

Planning Commission

Staff Report

June 15, 2023



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| Case No: | 23-FFO-0008 |
| Project Name: | Proposed Athletic Fields Floyds Fork Development Review Overlay and Lighting Plan Review |
| Location: | 2800 S English Station Road |
| Owner(s): | Serendipity KY, LLC. |
| Applicant: | Dinsmore & Shohl, LLP |
| Jurisdiction: | Louisville Metro |
| Council District: | 20 – Stuart Benson |
| Case Manager: | Molly Clark, Planner II |

REQUESTS:

- **Floyds Fork Development Review Overlay**
- **Lighting Plan**

CASE SUMMARY/BACKGROUND

The subject site is zoned RR in the Neighborhood form district. The site is approximately 29 acres and is currently vacant. The applicant is proposing an indoor and outdoor athletic field complex with proposed parking areas.

This site is subject to the Conditional Use Permit standards to allow an athletic facility in R-4 zoning district. The Conditional Use Permit, 22-CUP-0365 is scheduled to be heard by BOZA on July 24, 2023. The applicant needs approval for the proposed lighting plan for this site. The applicant is meeting all the Land Development Code requirements in Chapter 4 including the requirement to have the proposed lighting to be fully shielded with sharp cut off capability.

The subject site is located in the Floyds Fork Review Overlay District; therefore the Planning Commission or designee must act upon the development review overlay application.

STAFF FINDINGS

The lighting Plan is in order and complies with all applicable Land Development Code requirements.

TECHNICAL REVIEW

Activities that may be detrimental to the natural, scenic and environmental characteristics as described herein are regulated by the provisions of this ordinance and subject to the review process set out in paragraph 3 below. Such activities include:

- a. Clearing of forested area greater than 5,000 square feet for development purposes.
- b. Grading, excavation, construction of retaining walls, or alteration of the ground surface other than that attendant to agricultural uses.

- c. Alteration of a protected body of water including channeling, diverting, dredging or removal of stream materials.
- d. Bridging or damming of a protected body of water.
- e. Modification of a wetland, including filling, excavation, clearing of trees, paving, construction or diversion of the water supply.
- f. Construction of any structure other than those exempted in Paragraph B.1.
- g. Utility construction including water, sewer or waste disposal, natural gas and electric.
- h. Construction of roadways or parking lots serving more than a single dwelling unit.
- i. Subdivision of land.
- j. Expansion of an existing residential structure by more than 50% or of a non-residential structure by more than 10% beyond the extent of the structure's square footage as existed on the effective date of this regulation.
- k. Installation of a freestanding sign exceeding 30 square feet in area.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

REQUIRED ACTIONS:

- **APPROVE or DENY the Floyds Fork Development Review Overlay**
- **APPROVE or DENY the Lighting Plan for a Recreational Facility**

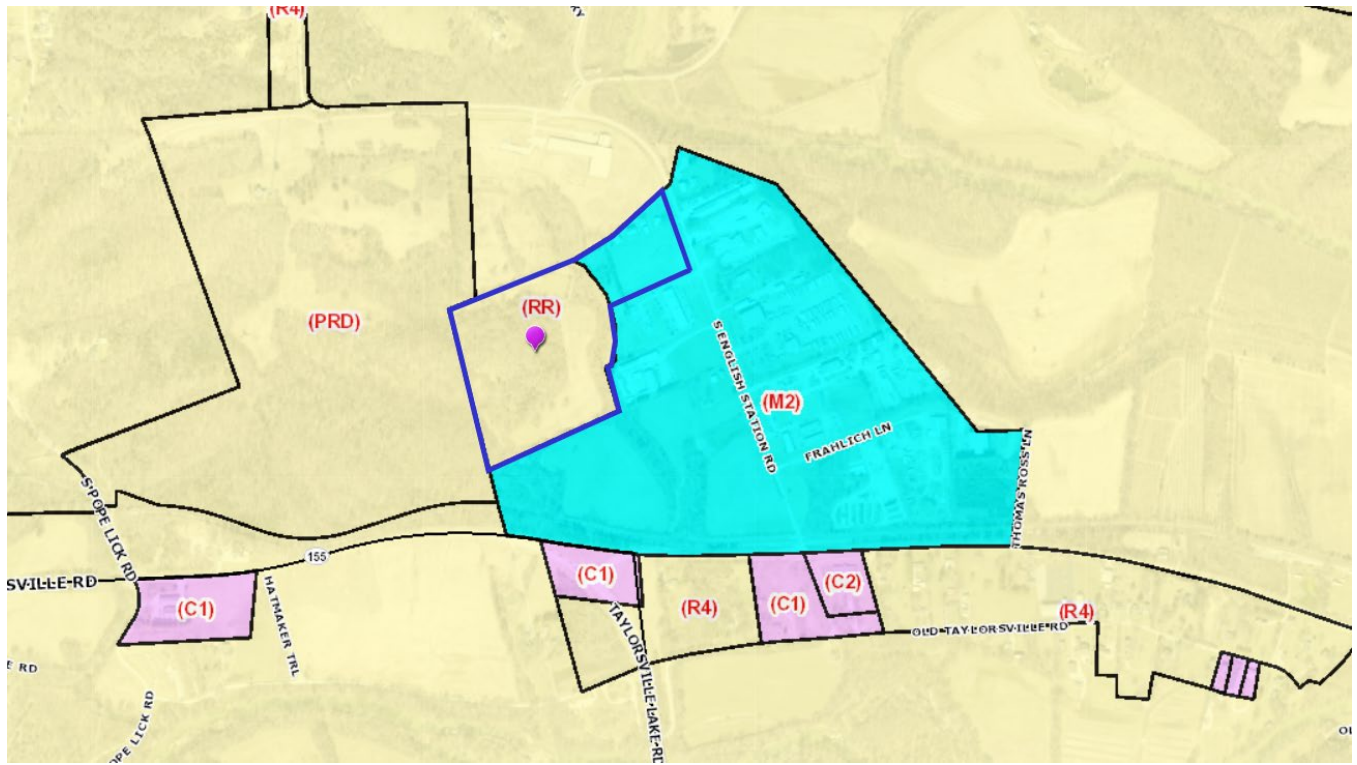
NOTIFICATION

| Date | Purpose of Notice | Recipients |
|----------|------------------------------------|---|
| 06/01/23 | Hearing before Planning Commission | 1 st tier adjoining property owners Registered Neighborhood Groups in Council District 20 |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan

1. Zoning Map



2. Aerial Photograph

