

19ZONE1001

Shepherdsville Road Subdivision



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

December 5, 2019

Requests

- Zoning change from R-4 Single Family Residential to R-5 Single Family Residential
- Waiver from 7.3.30.E to allow more than 15% of the required rear yard of a buildable lot to be occupied by a drainage easement
- Major Preliminary Subdivision/Detailed District Development Plan with Binding Elements

Site Context



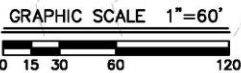
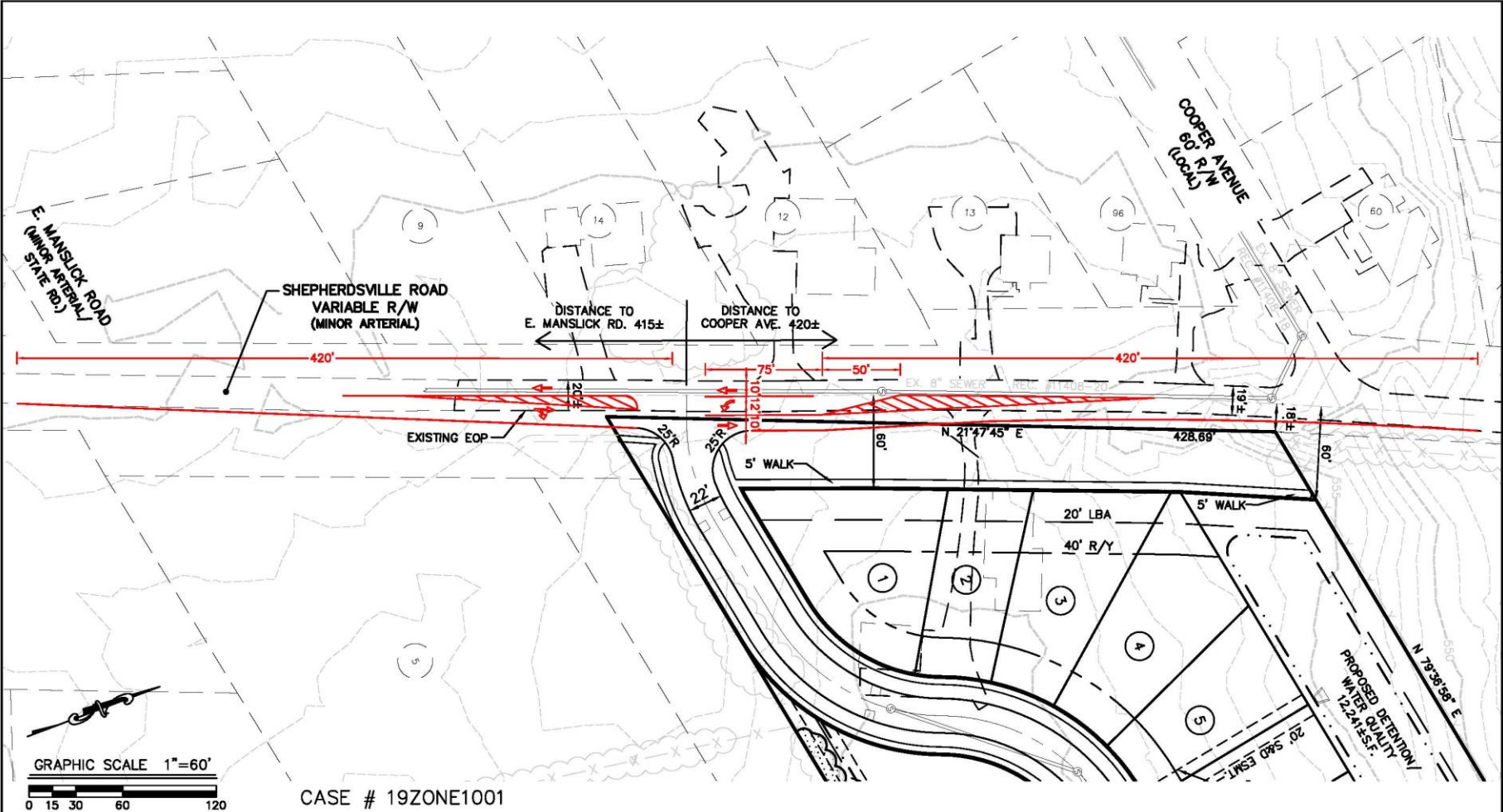
Case Summary

- The lot is currently developed with a single-family residence which is not proposed to be preserved.
- Proposed to be subdivided into 34 buildable lots and 1 open space lot.

Case Summary

- Public Works requires a left-turn lane on Shepherdsville Road which the applicant does not propose to provide.

Case Summary



CASE # 19ZONE1001



MINDEL SCOTT
 ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd. Louisville, KY 40219
 502-485-1508 ► MindelScott.com

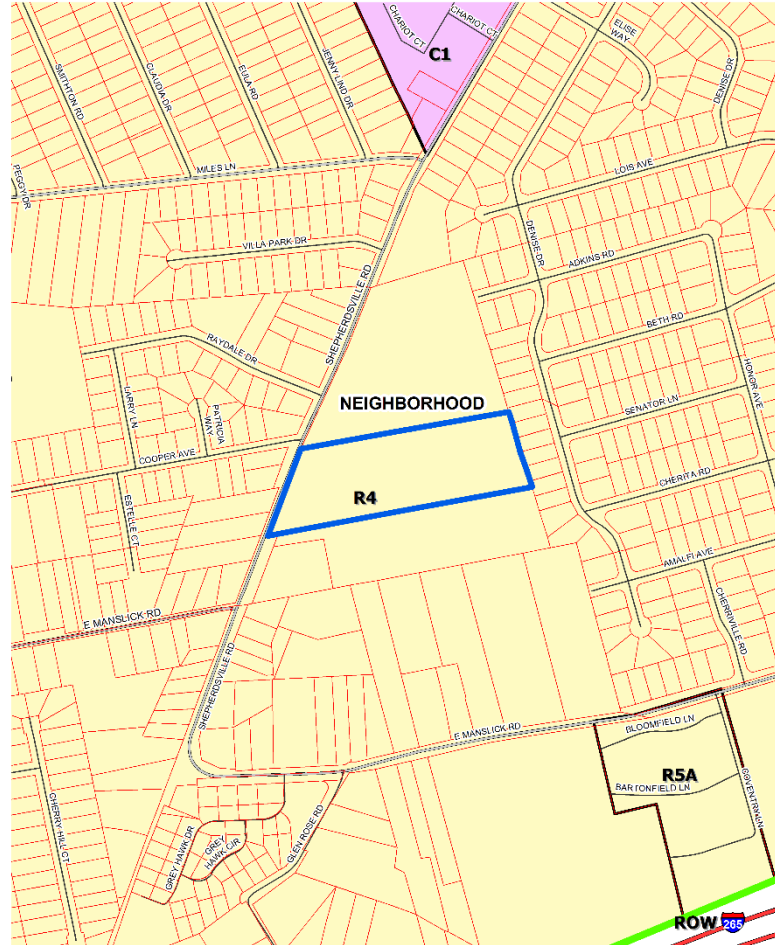
DEVELOPER
SUPERIOR BUILDERS, INC.
 P.O. BOX 91483
 LOUISVILLE, KY 40291

TURNING LANE EXHIBIT
SHEPHERDSVILLE ROAD SUBDIVISION
 8809 SHEPHERDSVILLE ROAD
 LOUISVILLE, KENTUCKY 40219
 TAX BLOCK 793, LOT 3
 D.B. 10127 PG. 915

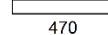
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Horizontal Scale: 1"=60'
Date: 08-16-19
Job Number: 3388

Sheet
1

Zoning/Form Districts



8809 Shepherdsville Road
feet



Map Created: 1/18/2019



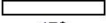
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Aerial Photo



8809 Shepherdsville Road

feet



470

Map Created: 1/18/2019



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Site Photos-Site Context

View of subject property from Shepherdsville Road



View from Shepherdsville Road



Site Photos-Surrounding Areas

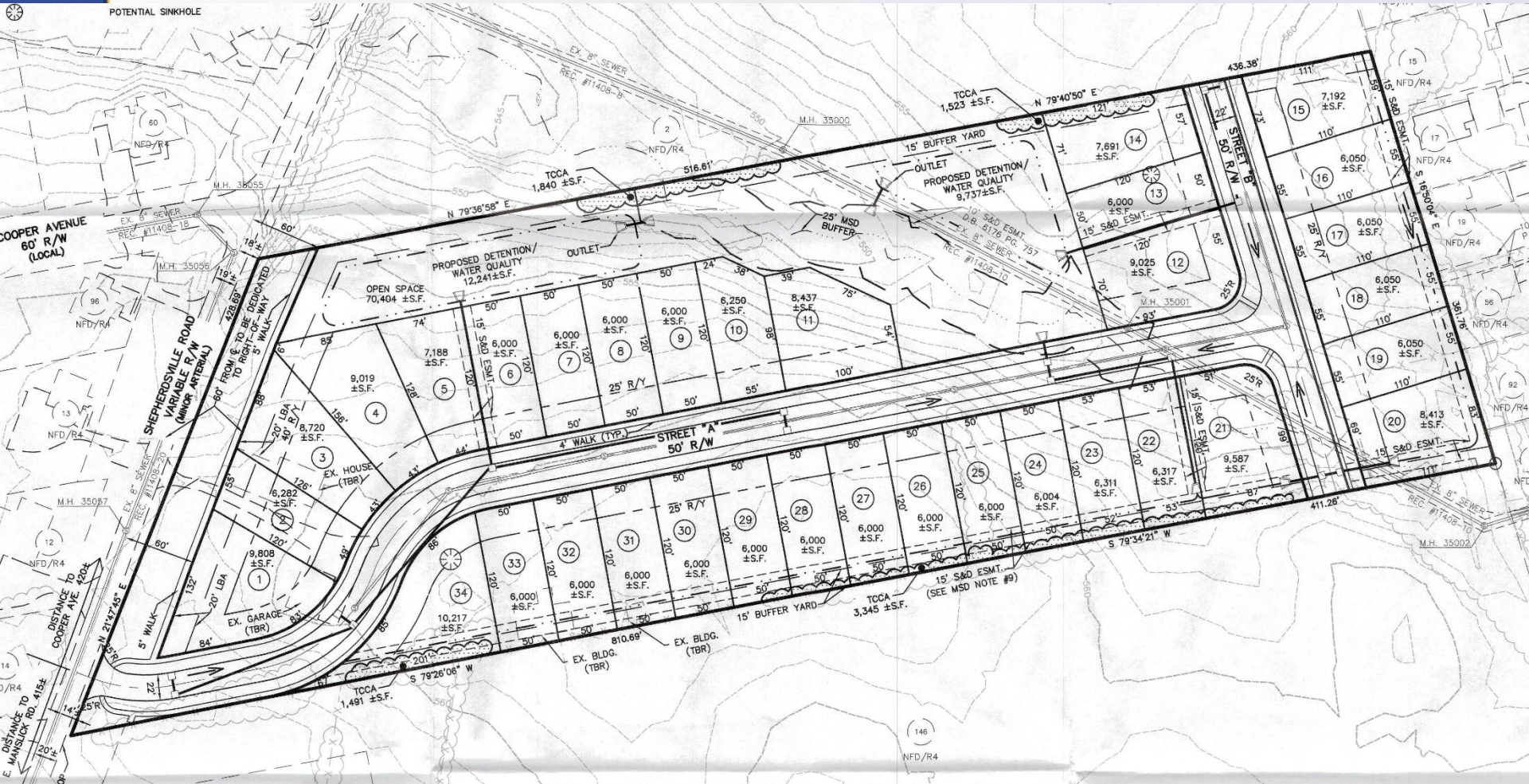
Properties
across
Shepherdsville
Road



Church
property to
the south



Applicant's Development Plan



Staff Finding

- Not compliant with Plan 2040
- Four Mobility policies not met due to the lack of a left-turn lane, needed to improve safety and traffic flow
- Existing residence not preserved, National Register eligible
- Only accessible by car with no alternate modes of travel available, not in or near an employment center
- Aging in place and innovative housing not encouraged by proposed zoning district

Required Actions

- **RECOMMEND** that the Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to R-5
- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Major Preliminary Subdivision/Detailed District Development Plan with Binding Elements**