

**17SUBDIV1011**  
**1313 Johnson Rd**



**Louisville Metro Planning Commission**

**Public Hearing**

**Jay Lockett, Planner I**

**November 16, 2017**

# Request

- **Major Preliminary Subdivision (Conservation)**

# Case Summary / Background

- 323 buildable lots.
- Zoned R-4 in the Neighborhood form district.
- Currently vacant agricultural land.
- Floyd's Fork DRO along Johnson Rd.
- KYTC has recommend the construction of a dedicated right turn lane from Aiken Rd to Johnson Rd

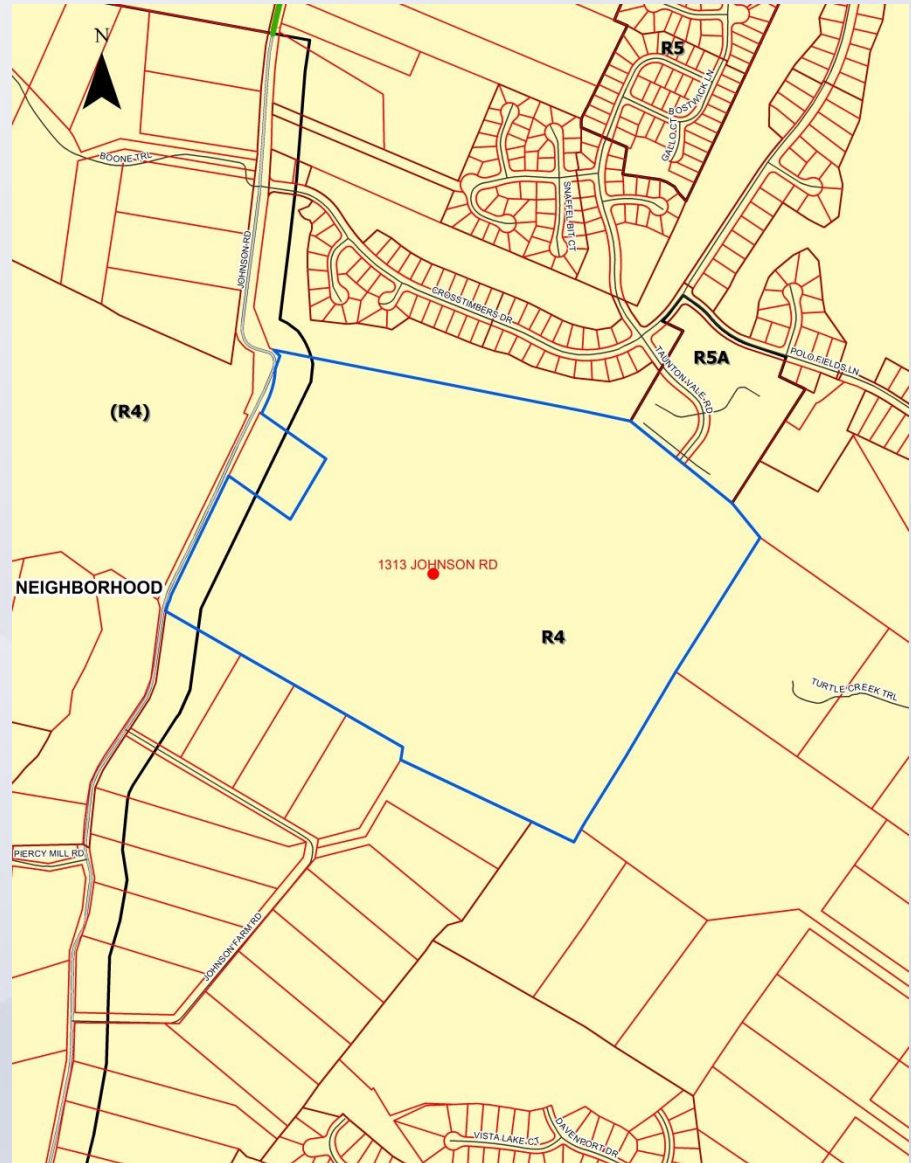
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/N
- Proposed: R-4/N

## Adjacent Properties:

- North: R-4 and R-5a/N
- South: R-4/N
- East: R-4/N
- West: R-4/N



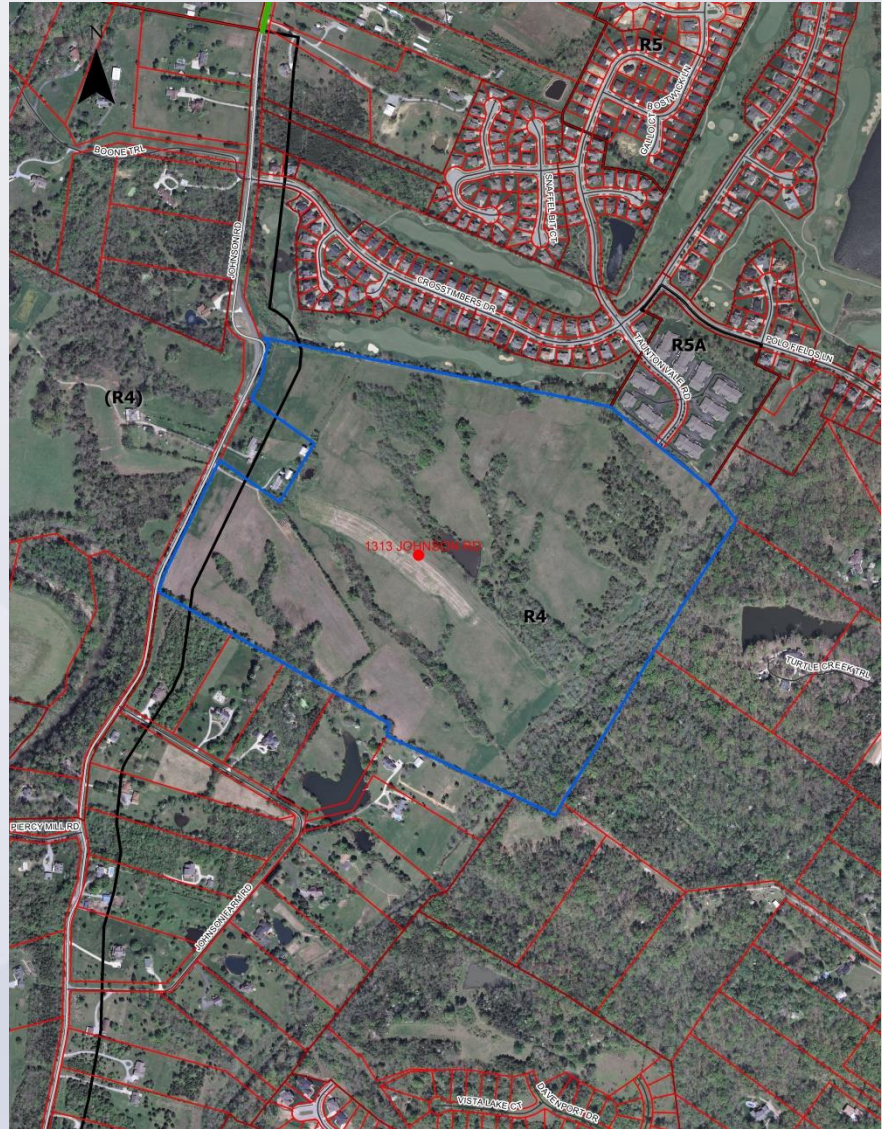
# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Single Family

## Adjacent Properties:

- North: Golf Course and Patio Homes
- South: Single Family
- East: Single Family
- West: Single Family



# Applicant's Site Plan



**STORMWATER POLLUTION PREVENTION PLAN NOTE:**  
 THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MWD SWPPP IMPACT (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED FOR THE PLAN AND AS STIPULATED.

**DEFENTION BASINS:** IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PROTECT ALL SEDIMENT BASES DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

**ACTIONS:** MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

**SOIL STABILIZATION:** SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STABILIZERS SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF 50 TONS PER ACRE.

**ALL STREAM CROSSINGS:** SHALL UTILIZE LOW-WATER CROSSING STRUCTURES PER MWD STANDARD DRAWING ET-02-03.

**SEDIMENTATION:** ALL SEDIMENTATION ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY OCCURRED ON ANY PORTION OF A SITE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.**

**BENCHMARKS:**  
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS.

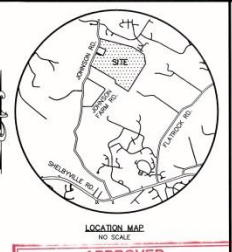
SOURCE BENCHMARK BASS-02 NAVD 1988 ELEV. 425.41  
 FROM THE INTERSECTION OF INTERSTATE 75 AND U.S. HWY 60, GO EASTERLY ON U.S. HWY 60 FOR 2.9 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT, GO EASTERLY ON LONG RUN ROAD FOR 0.2 MILES TO THE STATION ON THE LEFT, STATION IS 10.6' NORTHWEST OF THE EAST END OF A METAL GAUGE RAIL, 138' SOUTH OF THE 54' WOOD FENCE, 1.64' SOUTHWEST OF THE HORNBART AND 14' NORTH OF THE CENTERLINE OF LONG RUN ROAD.

**PUBLIC WORKS AND KIT NOTES:**  
 1. ALL CONSTRUCTION SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.  
 2. ALL CONSTRUCTION SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.  
 3. RECORDS SHALL BE MAINTAINED BY METRO PUBLIC WORKS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.  
 4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.  
 5. PUBLIC SAFETY AND MAINTENANCE PRACTICES SHALL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.  
 6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE ON EITHER SIDE OF THE STREET AND SHALL BE IN PLACE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.  
 7. THE WIDTH OF ALL STREETS SHALL BE ONE (100) PERCENT AND A COMPATIBLE SIDEWALK SHALL BE PROVIDED.  
 8. ALL CURB-SIDE PARKING AND ROADWAY PAVEMENT WIDTHS, ROAD SIDEWALK LOCATIONS AND WIDTHS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AS PART OF CONSTRUCTION.  
 9. ALL SIDEWALK RAMP SHALL CONFORM TO A.S.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETAILABLE MARKING FOR SIDEWALK RAMP PER KIT STANDARD DRAWING FOR SIDEWALKS AND PER INDUSTRY STANDARDS.  
 10. ALL SIDEWALK RAMP SHALL CONFORM TO A.S.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETAILABLE MARKING FOR SIDEWALK RAMP PER KIT STANDARD DRAWING FOR SIDEWALKS AND PER INDUSTRY STANDARDS.  
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**MWD NOTES:**  
 1. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND SUBMITTED TO MWD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.  
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**LEGEND**

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING UNDERGROUND UTILITIES
[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING HEADWALL W/ PIPE
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING POND/PUMP/WATER
[Symbol]	EXISTING WETLAND
[Symbol]	EXISTING SLOPES (20-30%)
[Symbol]	EXISTING SLOPES (30%)
[Symbol]	SILT FENCE/LIMITS OF DISTURBANCE
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	PROPOSED HEADWALL
[Symbol]	PROPOSED DITCH/SWALE
[Symbol]	PROPOSED SANITARY
[Symbol]	PROPOSED DRAINAGE ARROW
[Symbol]	REVESED TREE LINE



**APPROVED**  
 Louisville Metro Planning Commission

1. Louisville Metro Public Works  
 date 8-21-23

2. Louisville Metro Planning & Design Services  
 date 8-21-23

3. Louisville Metro Planning & Design Services  
 date 8-21-23

4. Louisville Metro Planning Commission  
 date 8-21-23

Checked if conditions approved  
 Site must follow for conditions of approval  
 (Explain date)

**SITE DATA:**

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	84
EXISTING LAND USE	RESIDENTIAL SINGLE-FAMILY SUBDIVISION
EXISTING LAND USE	115,500 SF
CROSS LANE AREA	102,888 AC
BUILDABLE LOTS	323
NON-BUILDABLE LOTS	10
CROSS DENSITY	2.79 D.U./AC
NET DENSITY	3.14 D.U./AC
CONSERVATION AREA	
REQUIRED	1,525,428.65 SF (300)
PROVIDED	1,525,428.65 SF (300)
FULL CREDIT	1,525,428.65 SF (300)
HALF CREDIT	565,369.52 SF (192,689.84 SF)
NO CREDIT	1,948,848.52 SF (48)

**MAXIMUM LOTS PERMITTED:**

STANDARD #4 EXISTING	116
OPEN SPACE CREDIT (50%)	+16
TREE CANOPY CREDIT (50%)	+16
TOTAL LOTS PERMITTED	348

**TREE CANOPY DATA:**

GRASS SITE AREA	5,084,732 SF
TREE CANOPY CATEGORY	1,525,428 SF (30%)
EXISTING TREE CANOPY	830,788 SF (16%)
TREE CANOPY TO BE PRESERVED	24 SF (0%)
TREE CANOPY TO BE PLANTED	762,704 SF (15%)
TOTAL TREE CANOPY REQUIRED	830,788 SF (16%)

**DETENTION CALCULATIONS:**

2.972 (4.00-10.00) (15%)	= 4.19 AC-FT
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**DIMENSIONAL STANDARDS:**

FRONT	MIN. 15' MAX. 25'
STREET SIDE YARDS	MIN. 12'
REAR YARDS	10' (IF ATTACHED UNIT)
SEAR YARDS	10'
MAXIMUM BUILDING HEIGHT	35'
LOOK AREA RATIO	1.0
<6,000 S.F. LOT AREA	1.0
>6,000 S.F. LOT AREA	0.5

**GENERAL NOTES:**

1. THE NECESSARY RECORDS AND INSTRUMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED AND PAVING MATERIALS, STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10.2 OF THE LOUISVILLE ORDINANCES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.5 OF THE LOUISVILLE ORDINANCES FOR JUST CLOSURE SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUTURE EROSION OF EXISTING ROADS AND NEIGHBORHOODS.
5. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
6. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 12/10/2017 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONFIRMS THE PRESENCE OF CARBONATE ON THE SUBJECT PROPERTY.
7. A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC. A KARST SURVEY WAS PERFORMED BY MARK SITES ON 12/10/2017 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONFIRMS THE PRESENCE OF CARBONATE ON THE SUBJECT PROPERTY.
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11. WITHIN FLOODED ZONE, SIGN CONFORMANCE REQUIREMENTS SHALL NOT EXCEED 8' IN HEIGHT OR 50' IN TOTAL LENGTH, 25' EACH SIDE.

RECEIVED  
 AUG 14 2023  
 DESIGN SERVICES

Mindel, Scott & Associates, Inc.  
 Planning & Engineering Services  
 11005 REED HARTMAN HWY, STE. 214  
 CINCINNATI, OH 45241

DEVELOPER  
 INVERNESS HOMES  
 1305 REED HARTMAN HWY, STE. 214  
 CINCINNATI, OH 45241

OWNER  
 THE MARGARET KLEINERT TRUST  
 138 CLARK STREET  
 SELLSBURG, IN 47772

CONSERVATION SUBDIVISION PLAN  
 JOHNSON ROAD  
 CONSERVATION SUBDIVISION  
 LOUISVILLE, KY 40245  
 TAX BLOCK 25, LOT 15  
 DEED BOOK 8152, PAGE 757

Vertical Scale: N/A  
 Horizontal Scale: 1"=150'

Date: 6/30/17  
 Job Number: 3419  
 Sheet: 1 of 1

# Staff Analysis

- Proposal meets the applicable policies and guidelines of the Land Development Code.

<b>Conservation Space Required</b>	1,525,420 SF (30%)
<b>Conservation Space Provided</b>	1,526,486 SF (30%)
<b>Full Credit Conservation Area</b>	1,233,791 SF
<b>Half Credit Conservation Area (credit)</b>	585,390 SF (292,695 SF)
<b>Tree Canopy Required</b>	762,710 SF
<b>Tree Canopy Provided</b>	930,786 SF
<b>Standard Layout Lots Allowed</b>	316
<b>Open Space Credit Lots (5%)</b>	16
<b>Tree Canopy Credit Lots (10%)</b>	32
<b>Total Buildable Lots Allowed Under 7.11</b>	364
<b>Lots Requested</b>	323

# Required Actions

- **Major Preliminary Subdivision (Conservation):**  
Approve/Deny