

20-DDP-0038 / 20-MSUB-0006

Lakeview Villas

16900 Mallet Hill Drive



Louisville Metro Planning Commission

Public Hearing

Lacey Gabbard, AICP, Planner I

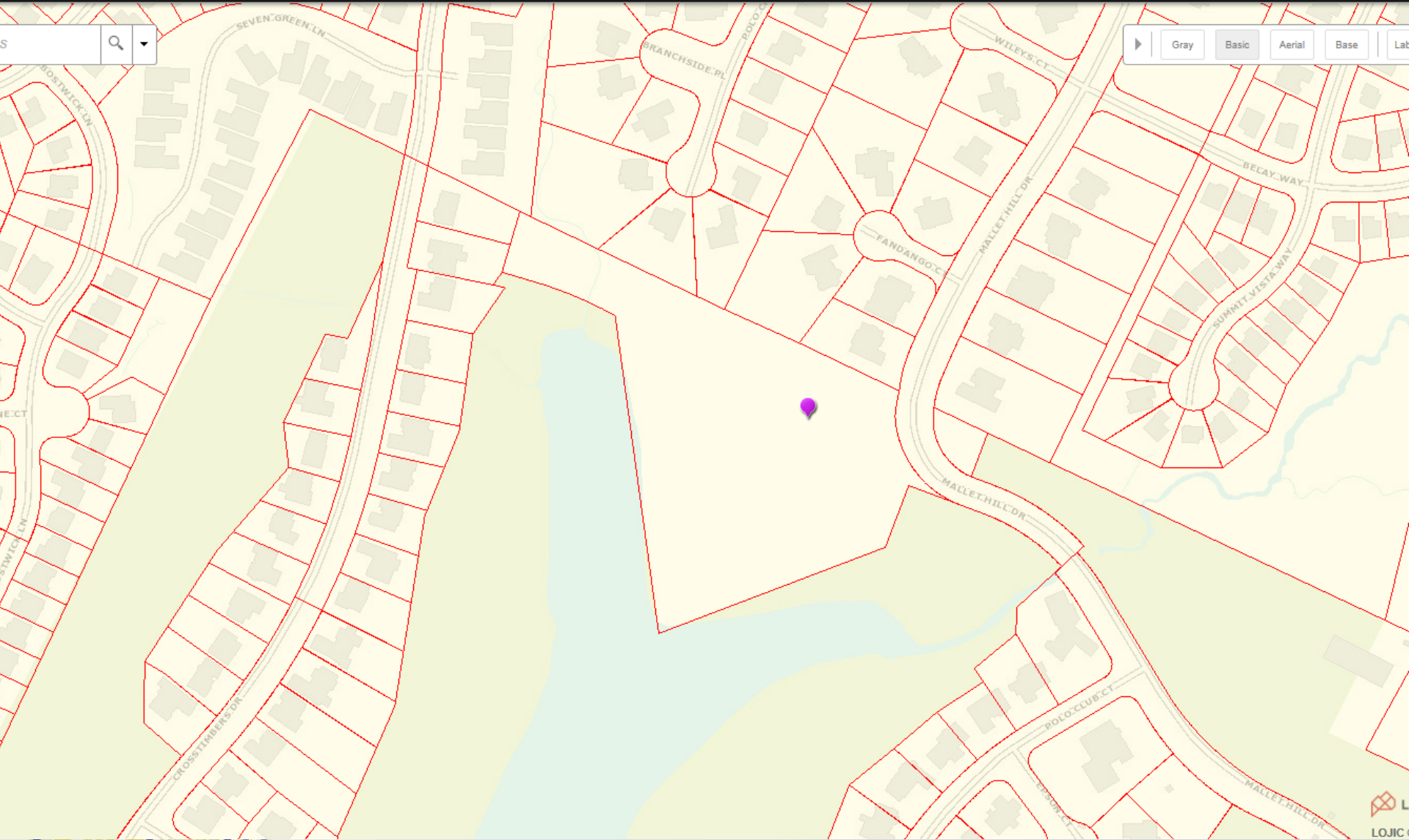
September 24, 2020

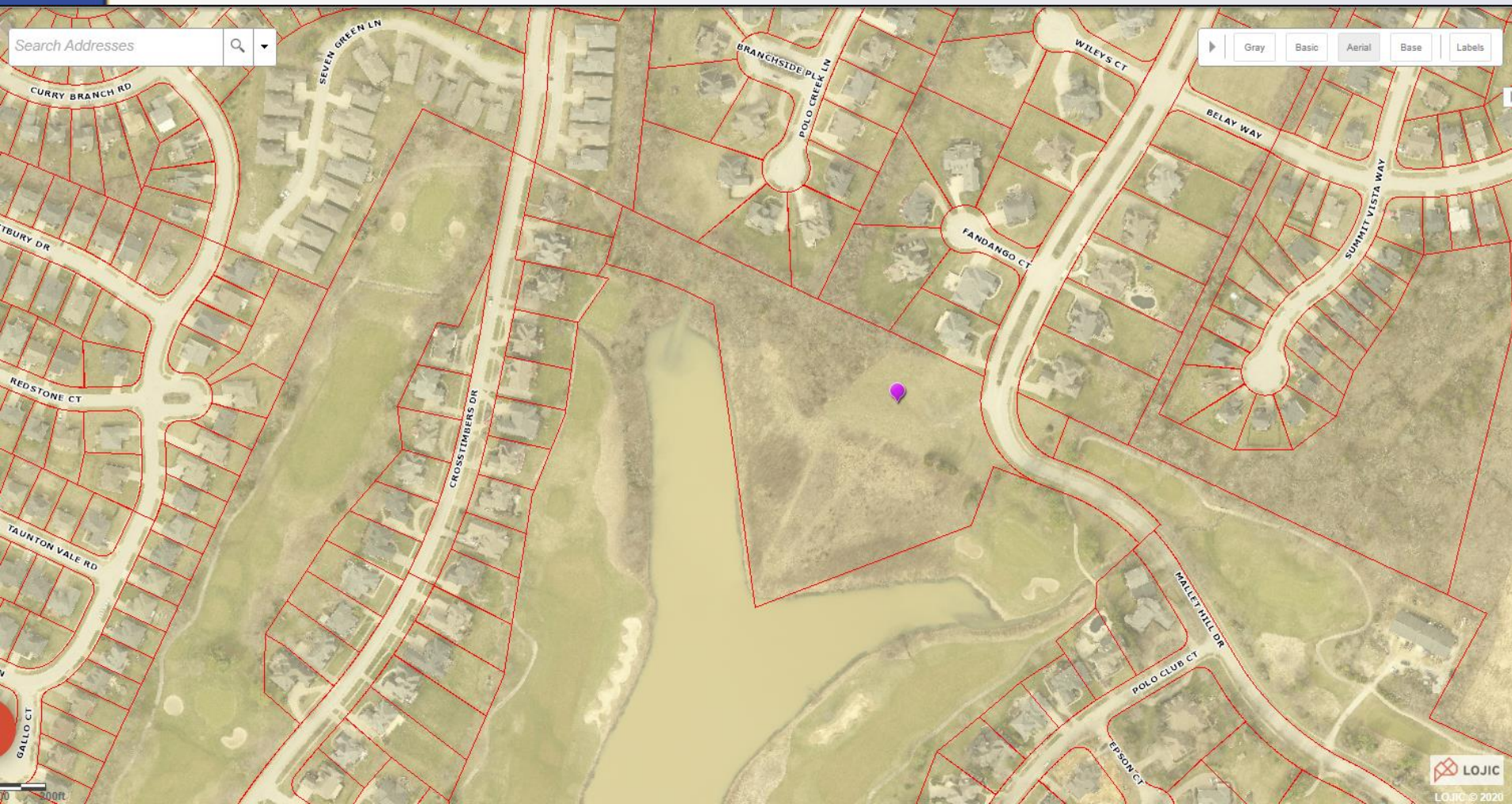
Request

- **Waiver of Land Development Code section 7.30.30.E and 7.3.30.F to waive more than 15% occupation of a rear yard with a drainage easement and to waive the 15 foot buffer yard (20-WAIVER-0070)**
- **Revised Detailed District Development Plan**
- **Revised Preliminary Subdivision Plan**

Case Summary

- The subject site is currently vacant and undeveloped, and is located on the west side of Mallet Hill Drive, east of Crosstimbers Drive.
- Zoned R-5A Residential Multi-Family in the Neighborhood form district and is surrounded by other residentially zoned parcels.
- The applicant is proposing to construct a 20-lot single family residential subdivision on approximately 6.9 acres.





9-80-99



This section has been revised - see plan rec'd. 1/31/03



LOCATION MAP NO SCALE

- GENERAL NOTES:**
1. SHOWN AREAS ARE SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE SITE PLAN SHALL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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SEWER/SANITATION SCHEDULE

| ITEM | DESCRIPTION | DATE |
|------|---------------------------|---------|
| 1 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 2 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 3 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 4 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 5 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 6 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 7 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 8 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 9 | SEWER/SANITATION SCHEDULE | 9-80-99 |
| 10 | SEWER/SANITATION SCHEDULE | 9-80-99 |

- WAIVER REQUESTS:**
1. WAIVER REQUEST TO THE ZONING ORDINANCE.
 2. WAIVER REQUEST TO THE ZONING ORDINANCE.
 3. WAIVER REQUEST TO THE ZONING ORDINANCE.

SEE DOCKET NO. 10-26-94

SITE DATA

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| TOTAL LOT AREA | 47.80 ACRES |
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SINGLE FAMILY LOTS R-4 DISTRICT

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| LOT AREA | 1.25 ACRES |
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SINGLE FAMILY LOTS R-4 TO R-5

| | |
|----------|------------|
| LOT AREA | 1.25 ACRES |
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WALKS (LOT 2)

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WALKS (LOT 8)

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| LOT AREA | 1.25 ACRES |

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE DEVELOPMENT PLAN OF THIS DISTRICT DEVELOPMENT PLAN

APPROVAL DEVELOPMENT
NO. 9-80-99
DATE 1/30/03
Alf Hof

- LEGEND**
- SCHEMATIC PLAN
 - SCHEMATIC PLAN
 - SCHEMATIC PLAN
 - SCHEMATIC PLAN

PRELIMINARY APPROVAL DEVELOPMENT PLAN

DATE: 9-80-99

BY: [Signature]

JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

PRELIMINARY SLODIV

POLO FIELDS/CURRY

RECEIVED

FEB 03 2003

20-DDP-0038

VARIANCE REQUESTED

1) A Variance is requested from Section 4.8.1 of the Louisville Metro Land Development Code to seek the 100 ft. Setback Buffer.

WAIVERS REQUESTED

1) A Waiver is requested from Section 7.3.30.6 of the Louisville Metro Land Development Code to seek the more than 15% compaction of the new yard setback with a drainage easement.
2) A Waiver is requested from Section 7.3.30.7 of the Louisville Metro Land Development Code to seek the 15 ft. buffer yield when required.

PROJECT DATA

TOTAL SITE AREA = 8.82 Ac. (380,303 SF)
 AREA OF RIGHT OF WAY = 1.34 Ac. (58,027 SF)
 NET SITE AREA = 7.48 Ac. (322,276 SF)
 EXISTING ZONING = R-5A
 FORM DISTRICT = UNDEVELOPED
 EXISTING USE = UNDEVELOPED
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 TOTAL # OF RESIDENTIAL LOTS = 25 LOTS
 TOTAL AREA OF LOTS = 4.94 Ac. (194,869 SF)
 MAXIMUM PERMITTED P.A.R. BUILDING HEIGHT = 35 FT
 (35' MAX. ALLOWED)
 NET DENSITY = 3.6 DU/AC. (121 MAX. ALLOWED)
 GROSS DENSITY = 2.9 DU/AC. (121 MAX. ALLOWED)



R-5A DIMENSIONAL STANDARDS

MINIMUM LOT AREA = 5,000 SF
 MINIMUM LOT WIDTH = 50 FT
 MINIMUM FRONT & STREET SIDE YARD = 30 FT
 MINIMUM SIDE YARD (EACH) = 5 FT
 MINIMUM REAR YARD = 25 FT

NOTES

GENERAL

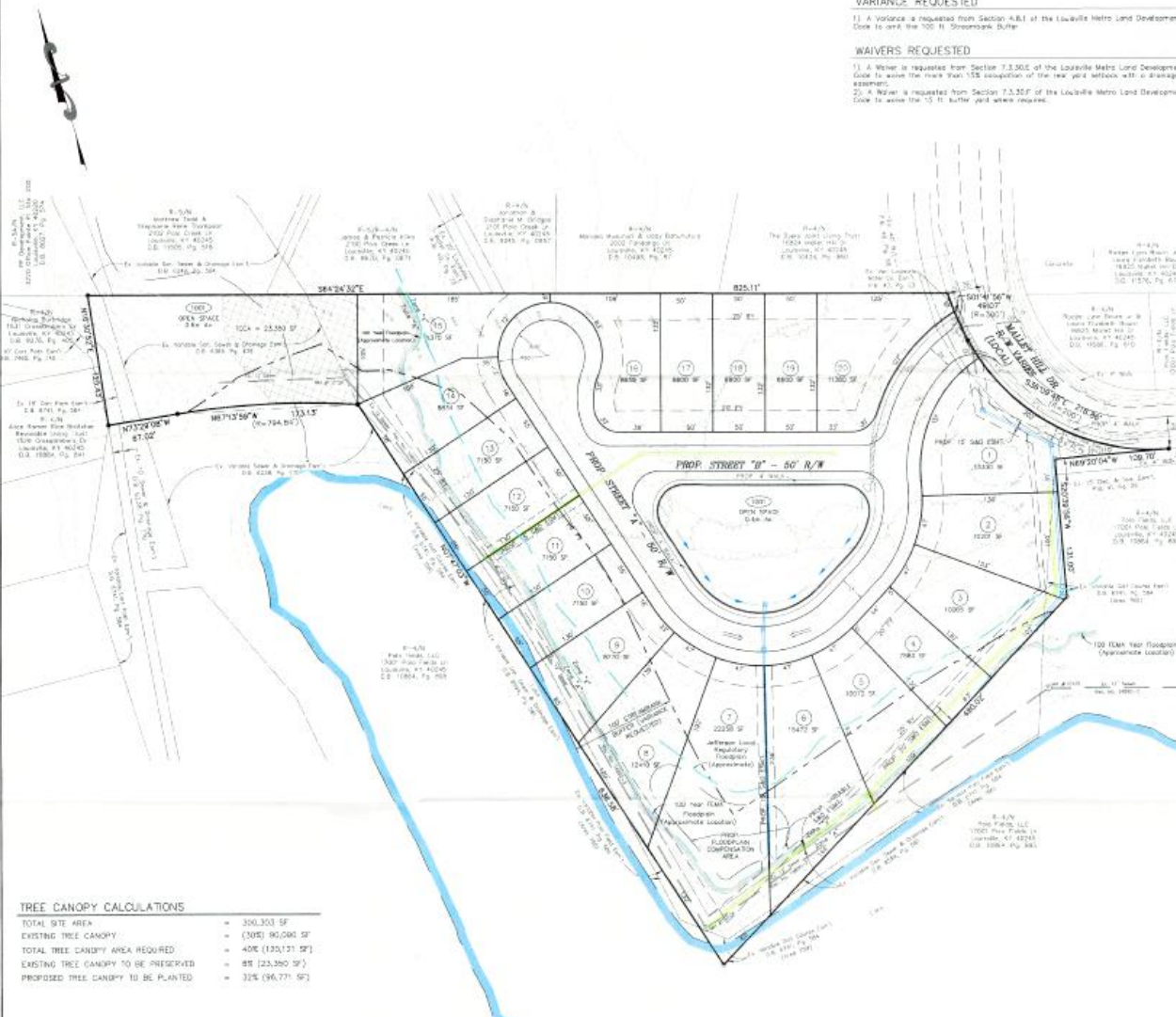
1. No lot which hereon may be subdivided or redeveloped resulting in the creation of a greater number of lots than originally approved by the zoning commission.
2. Construction bearing walls are located at the edge of the limits of disturbance areas prior to any grading or construction activities. The bearing walls in areas with construction is completed. No parking, material storage, or construction activities shall be permitted within the lot area.
3. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USGS Soil Conservation Service recommendations.
4. All open space lots are non-buildable and will be reserved as open space and utility easements.
5. Compatible on-site utilities (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
6. All proposed measures for soil control shall be in place during construction to prevent fugitive particulate emissions from existing roads and neighboring properties.
7. The signature entrance (if provided) shall comply with Section 4.4.3 of the Louisville Metro Land Development Code.
8. Conditions are provided by MSD upon review of the MSD permit.
9. There were no knot features found on a site visit on July 22, 2020 by Ann E. Richard, R.A.

SEWER & DRAINAGE

1. Detention is provided in the existing lake streamrun.
2. A portion of the site is located in a Recharge Area (PUD map 21111, C 0039, E series December 3, 2006).
3. A "Request for Stormwater Detention" will be filed with MSD.
4. All proposed sewer and drain easements shall be 15' unless otherwise indicated.
5. The Louisville Water Company will determine the width of their easement prior to construction per approval.
6. The MSD Base Flood Elevation letter dated April 28th, 2020, the FEMA Base Flood Elevation is 677.5 FT and the Local Regulatory Base Flood Elevation is 676.5 FT.
7. Lowest finished floor or machinery elevation to be of or 601.5.
8. Any required 15' in the floodplain shall be compensated on site at a ratio of 1:1.
9. All drainage EROD and water quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD and USGS design requirements.
10. The final design of the project must meet all MSD water quality regulations established by MSD. Site layout may change on the design sheet due to proper sizing of storm flow, flow, treatment.
11. Floodplain Compensation fee per 3-10 will be calculated prior to construction plan approval & shall be provided in an area designated as "Floodplain Compensation Area".
12. Site 3 through 15 will require individual floodplain permitting from MSD and MSD. In addition individual lot grading plans may be required at the time of construction.

STREETS & SIDEWALKS

1. Sidewalk within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
2. Street grades shall not be less than 1% (0.6%) or 1% (0.6%).
3. All signs & encroachment items are required by Metro Public Works for all work within the Metro Hill Road (Hill) 101-Way and for roadway approaches on all providing access roads to the subdivision site due to congestion caused by construction traffic.
4. verges shall be provided as required by Metro Public Works.
5. All streets, intersections, loop roads, curbs, ramps, bulb's, traffic circles and rights-of-way shall be in accordance with the subdivision Code and Metro Public Works standards and approval of the time of construction.
6. All street name signs and markers with the MUTCD requirements are shall be installed prior to the recording of the application Subdivision Code or prior to obtaining the first certificate of occupancy and shall be in place at time of said release.
7. The location, type, sign of markings with the street right-of-way shall be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval. Street trees shall location will be determined during construction approval process.
8. Should any existing average structures and/or utilities located within rights-of-way become necessary to be observed, extended or relocated, such shall be at the owner's/developer's expense.
9. A sign and encroachment items shall be required by Metro Public Works for roadway access within the site due to congestion caused by construction traffic activities.
10. All roadway interventions shall meet the requirements for signing areas as set by Metro Public Works.
11. The minimum driveway length is 25 ft. from garage or building facade to the back of the right-of-way sidewalk or right-of-way edge of driveway or curb.
12. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.



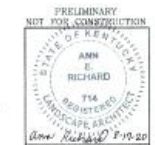
TREE CANOPY CALCULATIONS

| | | |
|--------------------------------------|---|------------------|
| TOTAL SITE AREA | = | 350,303 SF |
| EXISTING TREE CANOPY | = | (395) 90,000 SF |
| TOTAL TREE CANOPY AREA REQUIRED | = | 40% (140,121 SF) |
| EXISTING TREE CANOPY TO BE PRESERVED | = | 85 (23,290 SF) |
| PROPOSED TREE CANOPY TO BE PLANTED | = | 32% (94,771 SF) |



REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|-----------------------------|----|
| 1 | 7-27-20 | PER AGENCIES 7-15-20 REVIEW | AR |
| 2 | 8-17-20 | REVISED PER AGENCY COMMENTS | AR |



DEVELOPER: KAREM BUILT HOMES, INC. 10000 WOODBURY DRIVE, LOUISVILLE, KY 40009

OWNER: FOX FAMILY REALTY PARTNERS 16900 WALLEY HILL DRIVE, LOUISVILLE, KY 40045

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC. 801 HARRISON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202

DATE: 08/19/20

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN

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 AUG 17 2020
 PLANNING &
 DESIGN SERVICES

Staff Finding

- The Detailed District Development Plan, Revised Preliminary Subdivision Plan and Waiver request are adequately justified and meet the standard of review.