

Development Review Committee Staff Report

May, 19 2021



Case No:	21-FFO-0005
Project Name:	Floyds Fork DRO Review – Single Family Construction
Location:	1444 Piercy Mill Trace
Owner(s):	Ryan and Sara Bachman
Applicant:	Clayton Langan
Representative(s):	Clayton Langan
Jurisdiction:	Louisville Metro
Council District:	19 – Anthony Piagentini
Case Manager:	Molly Clark, Planner I

REQUEST(S)

- **Floyds Fork Development Review Overlay**

CASE SUMMARY

The applicant is proposing to construct a single family home with an attached garage on a 9.74 acre lot. The lot is related to 20-MPLAT-0018 which was a large format minor subdivision plat to create 5 lots from 2 lots. Subdivision of 3 or fewer parcels are staff level approval. Piercy Mill Trace road construction and installation of utilities has been completed within the newly recorded 60' private access easement. The proposed location of the single family house is outside of the floodplain and outside of the Floyds Fork Stream Buffer. Single Family construction is a regulated activity in the Floyds Fork Development Review Overlay.

The subject site is located in the Floyds Fork Review Overlay District, therefore the Planning Commission or designee must act upon the development review overlay application.

STAFF FINDING

The proposed residence appears to provide the minimum disturbance necessary within the Overlay to construct a single-family home consistent with the character of nearby residences on a legally created lot of record.

TECHNICAL REVIEW

- Lots created after the effective date of the DRO (1993) are subject to review and approval by the Planning Commission or designee.
- The driveway will need to be constructed of a hard and durable surface (concrete or asphalt) within the right-of-way.
- The proposal complies with all minimum requirements for setback and height, as well as those requirements for the preservation and protection of perennial, blue-line (protected) waterways. The site is over a 1000' deep and the area of disturbance for the single-family home is provided within the first 251' of the subject property.
- Proposed structures fall outside of the suggested 200' Floyds Fork stream buffer.
- A portion of the site towards the rear appears to lie within the floodplain and conveyance zone per LOJIC, but proposal of the house and associated utilities will be placed outside of this area

REQUIRED ACTIONS

- **Approve or Deny the Floyds Fork Development Review Overlay**

NOTIFICATION

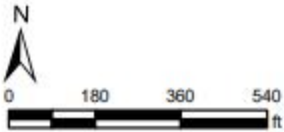
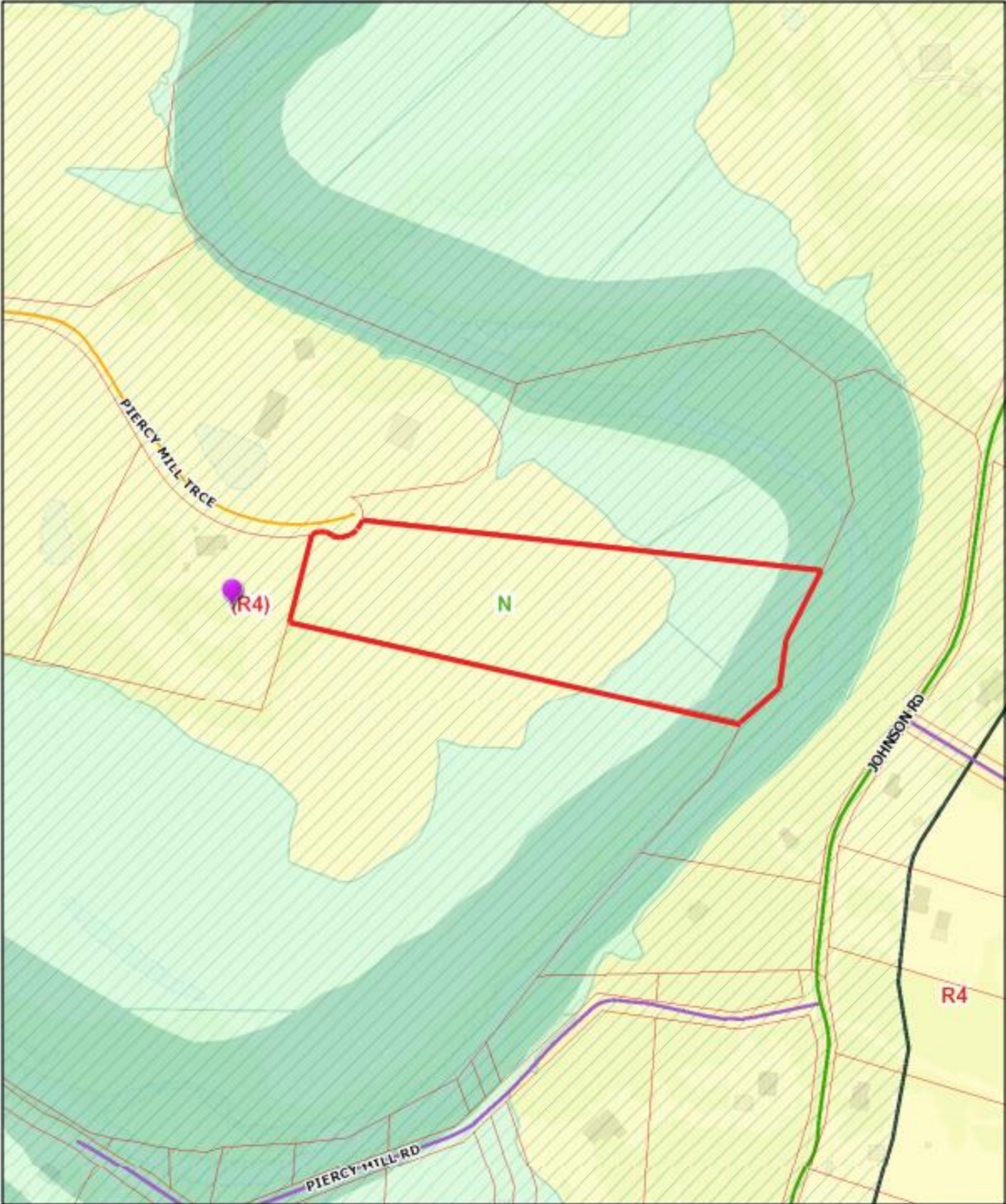
Date	Purpose of Notice	Recipients
05-04-21	Hearing before DRC*	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 19

*FFRO requires 7-21 day notice in advance of the public meeting

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



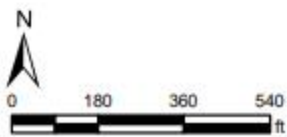
Tuesday, May 11, 2021 | 7:02:46 AM



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2. Aerial Photograph



Tuesday, May 11, 2021 | 6:41:03 AM



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