

Development Review Committee

Staff Report

October 2, 2019



Case No:	19-FFO-0004
Project Name:	Jessica Clan Residence
Location:	8100 Stout Road
Owner(s):	Jessica M. Clan
Applicant:	Jessica M. Clan
Representative(s):	Jessica M. Clan
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Joel P. Dock, AICP, Planner II

REQUEST(S)

- **Floyds Fork Development Review Overlay**

CASE SUMMARY

A single-family residential home is proposed on a roughly 5-acre lot created along Stout Road in 1994. Due to the date of creation, the Planning Commission or designee must act upon the development review overlay application. Stout Road is accessed via internal roadway (Turkey Run Parkway) serving the Parkland's of Floyds Fork. Stout Road is a public roadway providing access to 12 single-family residential lots.

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. The stream corridor will be left undisturbed by the residence with the exception of necessary drainage facilities.

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 900' deep and the area of disturbance for the single-family home is provided within the first 160' of the subject property. The protected waterway is at the rear of the subject site and will be left undisturbed with the exception of needed drainage facilities.
- Proposed structures fall outside of the suggested 200' Floyds Fork stream buffer.
- As the site appears to lie within the floodplain and conveyance zone per LOJIC, MSD will ensure compliance with all applicable local, state, and federal regulations. MSD issued foundation only construction approval on 8/29/19 and has no concerns with the overlay proposal.

REQUIRED ACTIONS

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

NOTIFICATION

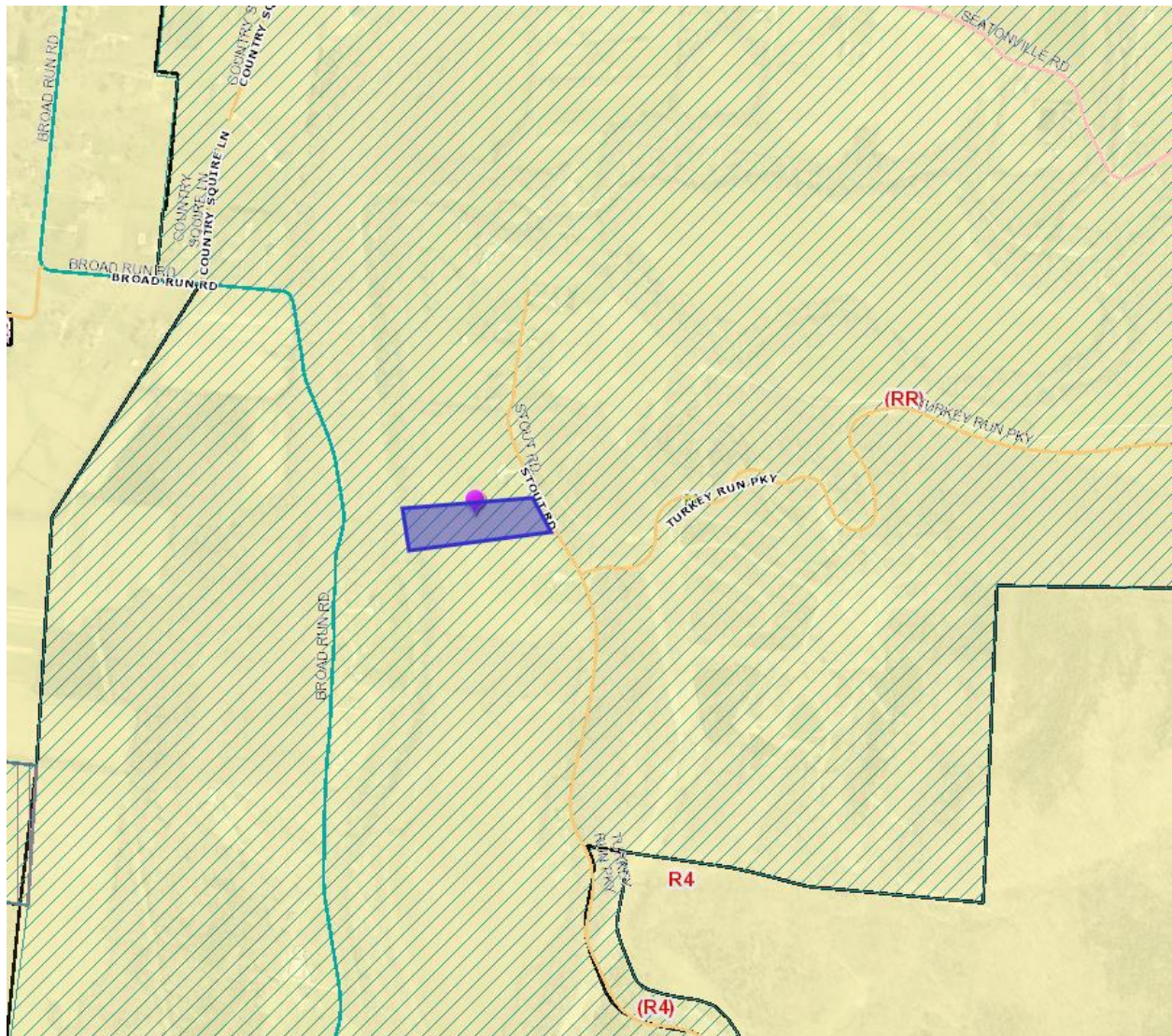
Date	Purpose of Notice	Recipients
9/20/19	Hearing before DRC*	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 20

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

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

