

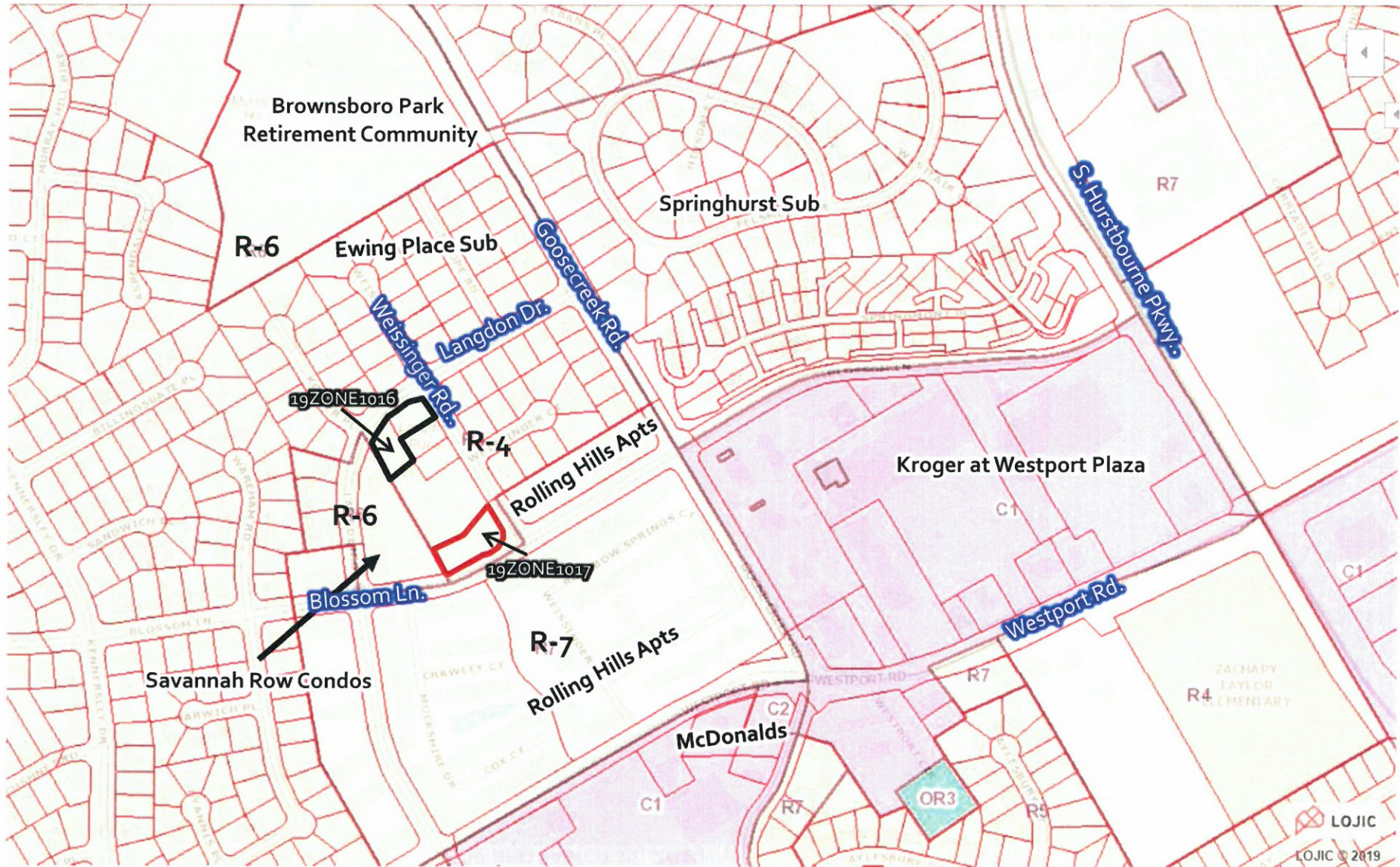
Louisville Metro Planning Commission Public Hearing – October 12, 2020
Louisville Metro Land Development & Transportation Committee – September 10, 2020
Neighborhood Meetings – January 4, 2017 and March 11, 2019

Docket No. 19ZONE1016

Proposed change in zoning from R-4
to R-5B to allow two duplex
condominium buildings on property
located at
2813 & 2816 Weissinger Road

c/o Leigh Ann Properties, LLC

Attorneys: Bardenwerper Talbott & Roberts, PLLC







SITE
19ZONE1016

R-4

R-7

R-6

19ZONE1017

KOSTER PL

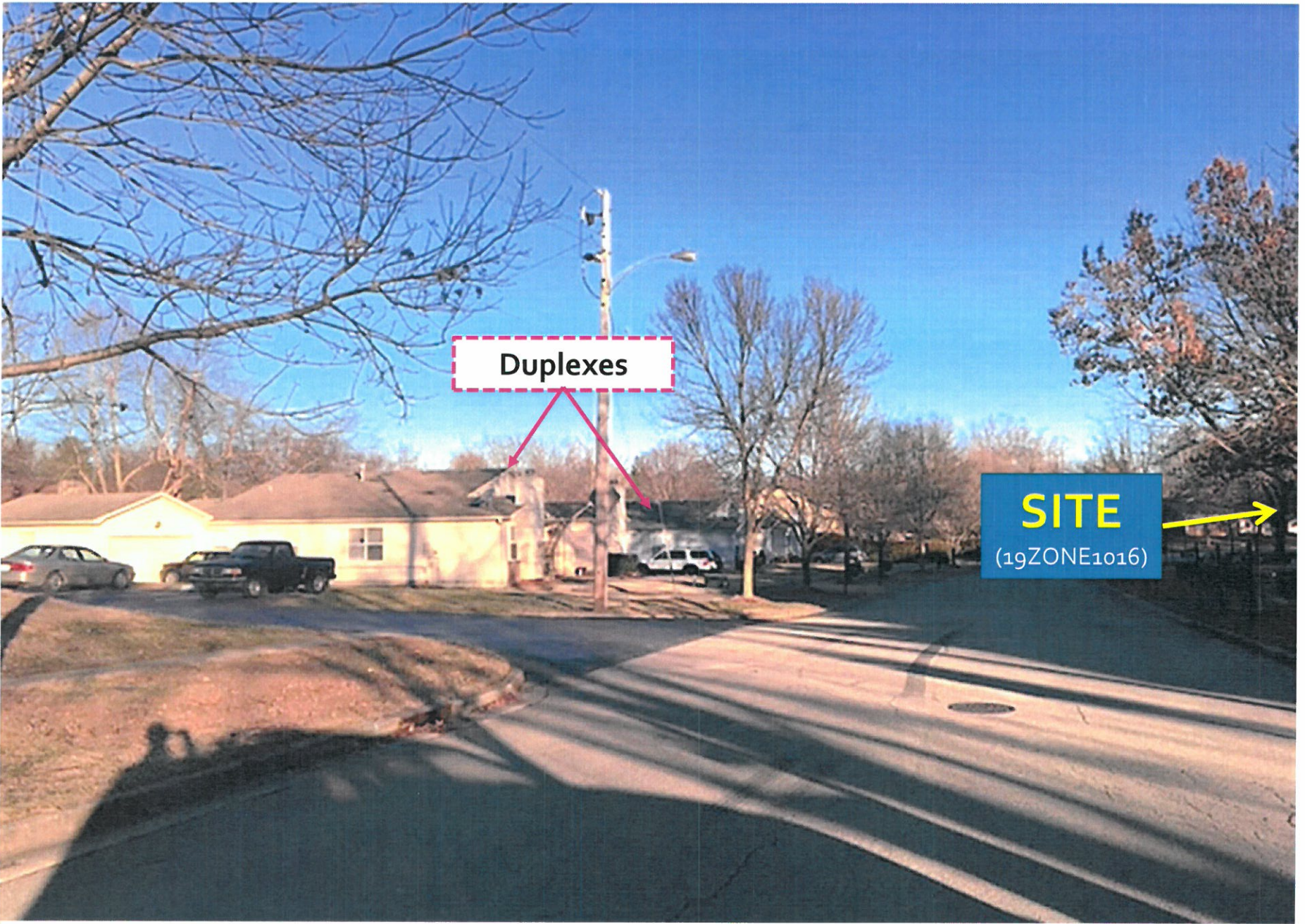
WEISSINGER RD

WEISSINGER CT

LANGSDON DR



Looking west down Blossom Lane



West side of Langdon Drive

Duplexes on the west side of Langdon Drive





Savannah Row Condos immediately adjacent to site to the west



2813 & 2816 Weissinger Rd. – north side along Langdon Drive

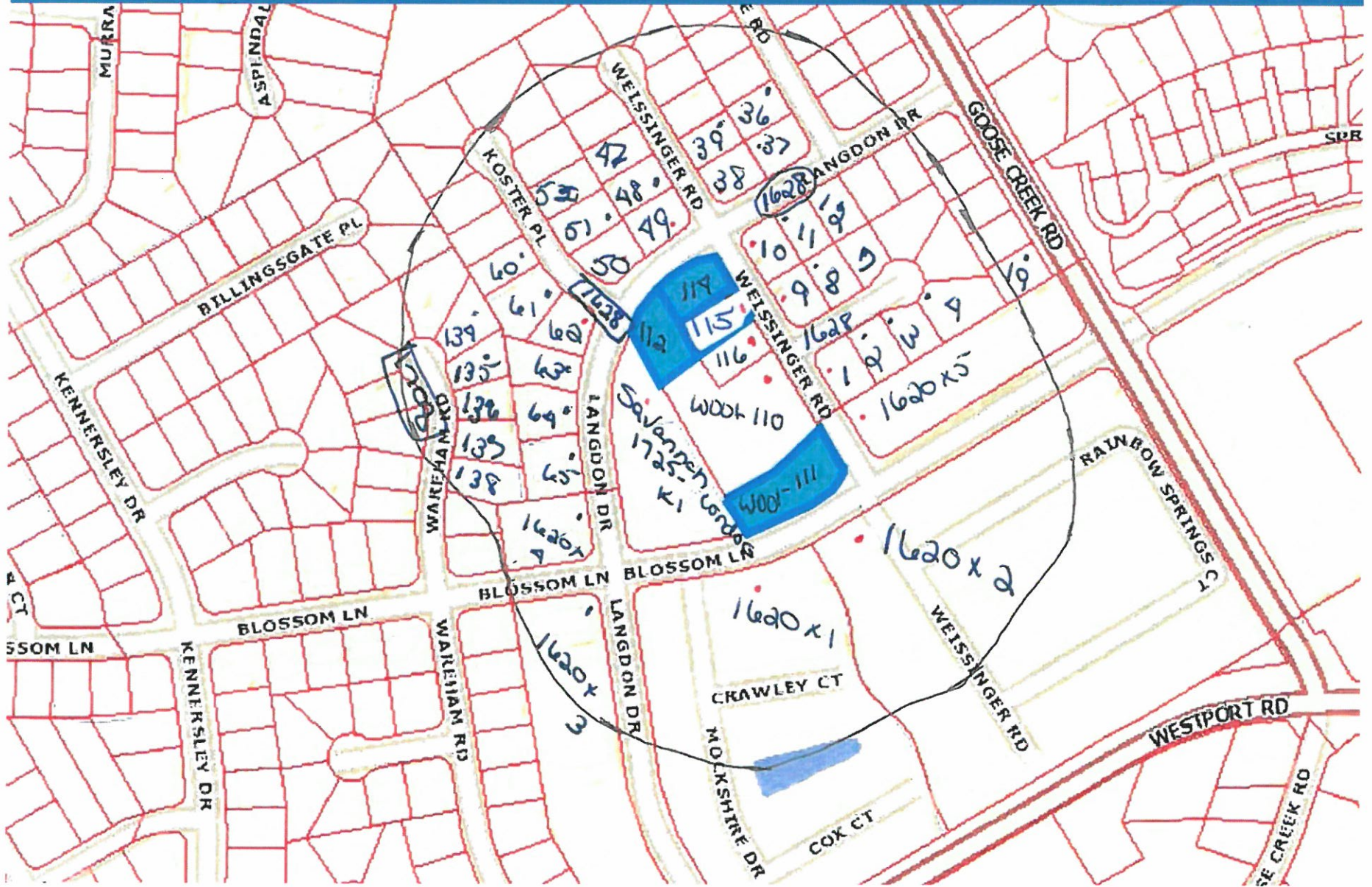


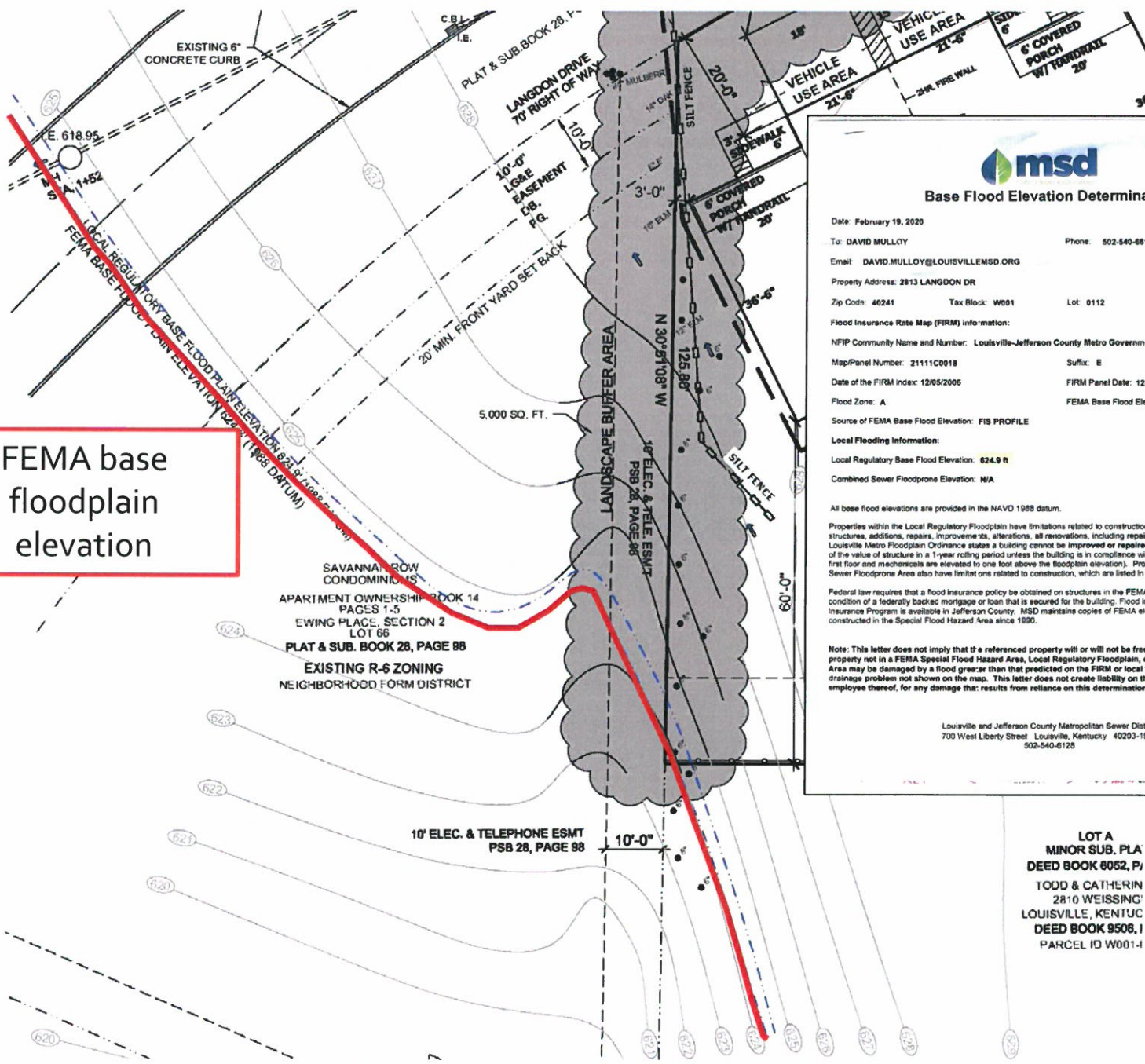
Looking southwest at site from Weissinger Rd. and Langdon Dr.



Looking west at site from Weissinger Rd.

Adjoining property owner notice list map wherein 73 neighbors plus those on the DPDS "interested party list" were invited to the combined neighborhood meeting for the current case and 19ZONE1017, and subsequent LD&T and Planning Commission public hearings.





FEMA base floodplain elevation

msd
Base Flood Elevation Determination

Date: February 19, 2020
 To: DAVID MULLOY Phone: 502-540-6815
 Email: DAVID.MULLOY@LOUISVILLEMSD.ORG
 Property Address: 2813 LANGDON DR
 Zip Code: 40241 Tax Block: W001 Lot: 0112 Sublot: 0000

Flood Insurance Rate Map (FIRM) information:
 NFIP Community Name and Number: Louisville-Jefferson County Metro Government 210120
 Map/Panel Number: 2111C0018 Suffix: E
 Date of the FIRM index: 12/05/2005 FIRM Panel Date: 12/05/2006
 Flood Zone: A FEMA Base Flood Elevation: 624.8 ft

Source of FEMA Base Flood Elevation: FIS PROFILE

Local Flooding Information:
 Local Regulatory Base Flood Elevation: 624.9 ft
 Combined Sewer Floodprone Elevation: N/A

All base flood elevations are provided in the NAVD 1988 datum.

Properties within the Local Regulatory Floodplain have limitations related to construction, including but not limited to, new structures, additions, repairs, improvements, alterations, all renovations, including repair to damage, and grading. The Louisville Metro Floodplain Ordinance states a building cannot be improved or repaired from damage that exceeds 50% of the value of structure in a 1-year rolling period unless the building is in compliance with the floodplain ordinance (i.e. the first floor and mechanicals are elevated to one foot above the floodplain elevation). Properties within the Combined Sewer Floodprone Area also have limitations related to construction, which are listed in the MSD Design Manual.

Federal law requires that a flood insurance policy be obtained on structures in the FEMA Special Flood Hazard Area as a condition of a federally backed mortgage or loan that is secured for the building. Flood insurance from the National Flood Insurance Program is available in Jefferson County. MSD maintains copies of FEMA elevation certificates for buildings constructed in the Special Flood Hazard Area since 1990.

Note: This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a FEMA Special Flood Hazard Area, Local Regulatory Floodplain, or Combined Sewer Floodprone Area may be damaged by a flood greater than that predicted on the FIRM or local flood maps or from a local drainage problem not shown on the map. This letter does not create liability on the part of MSD, or any officer or employee thereof, for any damage that results from reliance on this determination.

Louisville and Jefferson County Metropolitan Sewer District
 700 West Liberty Street Louisville, Kentucky 40203-1913
 502-540-6125

LOT A
 MINOR SUB. PLA
 DEED BOOK 8052, P/
 TODD & CATHERIN
 2810 WEISSING
 LOUISVILLE, KENTUC
 DEED BOOK 9506, I
 PARCEL ID W001-1

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:



SITE

Barn

Springhouse

19ZONE1017

KOSTER PL

WEISSINGER RD

WEISSINGER CT

LANGDON DR

North elevation facing Langdon Dr.



South elevation





East elevation

West elevation

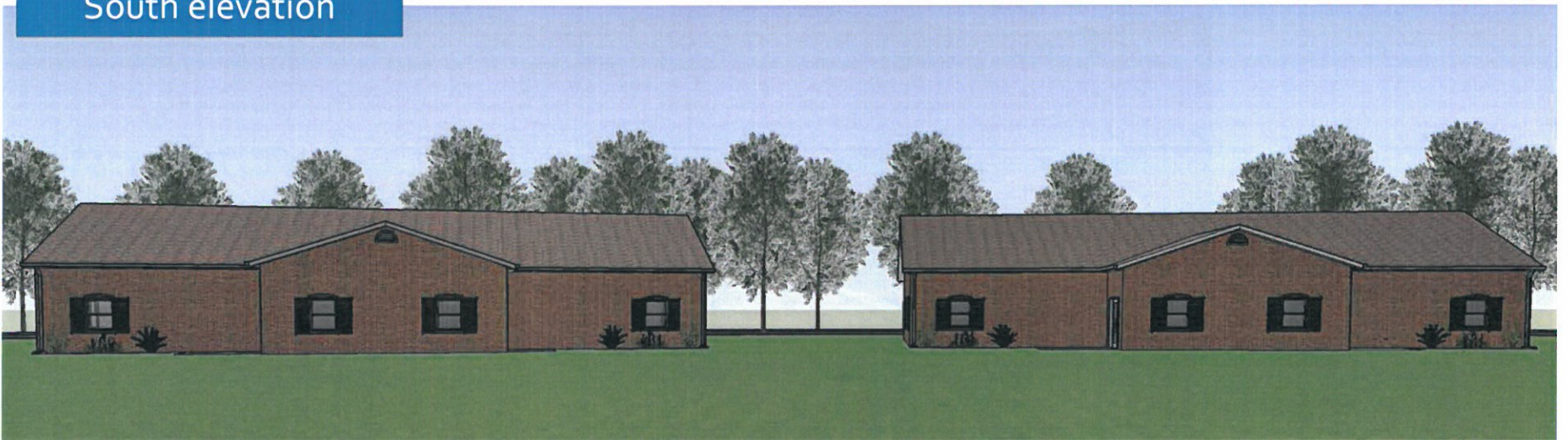


North elevation facing Langdon Dr.



Proposed additional Binding Element: The duplexes will have different color brick

South elevation



Louisville Metro Planning Commission Public Hearing – October 12, 2020

Louisville Metro Land Development & Transportation Committee – September 10, 2020

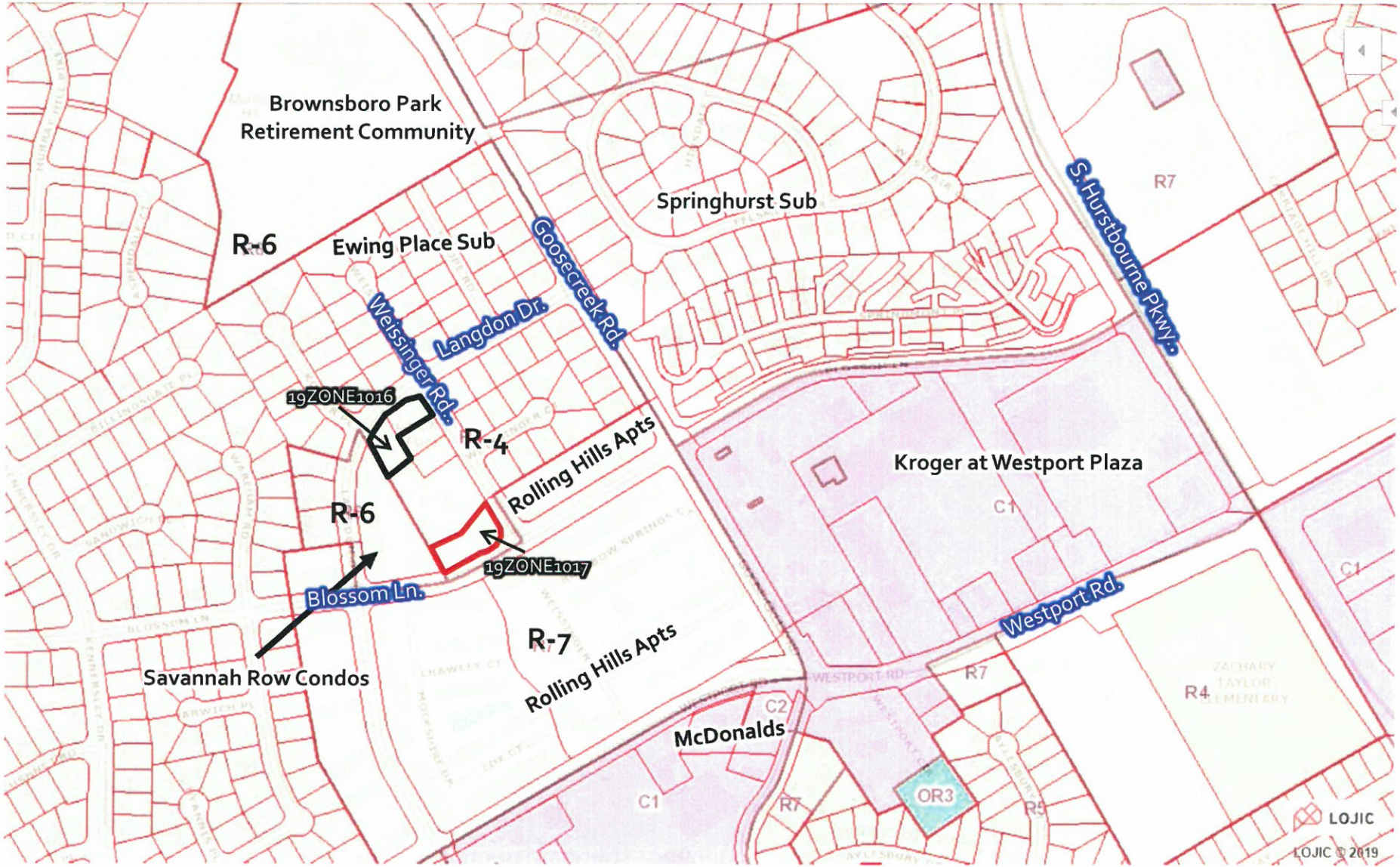
Neighborhood Meetings – January 4, 2017 and March 11, 2019

Docket No. 19ZONE1017

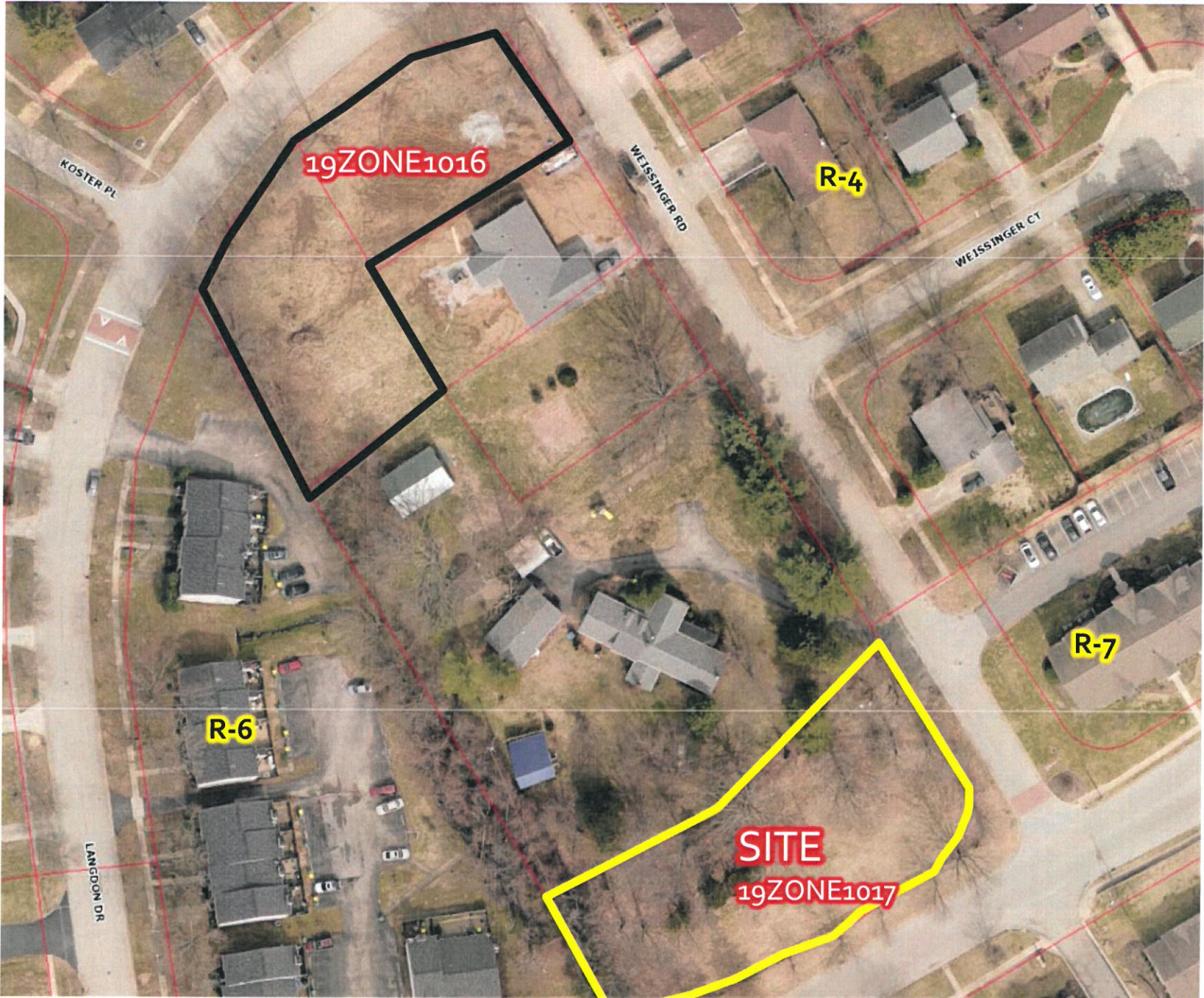
Proposed change in zoning from R-4
to R-5A to allow a 2-story, 6-plex
condominium community on
property located at
9121 Blossom Lane

c/o Leigh Ann Properties, LLC

Attorneys: Bardenwerper Talbott & Roberts, PLLC









Looking west from Goosecreek Road down Blossom Lane



Blossom Ln.

Rolling Hills Apts

SITE
(19ZONE1017)

Looking west down Blossom Lane



Looking west down Blossom Ln. Site is to the right.



Blossom Lane and Langdon Drive – southwest of site



Savannah Row Condos immediately adjacent to site to the west



Looking south from Weissinger Rd. towards Blossom Ln. Site is to the right.

SITE

(19ZONE1017)

2810 Weissinger Rd driveway



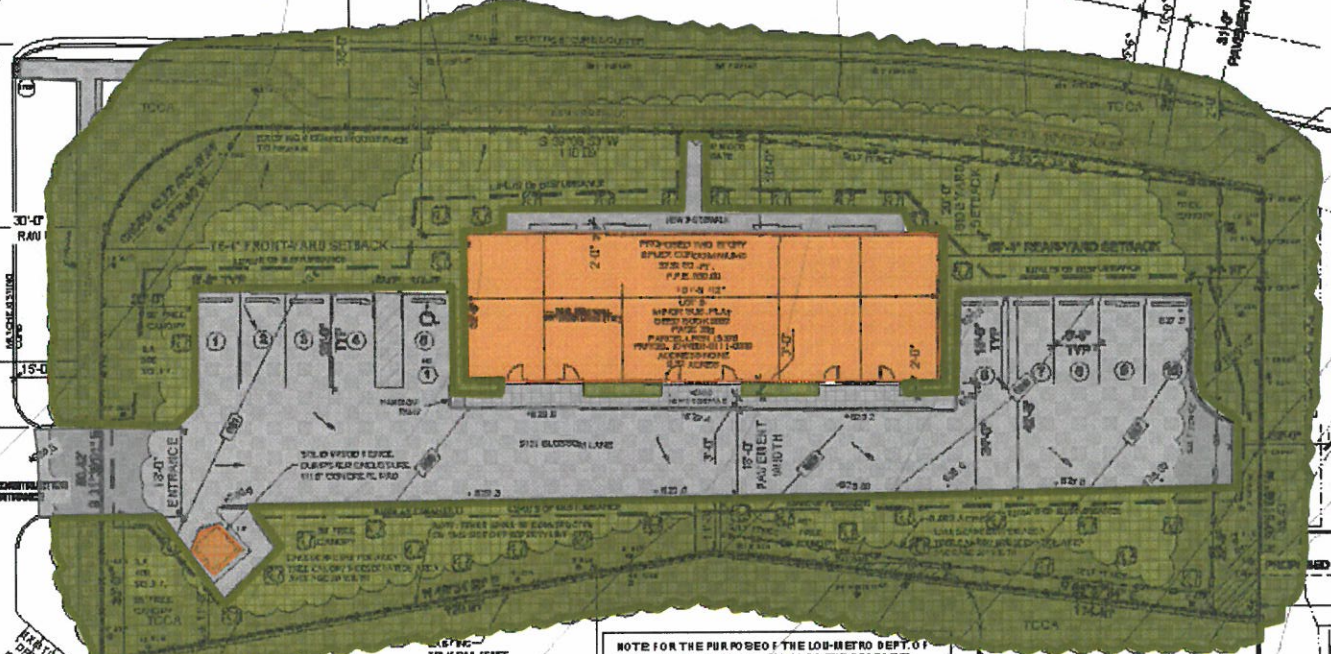


Looking west at site from Blossom Ln. & Weissinger Rd.

Weissinger Rd.

Blossom Ln.

BLOSSOM LANE
70' RIGHT OF WAY
PLAT & SUBDIVISION, PG. 81
LOCAL STREET CLASSIFICATION

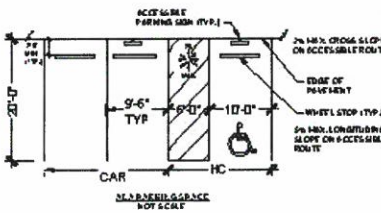


NOTE FOR THE PURPOSE OF THE LOU-METRO DEPT. OF PLANNING & ZONING'S APPROVAL OF THE PROPOSED CHANGE IN ZONING USER ARE SHOWN THE SMALL PARCEL REBUILT. THE AREA OF INTEREST IS 80' X 141' 90. FT. AND DOES NOT CHANGE THE FLOOR AREA RATIO 6.45+ \pm 22,651-141+ 0.29 (BAM) NOR DOES IT CHANGE ANY PROPOSED SIDE-YARD SETBACK DISTANCES.

2810 Weissinger Rd driveway

EXISTING RESIDENT

THOMAS G. GIBBELL
FOODS CATERING COLLECTOR
2810 WEISSINGER ROAD
LOUISVILLE, KENTUCKY 40241-2414
DEED BOOK 9388 - PAGE 9882
PARCEL ID 0188-1-01-10-000
1.21 A.
MINOR SUB. PLAT
DEED BOOK 9332 - PAGE 303
1.93 AC.
R-4 ZONING



30" SEWER & DRAIN, 150MM⁷ 7858 28, PAGE 88

A .00250:1 R

Original MSD Base Flood Elevation Determination



Base Flood Elevation Determination

Date: February 19, 2020

To: DAVID MULLOY

Phone: 502-540-6615

Email: DAVID.MULLOY@LOUISVILLEMSD.ORG

Property Address: 9121 BLOSSOM LN

Zip Code: 40241

Tax Block: W001

Lot: 0111

Sublot: 0000

Flood Insurance Rate Map (FIRM) information:

NFIP Community Name and Number: Louisville-Jefferson County Metro Government 210120

Map/Panel Number: 21111C0018

Suffix: E

Date of the FIRM index: 12/05/2006

FIRM Panel Date: 12/05/2006

Flood Zone: A

FEMA Base Flood Elevation: 628.6 ft

Source of FEMA Base Flood Elevation: FIS PROFILE

Local Flooding Information:

Local Regulatory Base Flood Elevation: 628.7 ft

Combined Sewer Floodprone Elevation: N/A

All base flood elevations are provided in the NAVD 1988 datum.

Properties within the Local Regulatory Floodplain have limitations related to construction, including but not limited to, new structures, additions, repairs, improvements, alterations, all renovations, including repair to damage, and grading. The Louisville Metro Floodplain Ordinance states a building cannot be improved or repaired from damage that exceeds 50% of the value of structure in a 1-year rolling period unless the building is in compliance with the floodplain ordinance (i.e. the first floor and mechanicals are elevated to one foot above the floodplain elevation). Properties within the Combined Sewer Floodprone Area also have limitations related to construction, which are listed in the MSD Design Manual.

Federal law requires that a flood insurance policy be obtained on structures in the FEMA Special Flood Hazard Area as a condition of a federally backed mortgage or loan that is secured for the building. Flood insurance from the National Flood Insurance Program is available in Jefferson County. MSD maintains copies of FEMA elevation certificates for buildings constructed in the Special Flood Hazard Area since 1990.

Note: This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a FEMA Special Flood Hazard Area, Local Regulatory Floodplain, or Combined Sewer Floodprone Area may be damaged by a flood greater than that predicted on the FIRM or local flood maps or from a local drainage problem not shown on the map. This letter does not create liability on the part of MSD, or any officer or employee thereof, for any damage that results from reliance on this determination.

Louisville and Jefferson County Metropolitan Sewer District
700 West Liberty Street, Louisville, Kentucky 40203-1913
502-540-6128

PROTECTIVE CONSERVATION EASEMENTS, GREENWAYS, OR
OTHER REGULATORY OR POLICY OBJECTS AND RIGHT OF

X 21 10

Revised MSD Base Flood Elevation Determination – 8 days later



Base Flood Elevation Determination

Date: February 27, 2020

To: BRENT LIKINS

Phone: 502-821-1821

Email: BRENTLIKINS@BELLSOUTH.NET

Property Address: 9121 BLOSSOM LN

Zip Code: 40241

Tax Block: W001

Lot: 0111

Sublot: 0000

Flood Insurance Rate Map (FIRM) information:

NFIP Community Name and Number: Louisville-Jefferson County Metro Government 210120

Map/Panel Number: 21111C0018

Suffix: E

Date of the FIRM index: 12/05/2006

FIRM Panel Date: 12/05/2006

Flood Zone: A

FEMA Base Flood Elevation: 625.1 ft

Source of FEMA Base Flood Elevation: N/A

Local Flooding Information:

Local Regulatory Base Flood Elevation: 625.5 ft

Combined Sewer Floodprone Elevation: N/A

All base flood elevations are provided in the NAVD 1988 datum.

Properties within the Local Regulatory Floodplain have limitations related to construction, including but not limited to, new structures, additions, repairs, improvements, alterations, all renovations, including repair to damage, and grading. The Louisville Metro Floodplain Ordinance states a building cannot be improved or repaired from damage that exceeds 50% of the value of structure in a 1-year rolling period unless the building is in compliance with the floodplain ordinance (i.e. the first floor and mechanicals are elevated to one foot above the floodplain elevation). Properties within the Combined Sewer Floodprone Area also have limitations related to construction, which are listed in the MSD Design Manual.

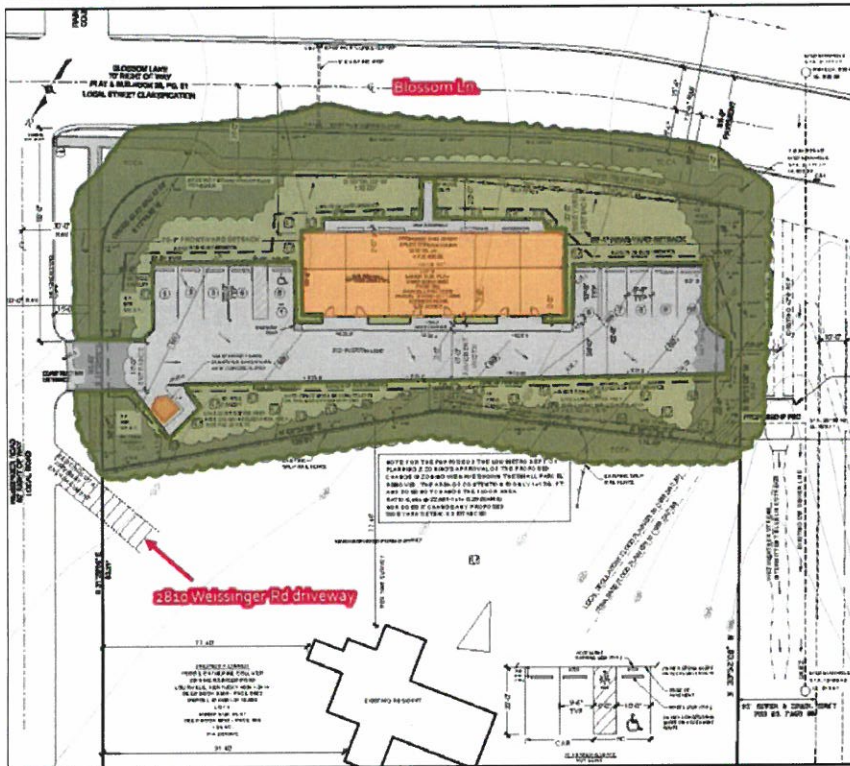
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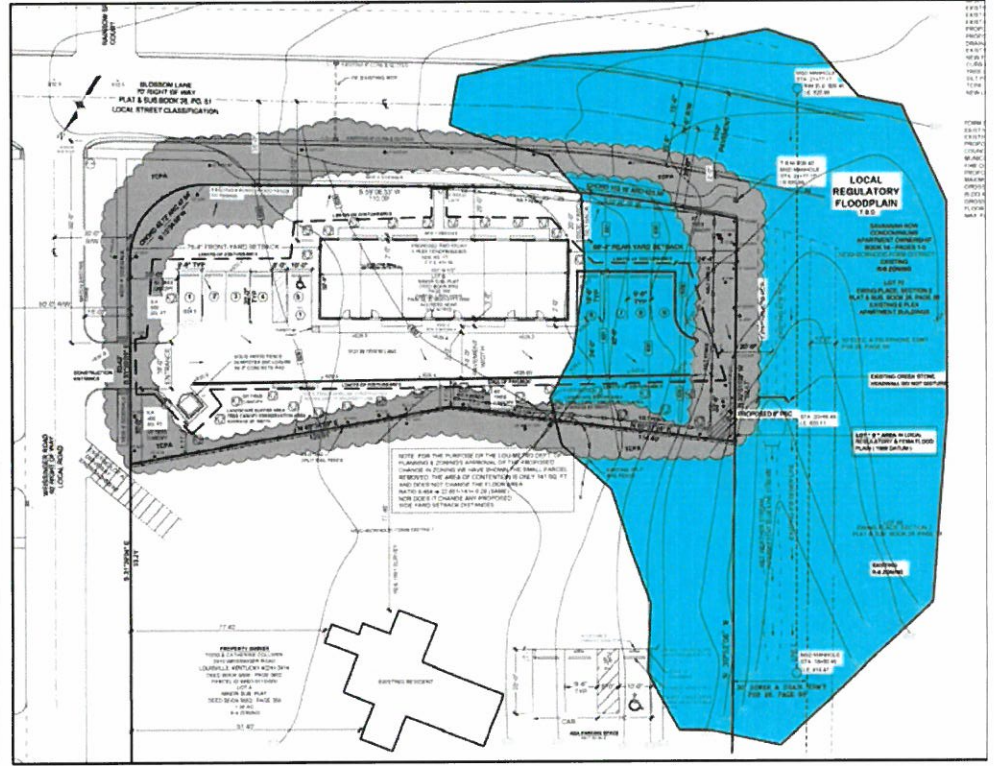
Louisville and Jefferson County Metropolitan Sewer District
700 West Liberty Street, Louisville, Kentucky 40203-1913
502-540-6128

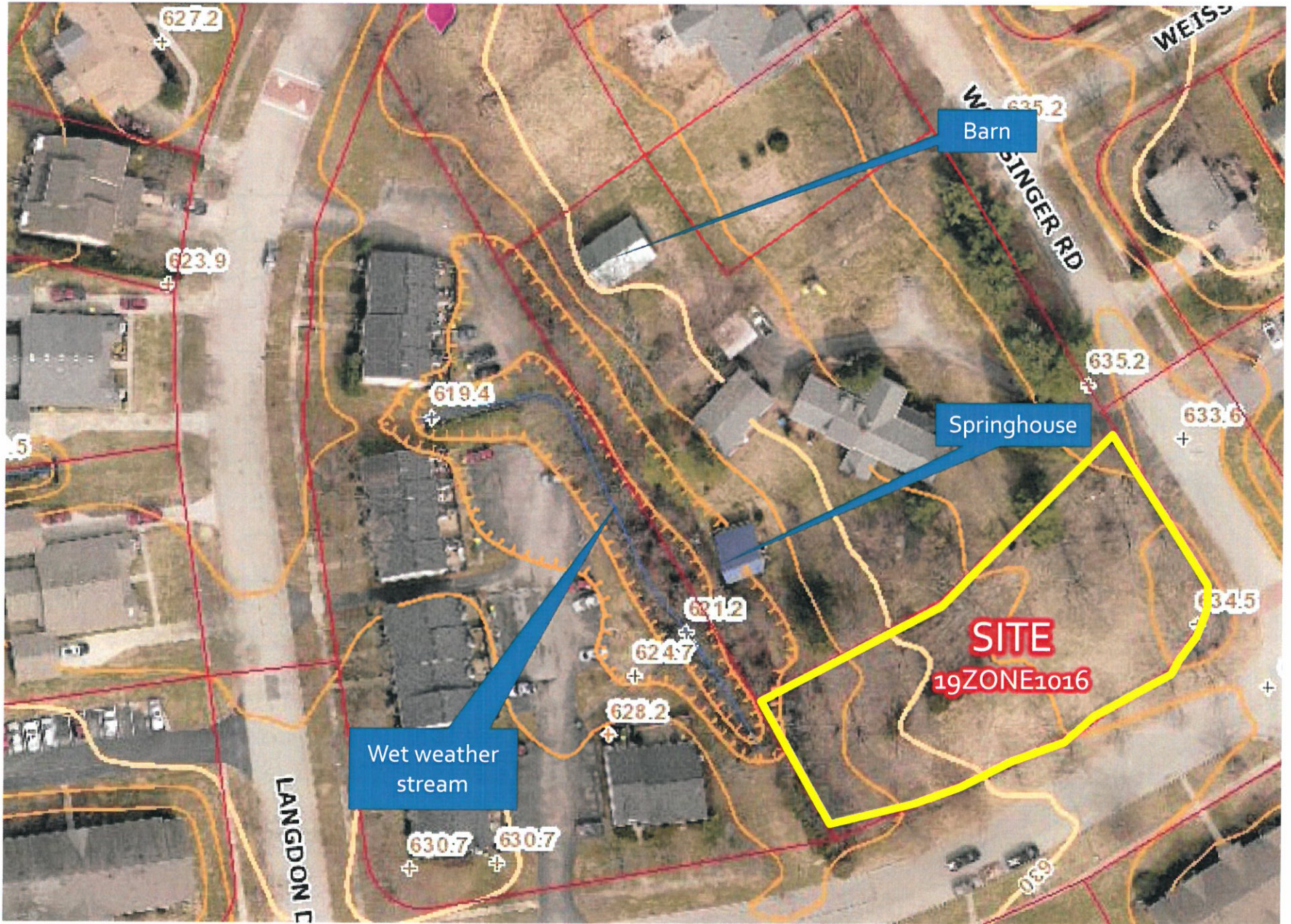
MATT SEWAF
540-6148

Prior Plan



Current Plan







Jefferson County, Kentucky: Preliminary FIRMs

with Web AppBuilder for ArcGIS



Calculations showing on-site run-off is 0.023% of the wet weather stream capacity

(1) THERE ARE TWO 42" ϕ R.I.P. DRAINING INTO THE STREAM TO THE WEST OF THE COLLIVERS PROPERTY. MAX. CAPACITY OF TWO 42" ϕ PIPES:

$$Q = 1.486 / n A R^{2/3} S^{1/2} = 2,620 \text{ C.F.S.}$$

$$n = .012$$

$$A = 9.62 \text{ FT}^2$$

$$R = 11.0 \text{ FT.}$$

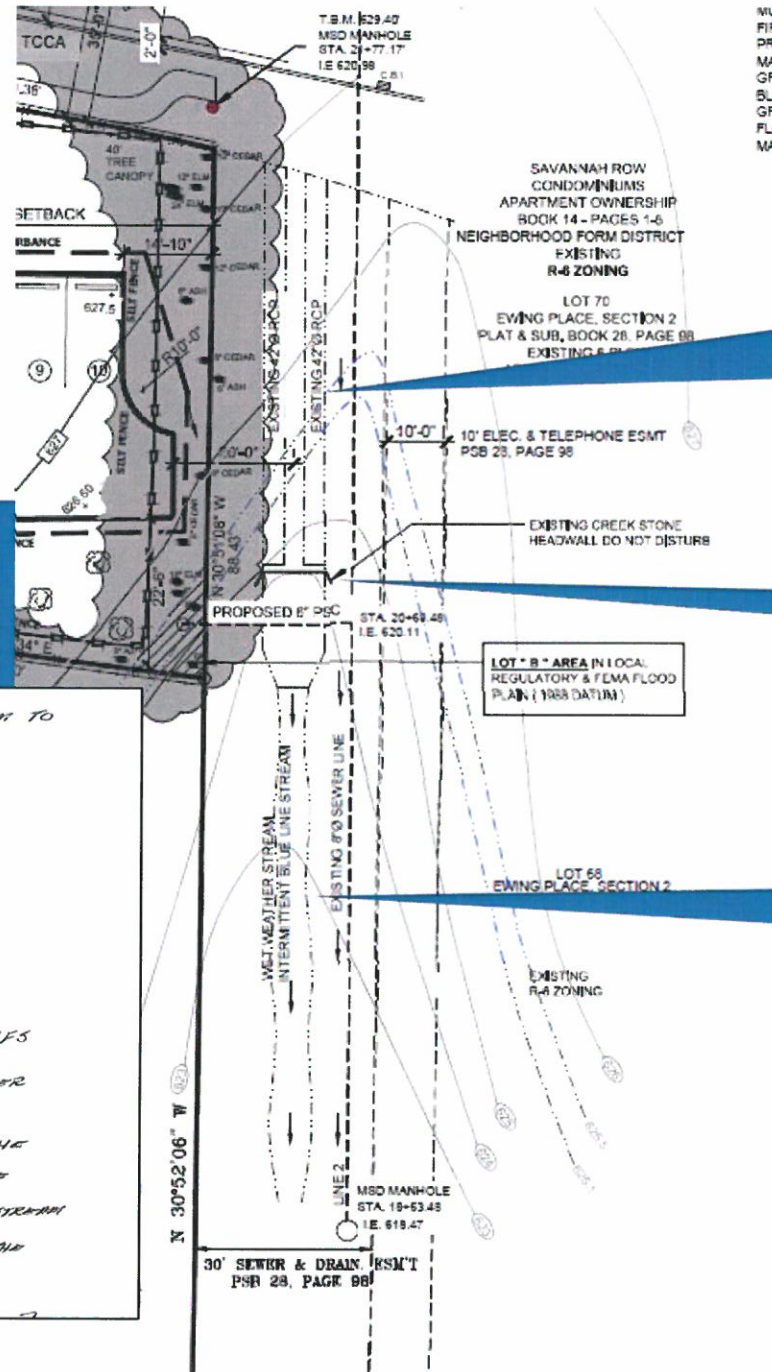
$$S = 0.01$$

THE NEW IMPERVIOUS AREA (BLOSSOM LAKE) ONLY HAS

$$Q = A C I A = (0.34) 2.8 \text{ INCHES} \times \frac{\text{FT.}}{\text{HOUR}} \times 0.64 \text{ AC} \frac{43,560 \text{ FT}^2}{\text{AC}} = 0.6 \text{ C.F.S.}$$

AND ONLY ACCOUNTS FOR 0.00023 OF THE STORM WATER IN THE STREAM.

ALSO BECAUSE OF THE PROXIMITY OF THE PROPERTY AND THE T_0 (TIME OF CONCENTRATION) THE RAIN THAT FALLS ON THE PROPERTY IS DOWNSTREAM BEFORE THE STORMWATER UPSTREAM THE FLOWS THROUGH THE TWO 42" ϕ PIPES EVEN REACHES THE COLLIVERS PROPERTY.



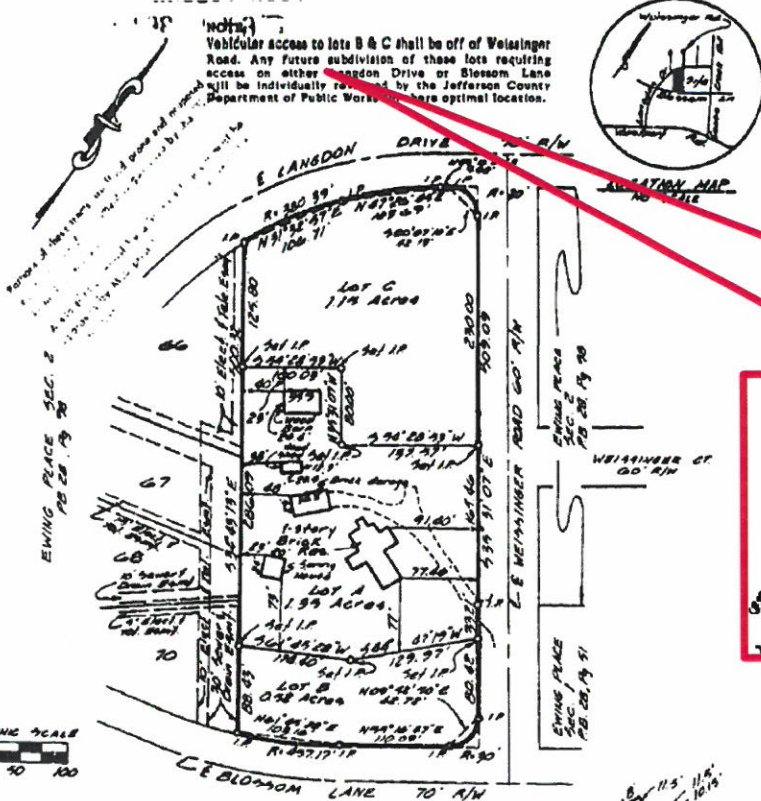
NL
FP
DR
MA
GF
BL
GF
FL
MA

Existing 42" pipes that run under Blossom Lane

Existing headwall

Uncovered portion of wet weather stream

1991 Minor Subdivision Plat creating site for 19ZONE1017 prohibited access from Blossom Lane



NOTE:
 Vehicular access to lots B & C shall be off of Weisinger Road. Any future subdivision of these lots requiring access on either Langdon Drive or Blossom Lane will be individually reviewed by the Jefferson County Department of Public Works for there optimal location.



- LOT 66 - Korner M. & Jean W. Klumking DB 5300 Pg 170
- Joseph E. Kule DB 4479 Pg 191
- LOT 67 - R. J. Peace & Associates DB 5488 Pg 448
- LOT 68 - Victor I. Lucio & Christine DB 6046 Pg 915
- Sandra M. Madison DB 3994 Pg 390
- LOT 70 - Joseph E. Kule DB 4479 Pg 191
- John T. & Shirley A. Damm DB 4724 Pg 876



Approved this 19th day of March, 1991
 [Signature]
 LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

DAMHERTY & TRATHHEIN, INC.
 CONSULTING ENGINEERS & LANDSCAPE ARCHITECTS
 4124 Taylorsville Road
 Louisville, Kentucky 40220

FOR: Jennifer G. Paul & Dwight A. Paul, Jr.
 2810 Weisinger Road
 Louisville, Kentucky 40222
 Deed Book 5799 Page 240

SCALE: 1" = 100' DATE: February 1991
 NOTES:
 This plat subject to easements for electric, telephone and guying purposes as installed & determined by deeds granted to LG&E Company and recorded in DB 4036, Page 405, DB 4330, Page 183 and DB 4475, Page 394. This survey subject to all legal roadways, easements and rights of way, whether shown hereon or not.

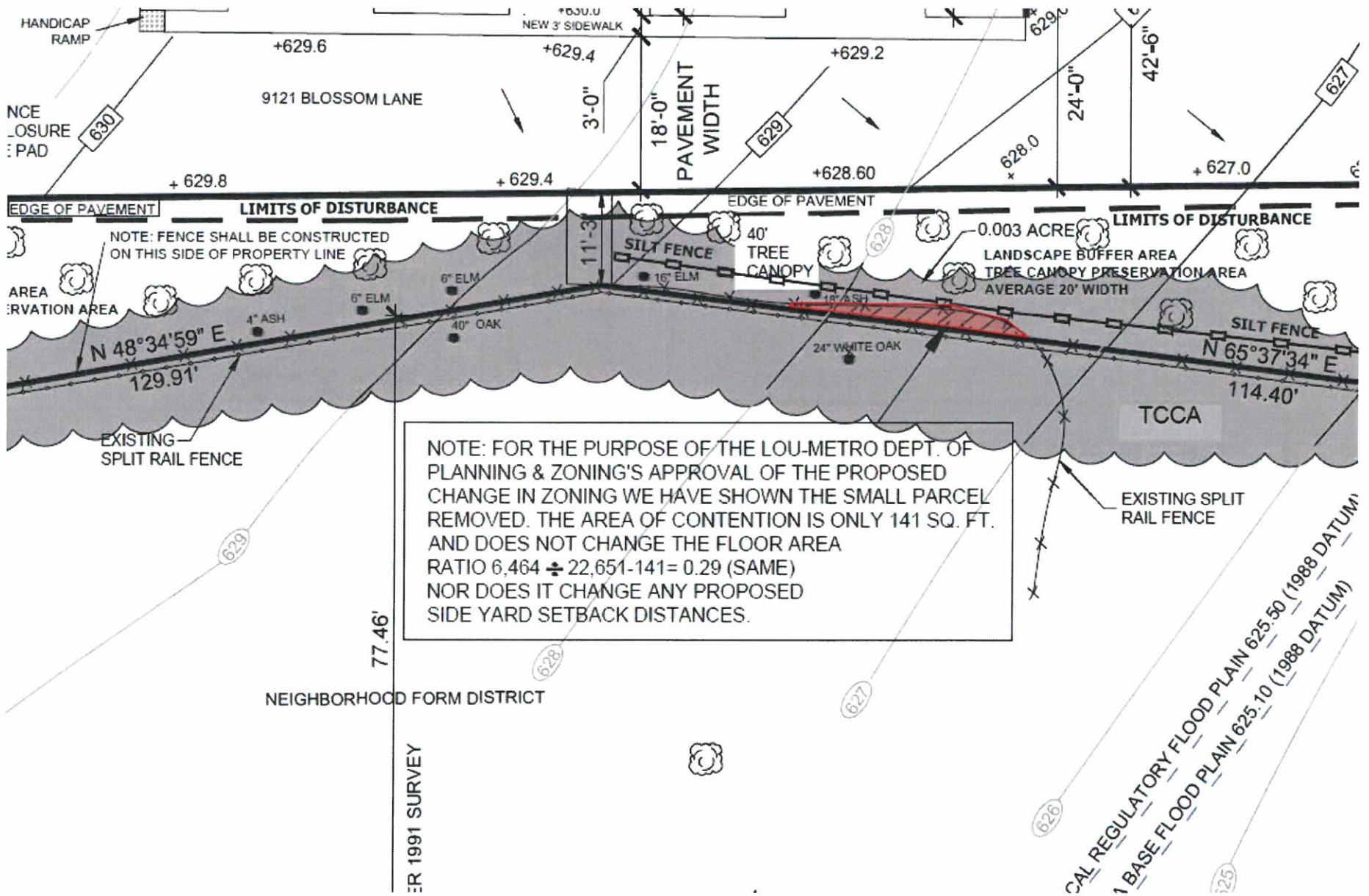
Any future development of these tracts will require connection to a public sanitary sewer. Further development of these lots will require prior approval from the Owners of the Murray Hillis Treatment Plant, or other public treatment facilities that may become available at some future date.



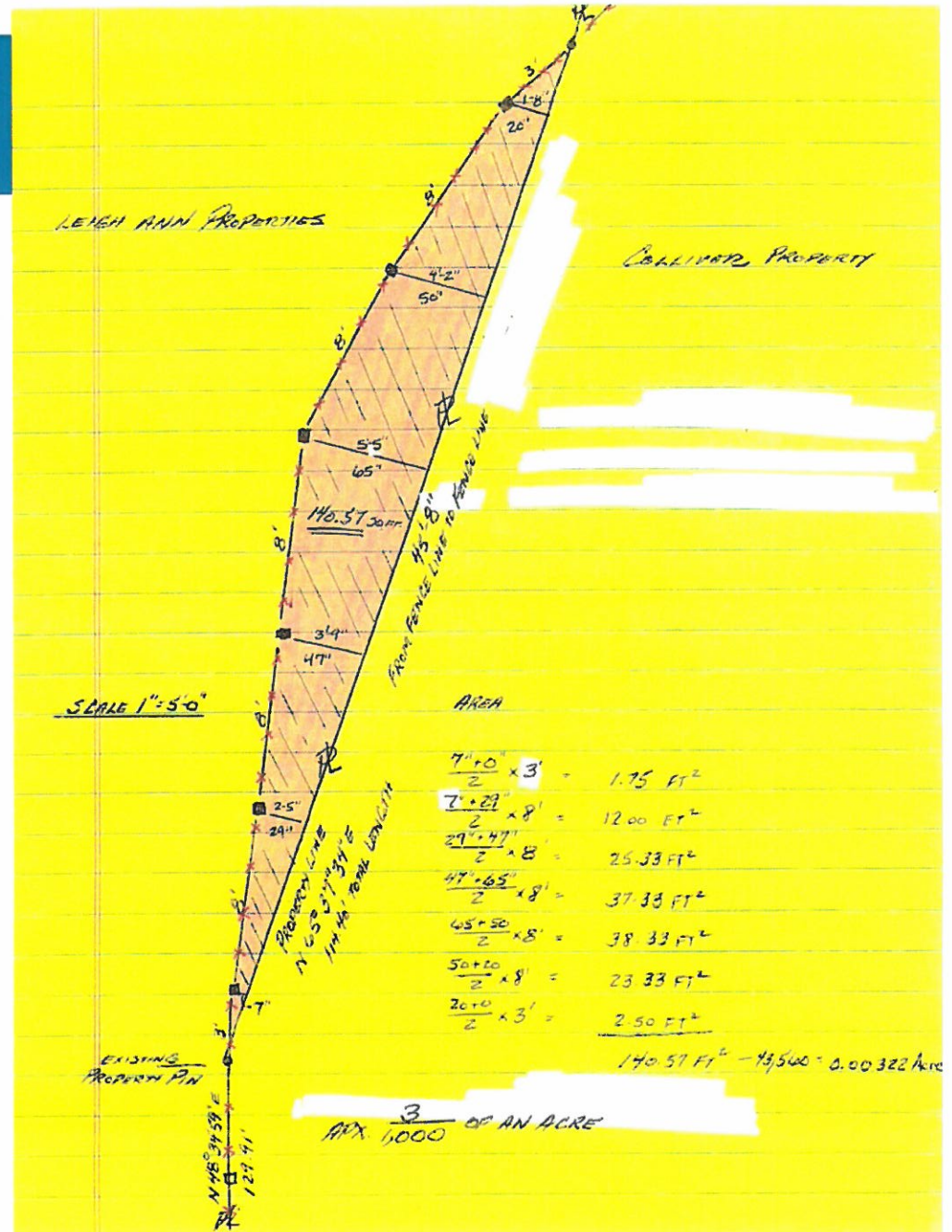
[Signature]
 Patrick A. Mattingly
 L.S. #1845

Date: 2-21-91
 BOOK 6062 PAGE 362

"Note" added to development plan showing area in dispute per the litigation and removed from the current development plan



Details of disputed area removed from the current development plan





Area of requested evergreen landscape buffering. Shown as TCCA on the development plan

North elevation



South elevation facing Blossom Ln.



North elevation



Dumpster fully enclosed with wood fence and gate

South elevation facing Blossom Ln.

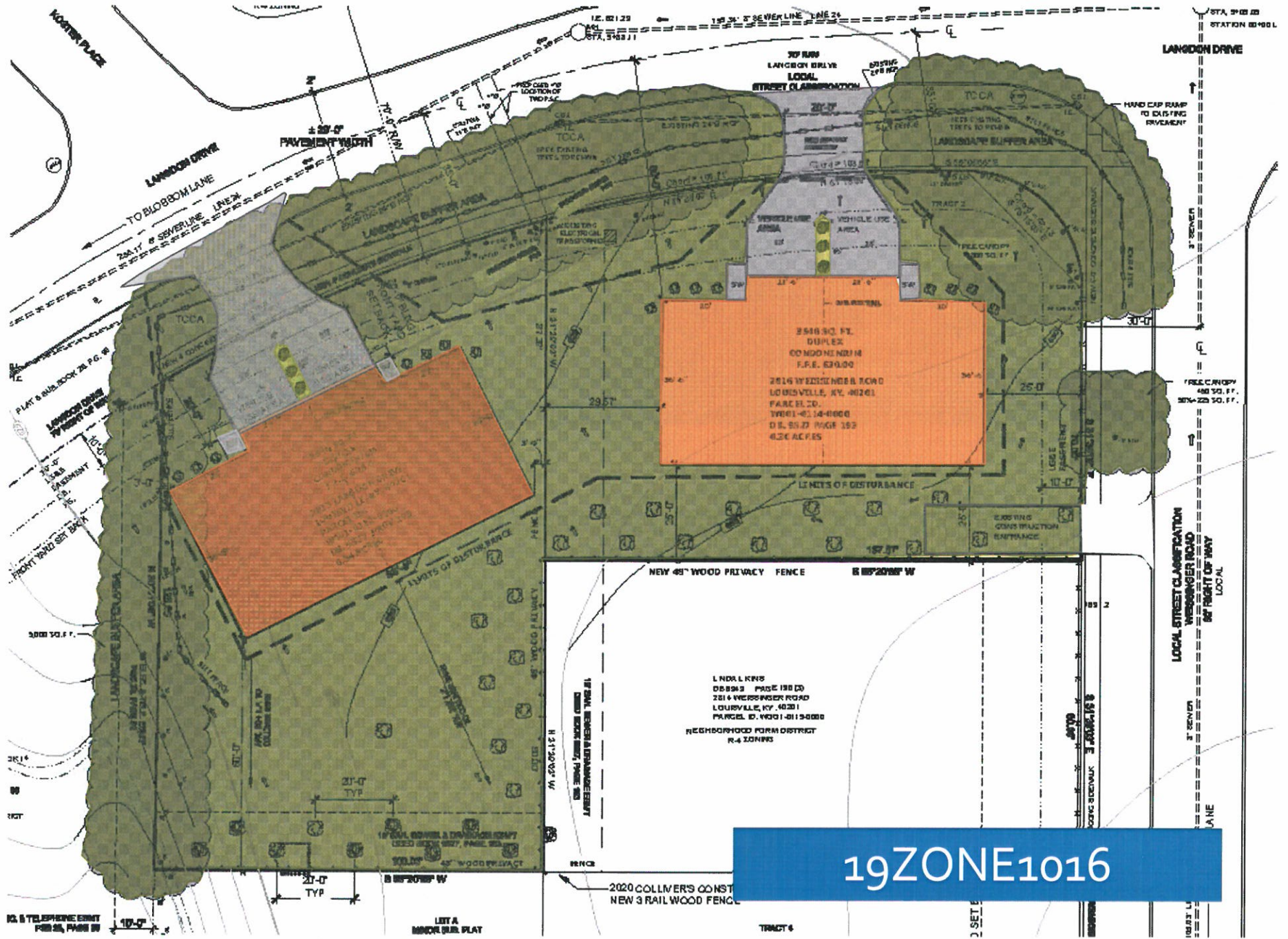




East elevation



West elevation



2616 SQ. FT.
 DUPLEX
 2 BEDROOMS
 2 BATHS
 F.F.E. \$20,000
 2616 WEDDINGER ROAD
 LOUISVILLE, KY. 40261
 PARCEL ID.
 19801-0114-0000
 D.L. 95.27 PAGE 182
 0.24 ACRES

LOCAL RFRS
 DB 8943 PAGE 188 (D)
 2616 WEDDINGER ROAD
 LOUISVILLE, KY. 40261
 PARCEL ID. 19801-0114-0000
 NEIGHBORHOOD FORM DISTRICT
 R-4 ZONING

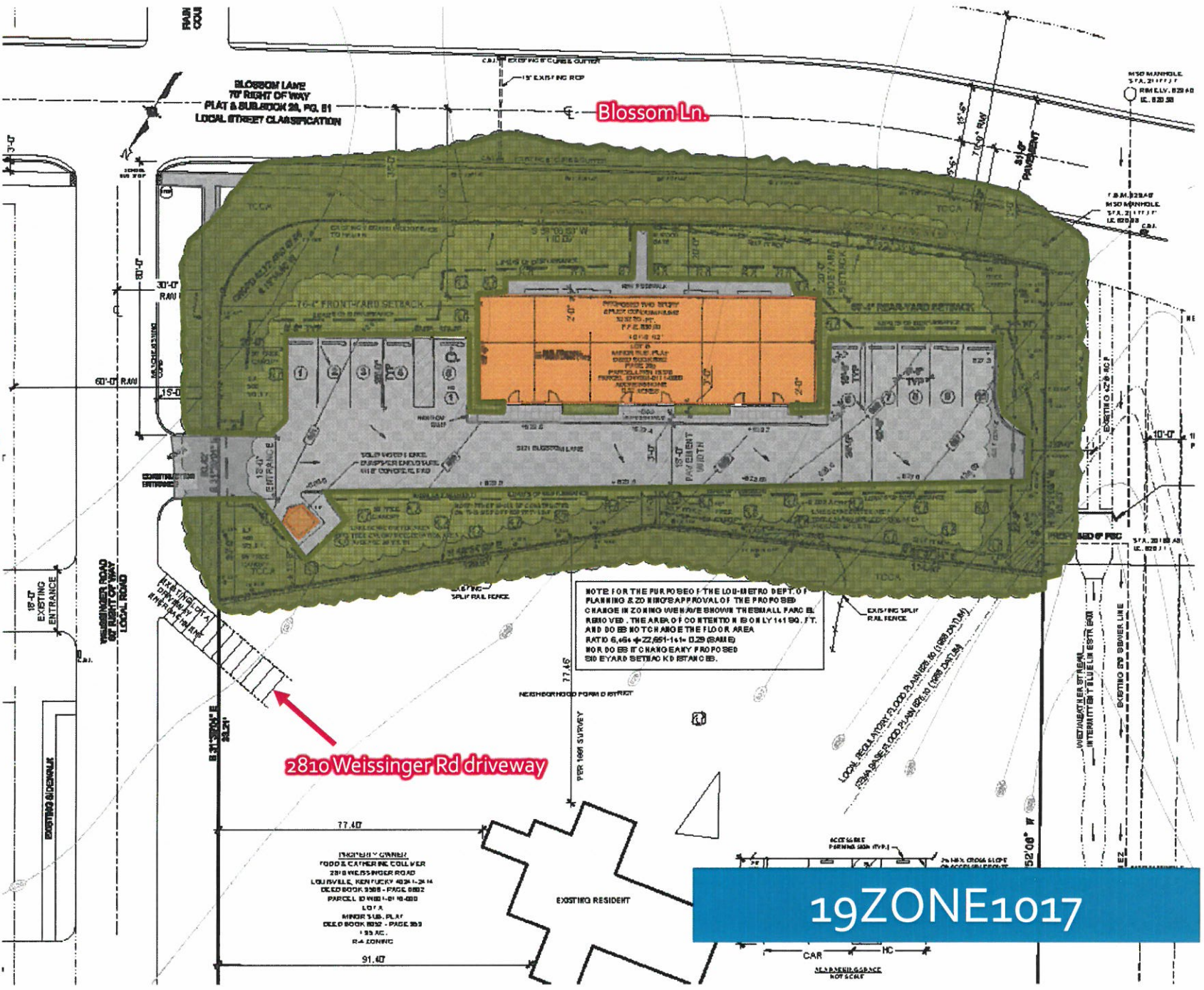
19ZONE1016

Weissinger Rd.

Blossom Ln.

2810 Weissinger Rd driveway

19ZONE1017

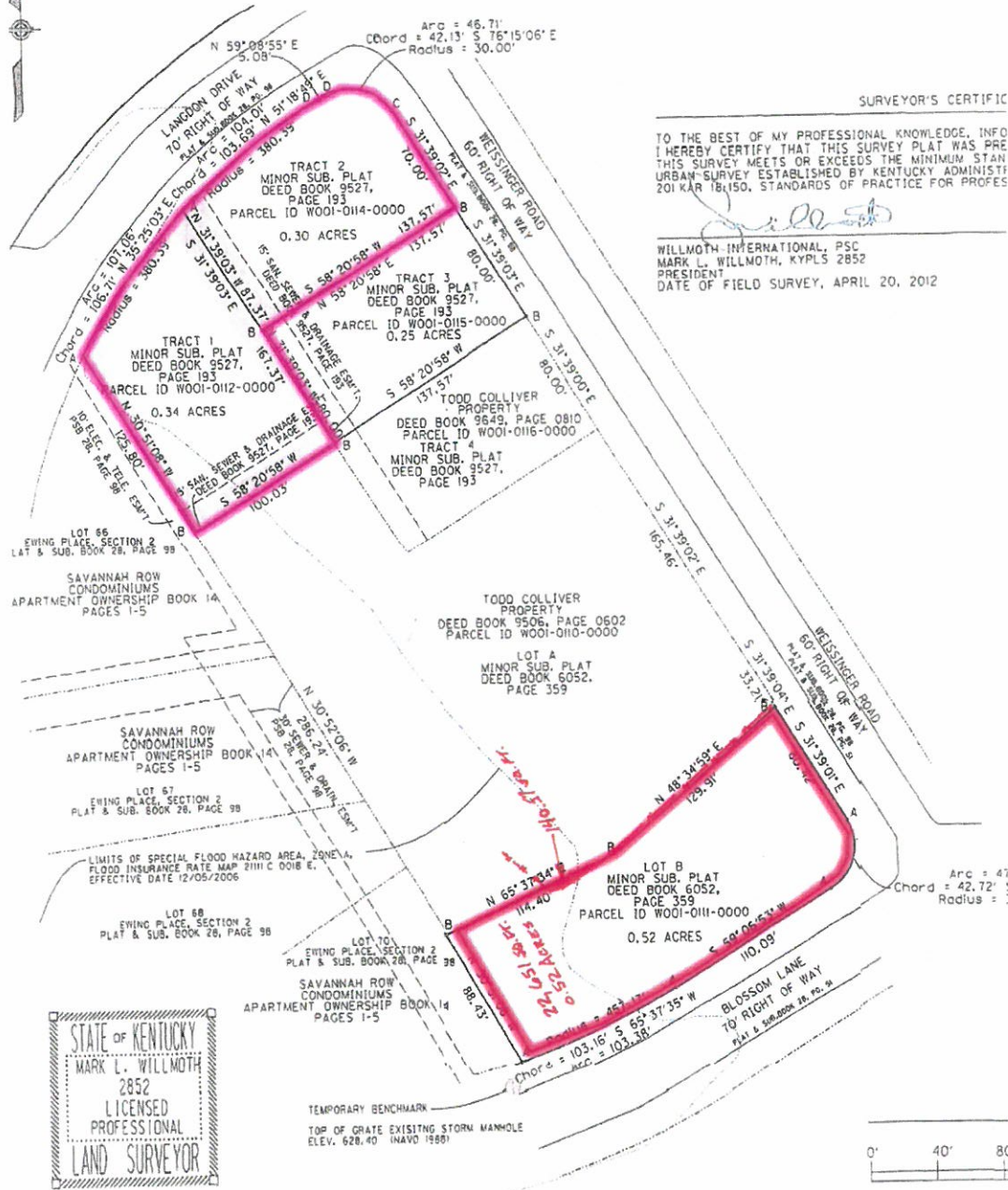


NOTE: FOR THE PURPOSE OF THE LOU-METRO DEPT. OF PLANNING & ZONING'S APPROVAL OF THE PROPOSED CHANGE IN ZONING WHEN WE SHOW THE SMALL PARCEL REZONED, THE AREA OF CONCERN IS 808' LY 141'90" FT. AND DO NOT CHANGE THE FLOOR AREA RATIO 6.46 + 22,651-141-0.28 (SAME) NOR DO WE CHANGE ANY PROPOSED SIDEYARD SETBACK DISTANCES.

19ZONE1017

CAR HC

STAIRS AND SPACE NOT SHOWN



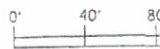
SURVEYOR'S CERTIFIC

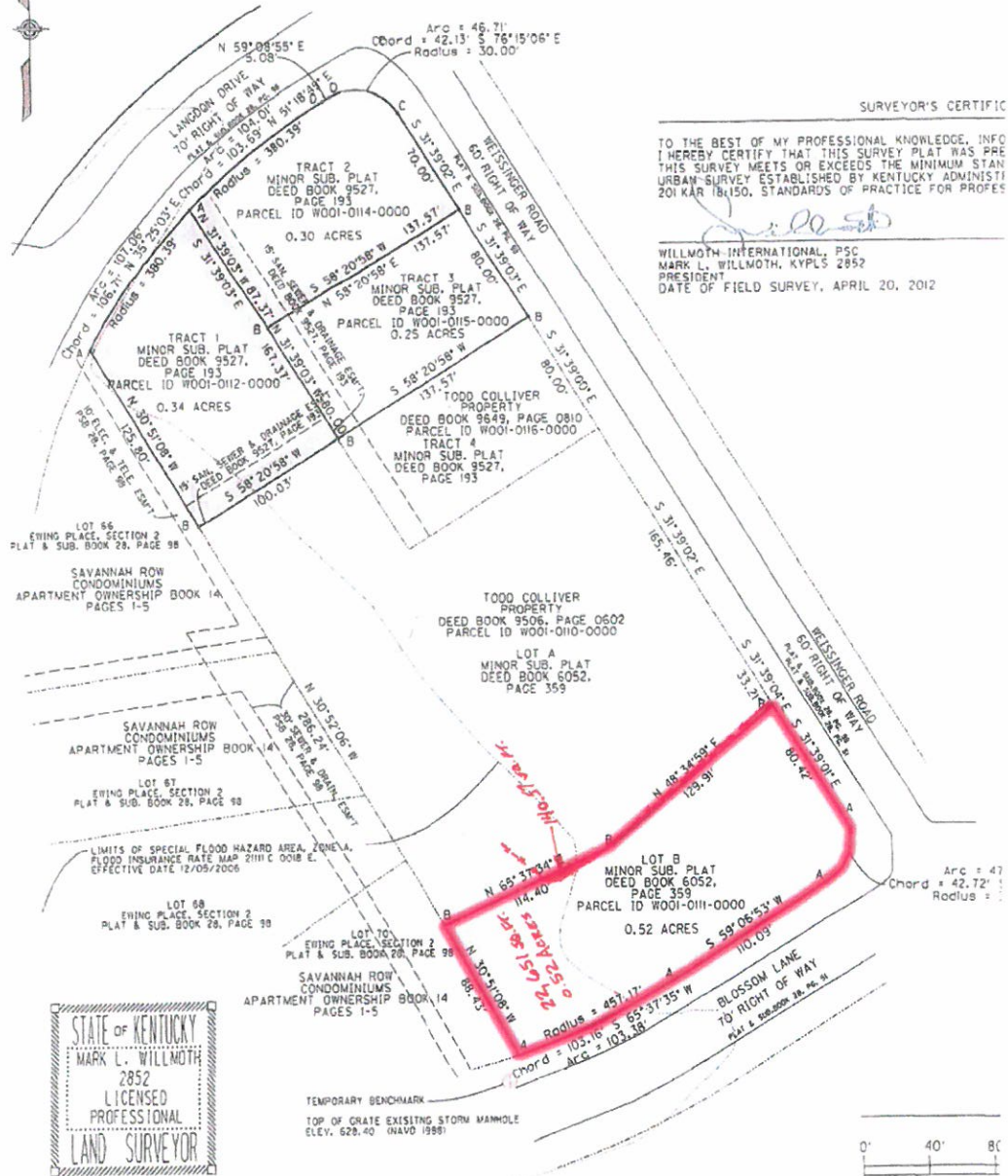
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFO I HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY KENTUCKY ADMINISTRATIVE REGULATIONS, STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS.

Mark L. Willmoth

WILLMOTH INTERNATIONAL, PSC
 MARK L. WILLMOTH, KYPLS 2852
 PRESIDENT
 DATE OF FIELD SURVEY, APRIL 20, 2012

STATE OF KENTUCKY
 MARK L. WILLMOTH
 2852
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR





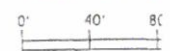
SURVEYOR'S CERTIFIC

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WILLMOTH INTERNATIONAL, PSC
 MARK L. WILLMOTH, KYPLS 2852
 PRESIDENT
 DATE OF FIELD SURVEY, APRIL 20, 2012

STATE OF KENTUCKY
 MARK L. WILLMOTH
 2852
 LICENSED PROFESSIONAL
 LAND SURVEYOR

TEMPORARY BENCHMARK
 TOP OF GRATE EXISTING STORM MANHOLE
 ELEV. 628.40 (NAVD 1988)









Recorded in Plat Book
No. 27 Page 88

10/26/97
10/29/97

10/28/97

EWING PLACE

SECTION NO. 2

OWNER-
DEVELOPER
Roemar, Incorporated
P.O. Box 7066
4053 Shelbyville Road
Lanternville, Kentucky 40003

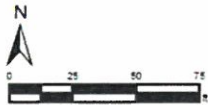
M MILLER, WHIRY & BROOKS, INC.
W LANDSCAPE ARCHITECTS & ENGINEERS
1001 SOUTH MAIN STREET
ANNAPOLIS, MARYLAND 21403
FEBRUARY 11, 1998

28X98
10-19-98

10/28/97

10/28/97

FEMA A Zone



Monday, October 12, 2020 | 10:11:45 AM



LOJIC © 2020

This map is not a legal document and should only be used for general reference and identification.



FEMA Preliminary FIRM

