

21st Century Parks Endowment, Inc.
11333 Bardstown Creek Road

Applicant's Proposed Findings of Fact
Floyds Fork Review Overlay Application

Case No. 17ZONE1081

The Louisville Metro Planning Commission, having reviewed evidence submitted to its staff and heard in a Public Hearing on July 16, 2018 and having reviewed the staff report and testimony in the same Public Hearing, makes the following findings and takes the following action:

WHEREAS, the portion of the proposed development that sits within the Floyd's Fork Review Overlay ("FFRO") complies with all aspects of the Floyd's Fork DRO Guidelines, as set forth below;

WHEREAS, the portion of the proposed development within the FFRO complies with Design Guideline 1 - Stream Corridors as the development includes a significant buffer along Old Man's Run and combination floodplain compensation/water quality features to ensure that water entering the stream will be cleaned of solids and oils running off the proposed streets;

WHEREAS, the portion of the proposed development within the FFRO complies with Guideline 2 - Trees and Vegetation as the applicant considered and preserved significant places and features on the property, and includes buffers and trails on the subject property;

WHEREAS, the portion of the proposed development within the FFRO complies with Guideline 3 - Drainage and Water Quality as the proposed development contains adequate planned drainage systems that will address the floodplain impacts of the Revised Plan, water quantity from new impervious surfaces, and water quality, including buffers and potential floodplain mitigation/water quality basins along Old Man's Run;

WHEREAS, the portion of the proposed development within the FFRO complies with Guideline 4 – Hillside as the applicant has sought a variance request from the front yard setback requirement to build homes closer to center of the existing ridge-tops and away from hillsides;

WHEREAS, the portion of the proposed development within the FFRO complies with Design Guideline 5 - Clustering of Residential Use as the proposed development includes 13 single-family lots within the FFRO of similar size to the existing lots within Oakland Hills;

WHEREAS, the portion of the proposed development within the FFRO complies with Design Guideline 7 – Appearance as the proposed development preserves significant places and features on the property and is designed to blend in with the Parklands; and

NOW, THEREFORE, the Louisville Metro Planning Commission hereby approves the Floyds Fork Review Overlay Application in Case No. 17ZONE1081.

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