTY SERVICE CONNECTION

NO.	DATE	REVISIONS DESCRIPTION	BY
1.	3/9/2020	REVISED PER AGENCY COMMENTS AER	AER
2.	6/10/2020	ADDED S&S ESMT TO LOTS	AER

GRAPHIC SCALE

1" = 100 FT
1" = 40 FT

THE WOODS OF FARNSWORTH MOORMAN

REVISED PRELIMINARY SUBDIVISION PLAN
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

REVISIONS: CORCORAN HOME BUILDING & REMODELING

SITE ADDRESS: 6700 WOODS MILL DRIVE, LOUISVILLE, KY 40228

PREPARED BY: CORCORAN HOME BUILDING & REMODELING

DATE: 6-29-20

PROJECT NO: CARR28 20-DIV-011

PLANNING & ZONING DEPARTMENT: 201 WEST MAIN STREET, SUITE 100, LOUISVILLE, KY 40202

APPROVED BY: LAND RESOURCES & DEVELOPMENT, INC.

PRELIMINARY NOT FOR CONSTRUCTION

Staff Finding

- The detailed district development plan, revised preliminary subdivision plan and waivers appear to be adequately justified.

Required Actions

- **APPROVE** or **DENY** the **Waiver** to permit more than 15% of a rear yard to occupy a drainage easement (20-WAIVER-0028)
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan**
- **APPROVE** or **DENY** the **Revised Preliminary Subdivision Plan**