

Case No. 14ZONE1045

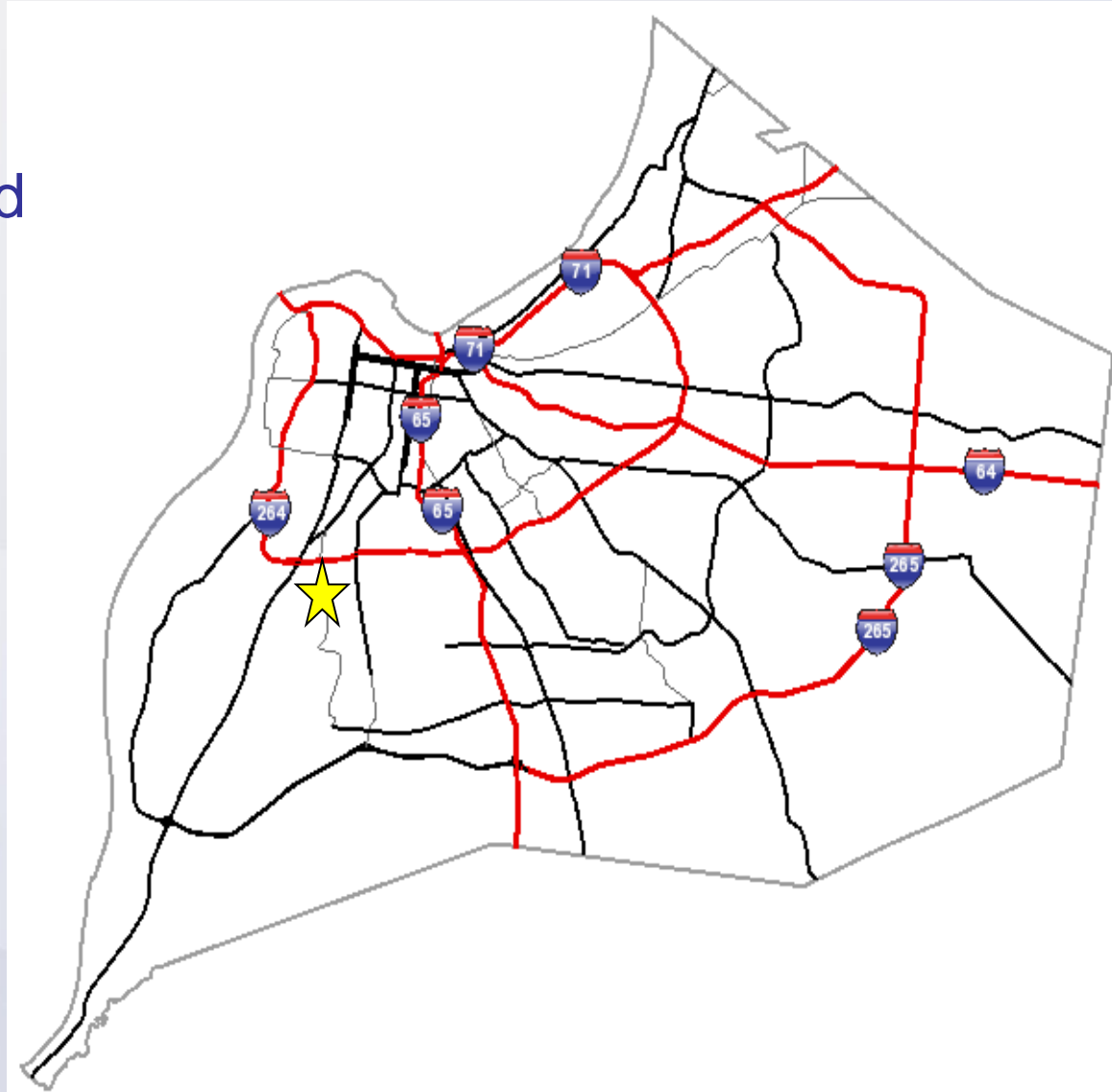
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Planning/Zoning, Land Design & Development
March 3, 2015

Location

- 4806 Manslick Road
- Council District
15 – Marianne Butler



Case Summary / Background

- Change in zoning from R-5A to PRD
- Variance to permit encroachments into the rear yard setbacks
- Waiver to not provide the 20' LBA along Manslick Road
- Detailed District Development Plan/Subdivision Plan

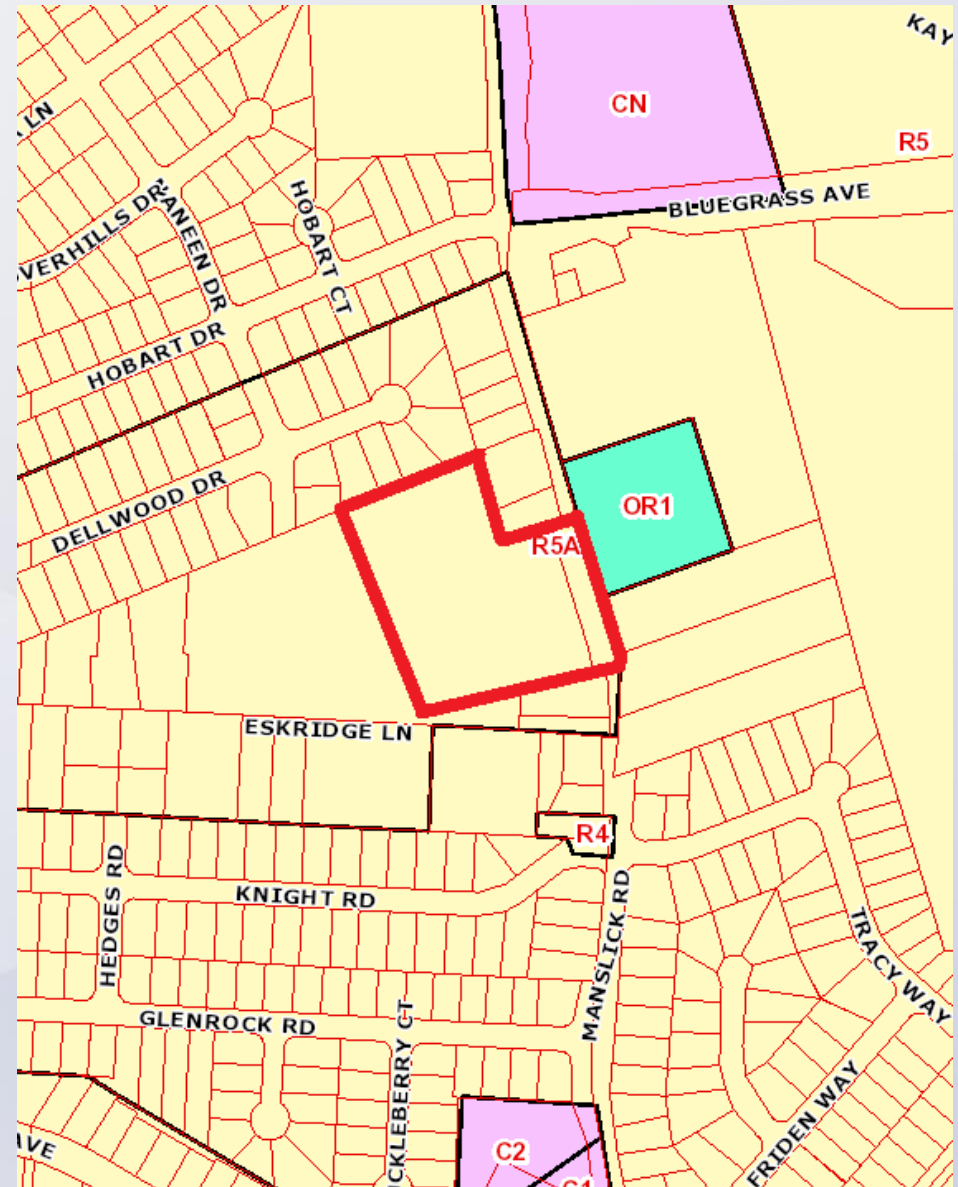
Zoning/Form Districts

- **Subject Property:**

- Existing: R-5A/N
- Proposed: PRD/N

- **Adjacent Properties:**

- North: R-4/N
- South: R-4/N
- East: R-4 and OR-1/N
- West: R-4/N



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant
 - Proposed: Single Family Residential
- **Adjacent Properties:**
 - North: Single Family Residential
 - South: Single Family Residential
 - East: Office/Single Family Residential
 - West: Single Family Residential



Site Photos-Subject Property



Site Photos-Surrounding Areas



Applicant's Development Plan

Highlights:

- Single Family Residential
- Size: 32 Buildable Lots
- 2 Open Space Lots



Applicant's Development Plan



Louisville

Case 14ZONE1045

Waivers Variances Exhibit

- 20' LBA Waiver
- Encroachment Variance



PC Recommendation

- Public Hearing was held on 1/29/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the change in zoning from R-5A to PRD to Louisville Metro Council (9 members voted)