

21-ZONE-0108

Hardens Cove



**Louisville Metro Land Development and
Transportation Committee**

Joel Dock, AICP, Planning Coordinator

November 11, 2021

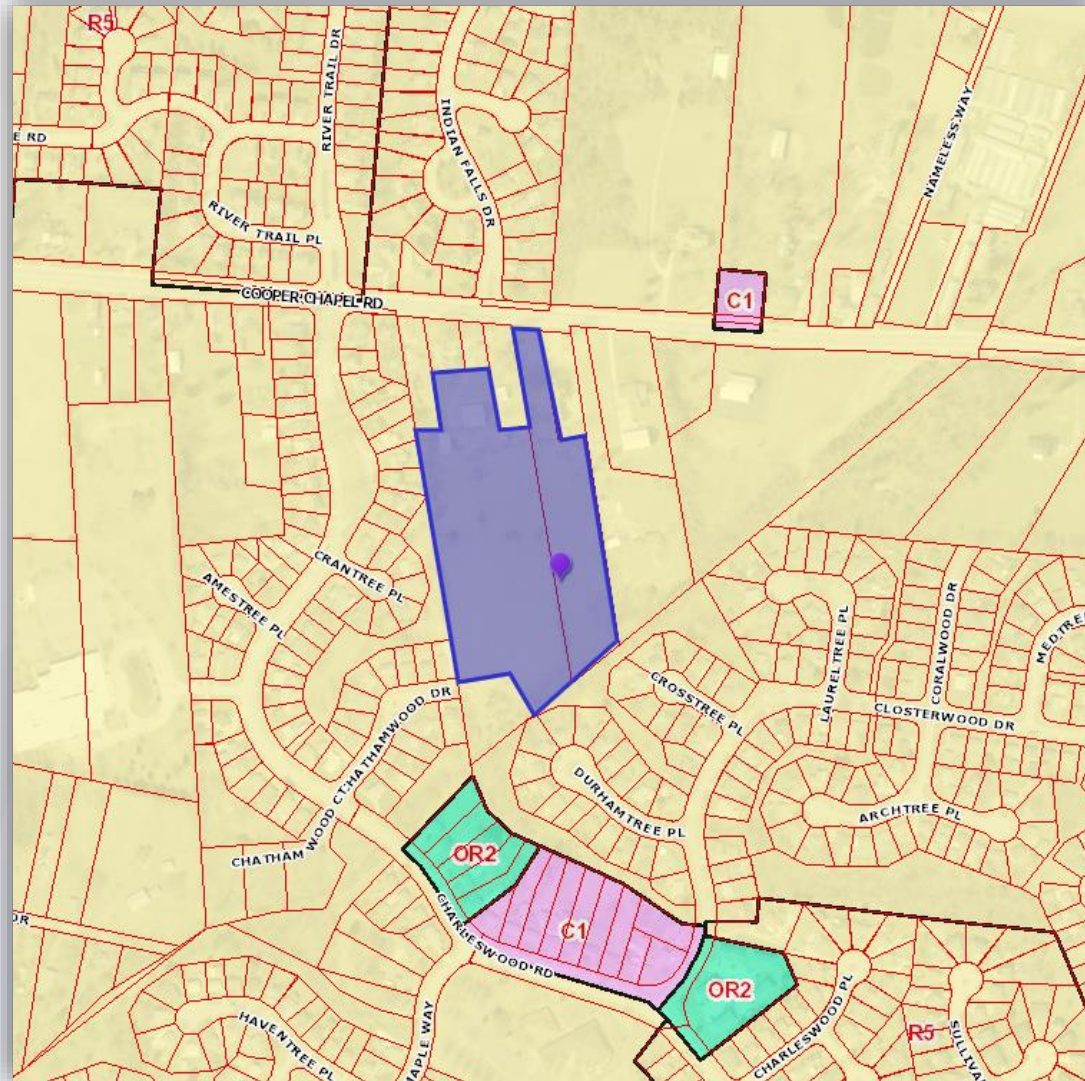
Requests

- **Change-in-Zoning** from R-4, single-family to PRD, Planned Residential Development
- **Waiver** of Land Development Code, section 7.3.30.E to allow greater than 15% overlap between rear yard and drainage easement
- **Detailed District Development Plan**

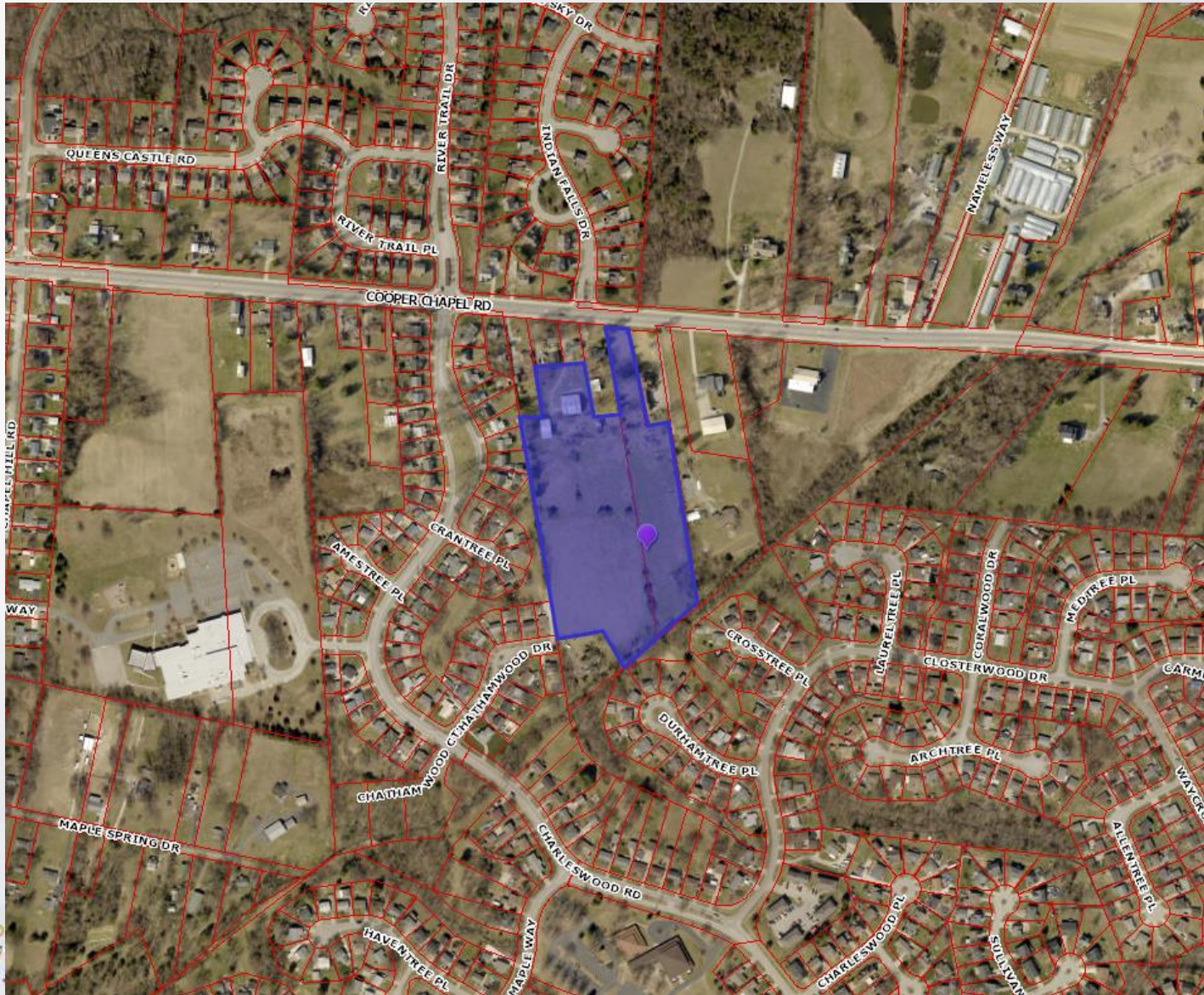
Site Context



Zoning Districts



Site Aerial



Case Summary

- 49 semi-detached, single-family units sharing common sidewalls
- The maximum number of contiguously attached units proposed is 3
- A future stub connection with Chatham Drive is also accommodated. It will not, however, be fully provided due to an abutting property sharing the terminus of Chatham Drive. A binding Element has been included to address future connectivity.

Street View

Looking west towards
Preston Highway



Proposed Plan



↓ To Preston Highway - west

Louisville

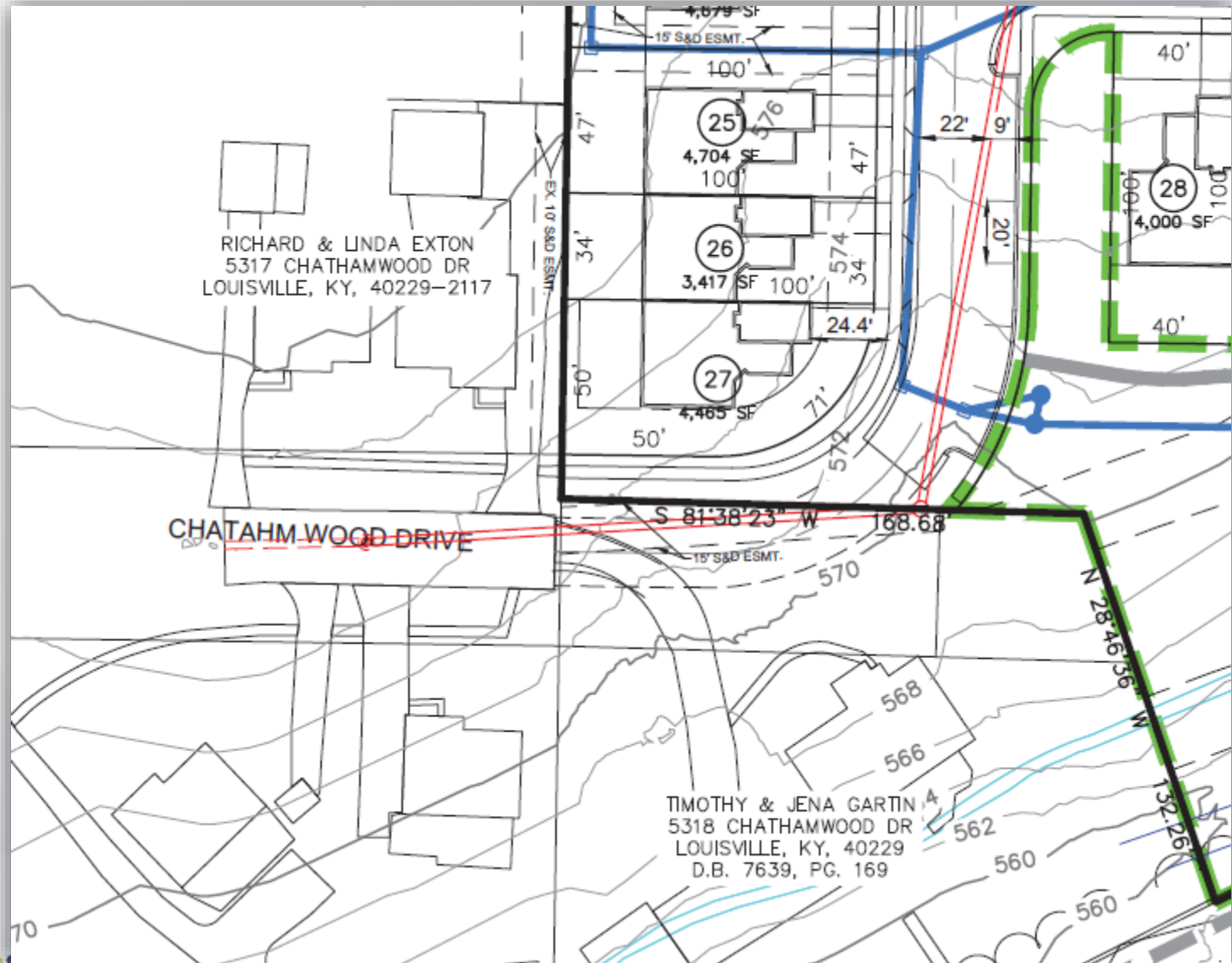
Technical Review



Proposed BE #11:

All necessary right-of-way within the area of the approved development plan to enable the future connection of Chathamwood Drive across the property at 5318 Chathamwood Drive shall be provided at the time of record subdivision plat. A sidewalk connection from the development site to connect with the sidewalk terminating along the frontage of 5317 Chathamwood Drive shall be made. No connection from 5318 Chathamwood Drive shall be made to any roadway proposed on the approved development plan, unless the roadway connection has been completed.

Plan View



Staff Finding

- The proposal is ready for the next available public hearing before the Planning Commission.