

# 20-RSUB-0004, 20-WAIVER-0071, 20-VARIANCE-0099

## The Overlook at Eastwood



Louisville Metro Planning Commission

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August 20, 2020

# Requests

- **Waiver** of 7.3.30.E to allow greater than 15% of rear yards to be occupied by drainage easements. Applicable to proposed lots 74-68, 93-117, 276-275, 60-59 and 243-242.
- **Variance** of 7.11.10.C to allow certain lots at the end of cul-de-sacs to exceed the 25 -foot maximum front yard setback by up to 5 feet.
- **Revised Conservation Subdivision** to create 334 buildable lots on approximately 116.42 acres in the R-4 zoning district.

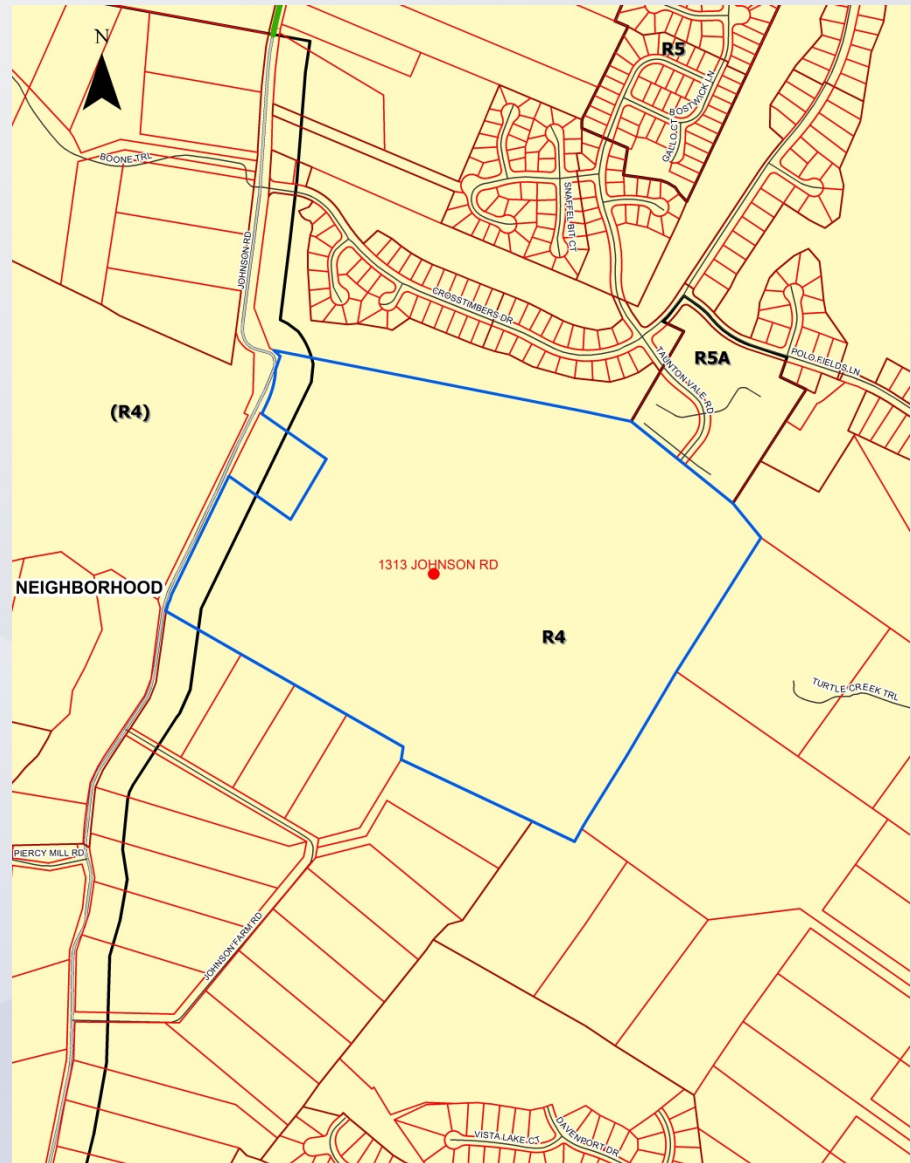
# Zoning/Form Districts

## 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



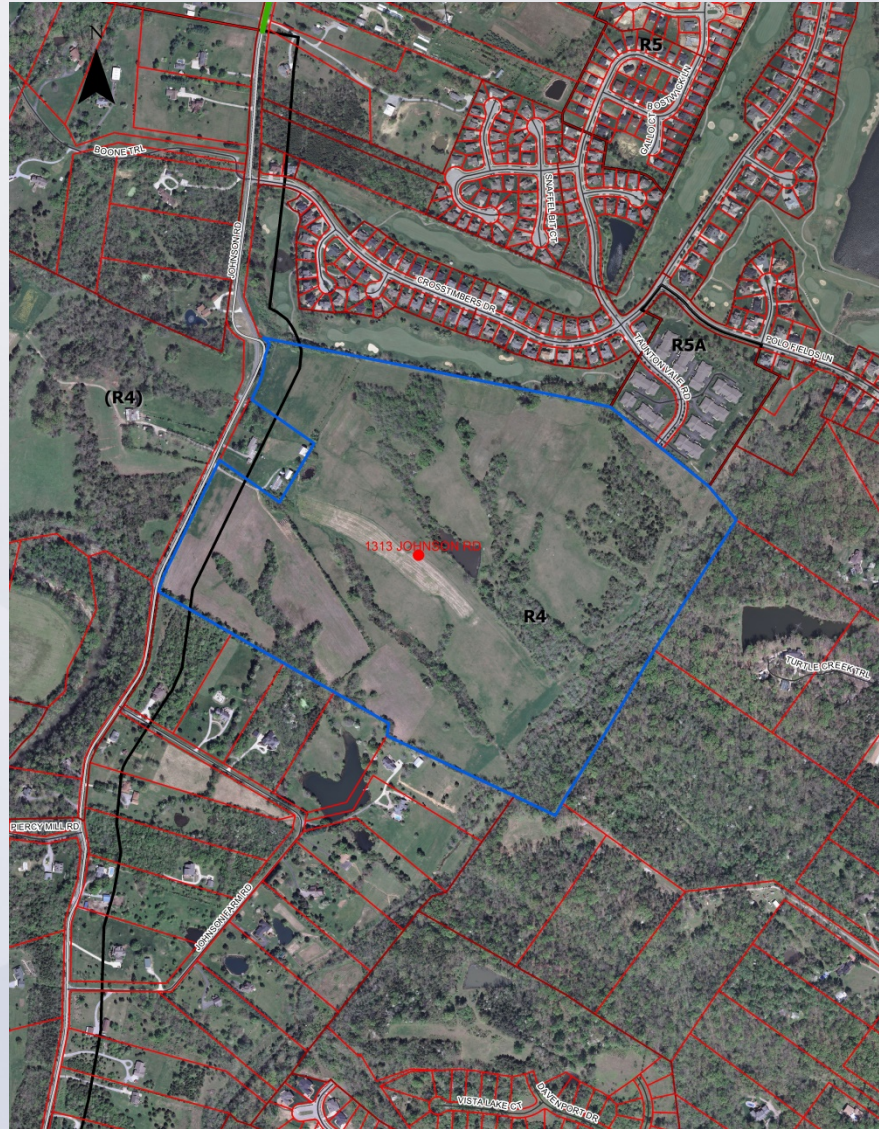
# Aerial Photo/Land Use

## Subject Property:

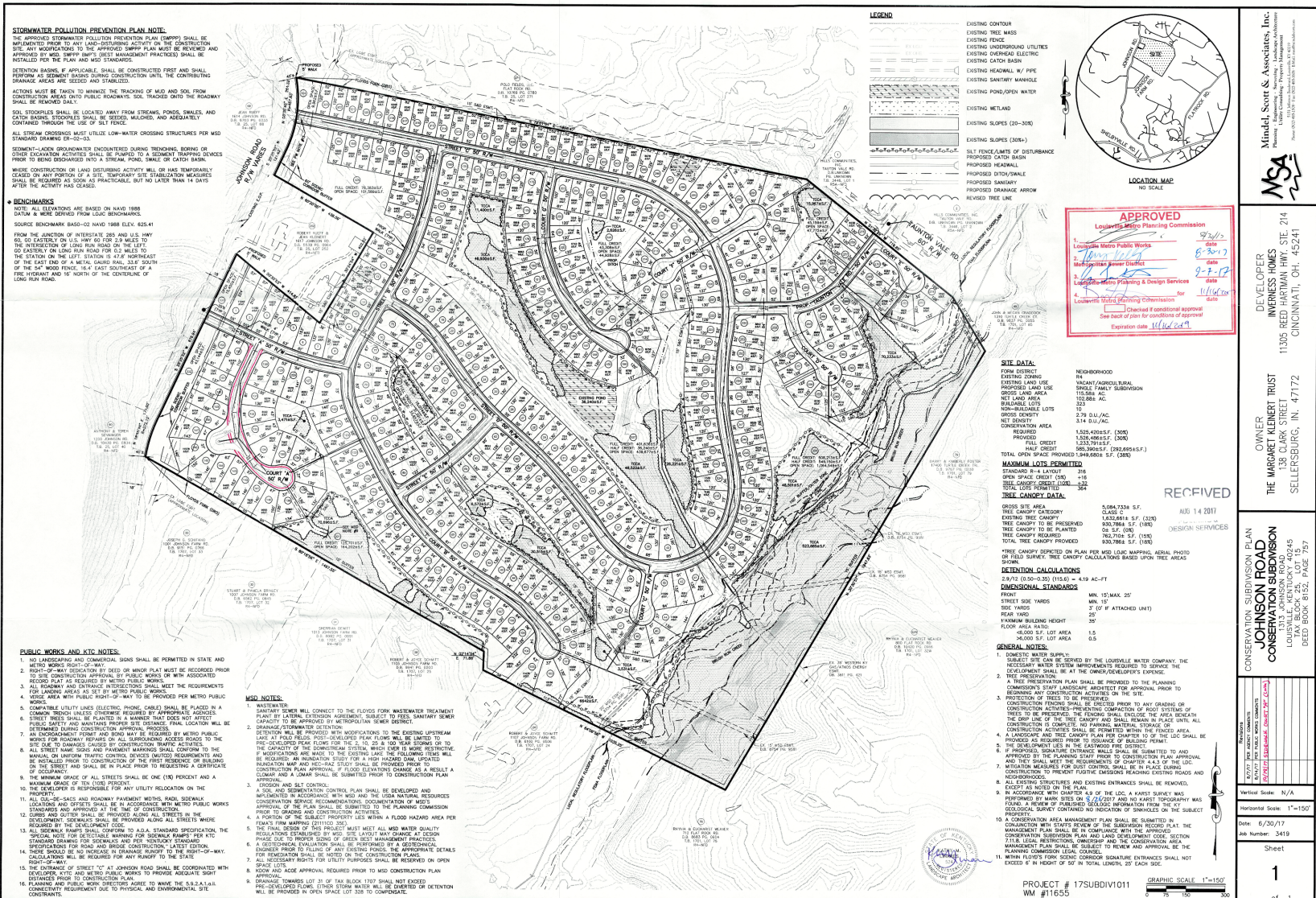
- Existing: Vacant
- Proposed: Single Family

## Adjacent Properties:

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



# Previously Approved Plan





# Plan Comparisons

	17SUBDIV1011	20-RSUB-0004
<b>Conservation Space Required</b>	1,525,420 SF (30%)	1,521,343 SF (30%)
<b>Conservation Space Provided</b>	1,526,486 SF (30%)	1,764,280 SF (35%)
<b>Full Credit Conservation Area</b>	1,233,791 SF	1,487,194 SF
<b>Half Credit Conservation Area (credit)</b>	585,390 SF (292,695 SF)	554,173 SF (277,086 SF)
<b>Tree Canopy Required</b>	762,710 SF	2,028,457 SF
<b>Tree Canopy Provided</b>	930,786 SF	2,028,457 SF
<b>Standard Layout Lots Allowed</b>	316	316
<b>Open Space Credit Lots (5%)</b>	16	16
<b>Tree Canopy Credit Lots (10%)</b>	32	32
<b>Total Buildable Lots Allowed Under 7.11</b>	364	364
<b>Lots Requested</b>	323	334

# Staff Findings

- The revision is largely similar to the previously approved subdivision plan. The new plan will have 11 additional buildable lots, while preserving significantly more open space. The new tree preservation rules now applicable to the site will require greater tree canopy than previously approved.
- The Variance and Waiver are adequately justified and meet the standards of review.



# Required Actions

- **Approve or Deny the Waiver.**
- **Approve or Deny the Variance.**
- **Approve or Deny the Revised Major Preliminary Subdivision.**