

ORDINANCE No. 048, SERIES 2015

AN ORDINANCE CHANGING THE ZONING FROM R-4 SINGLE FAMILY RESIDENTIAL TO R-5 SINGLE FAMILY RESIDENTIAL ON PROPERTIES LOCATED AT 7009 S. WATTERSON TRAIL AND 7909 GLASER LANE CONTAINING 8.533 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 14ZONE1040).

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 14ZONE1040; and,

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning changes in Case No. 14ZONE1040 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

Section I: That the zoning of the properties located at 7009 S. Watterson Trail and 7909 Glaser Lane, containing 8.533 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 14ZONE1040, is hereby changed from R-4 Single Family Residential to R-5 Single Family Residential; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 14ZONE1040.

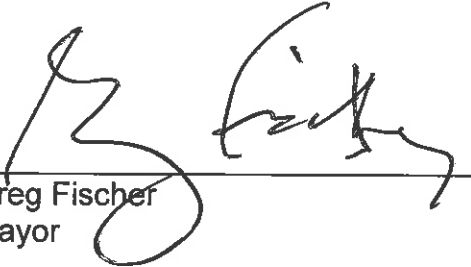
Section II: This Ordinance shall take effect upon its passage and approval.



H. Stephen Ott
Metro Council Clerk



David W. Tandy
President of the Council

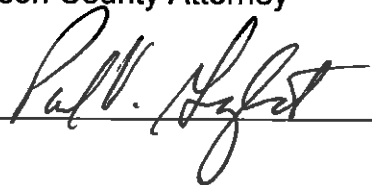


Greg Fischer
Mayor

Approved: 4/24/15
Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: 

**LOUISVILLE METRO COUNCIL
READ AND PASSED**
April 16, 2015

GENERAL NOTES

- 1) ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.
- 2) SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION, SUBJECT TO THE SANITARY SEWER PATTERNS DEPICTED IN FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITY SHALL CONFORM TO MD REQUIREMENTS.
- 3) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP 16021H1000000 K DATED OCTOBER 5, 2009.
- 4) A SIGNATURE ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AND RECORDING THE RECORD PLAT.
- 5) RIGHT-OF-WAY DEDICATION WILL BE REQUIRED AS PART OF THE REQUIRED RECORD PLAT.
- 6) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBILITY.
- 7) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 9 OF THE LAND DEVELOPMENT CODE.
- 10) CONSTRUCTION PILES, BORDS, AND POINTS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 11) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM ROADWAY EXISTING ROADS AND NEIGHBORHOODS.
- 12) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 95 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 13) ALL CONSTRUCTION AND SALES TRAILERS SHALL BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 14) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDSCAPE AREAS AS SET BY METRO PUBLIC WORKS.
- 15) NEIGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 16) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE & CABLE) SHALL BE PLACED IN A COLLEGAN TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 17) STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAIN PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- 18) ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST REVISION OF THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE AND PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- 19) THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY REDLOCATION ON THE PROPERTY.
- 20) ALL OIL-AND-GREASES AND BUDDLE PAVEMENT WIDTHS, RADIIUSES, SEWERAGE LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SHALL BE APPROVED AT THE TIME OF CONSTRUCTION.
- 21) CURBS AND GUTTERS SHALL BE PROVIDED ALONG ALL SIDEWALKS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE LAND DEVELOPMENT CODE.
- 22) TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- 23) ON-SITE DETENTION WILL BE REQUIRED. POSTDEVELOPED PEAK FLOW WILL BE LIMITED TO PREDEVELOPED PEAK FLOW FOR THE 2, 10 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE RECEIVING SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 24) A KARST SITE INSPECTION WAS PERFORMED BY KELLY JONES ON JULY 26, 2014 AND NO KARST FEATURES WERE FOUND.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY DIVISION OF UTILITY PROTECTION CENTER "K.U.D.U." (TOLL FREE PHONE NO. 1-800-792-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER HAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "K.U.D.U." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED NEW SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

LEGEND

- - - EXISTING 2" CONTOUR
- - - - EXISTING 10" CONTOUR
- - - - EX. SANITARY SEWER
- - - - PROPOSED SANITARY SEWER
- - - - PROPOSED STORM
- - - - REINFORCED SILT FENCE
- EXISTING TREE LINE
- ▭ STABILIZED CONSTRUCTION ENTRANCE
- ▬ DRAINAGE FLOW ARROW
- EXISTING SEWER TAP
- WATER QUALITY FEATURE

DETENTION CALCULATION

20L TYPE C (LANDSCAPE) 0.27
 EXISTING C (13X IMPERVIOUS) 0.37
 PROPOSED C 0.30
 DETENTION REQUIRED FOR WATERSHED "A" (BASE TO DIMENSIONS) (1.04(0.30-0.27)+1.42(0.30-0.00)+24/12= 0.76 AC-FT (33,105 CU) (0-1)
 NOTE: DETENTION WILL BE PROVIDED WITHIN WATER QUALITY FEATURE.

WATER QUALITY CALCULATION

REQUIRED NO STORAGE VOLUME
 $NOV = (1/12)(0.60)(0.05-0.00)(400) (360,000) = 7,668 \text{ CU.FT.}$

ADDITIONAL REQUESTS

1. VARIANCE FROM LDC CHAPTER 5.3.1.6 TO REDUCE THE REQUIRED SETBACK FROM 47' TO 30'

GRAPHIC SCALE
 0 25 50 100

PRELIMINARY APPROVAL
 Condition of Approval:

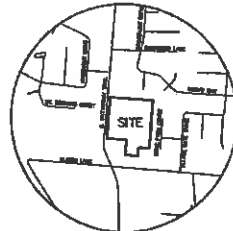
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

BENCH MARK

8735-03 RESET
 LOCATED 250+ FEET NORTH OF THE ENTRANCE TO SPRING VALLEY AND 7.5 FEET FROM THE EDGE OF PAVEMENT.
 ELEV. 598.87

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 COVENANTS

 BY: *Matthew Cooper*
 DATE: 11/21/15
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS



LOCATION MAP
 NO SCALE

SITE DATA

AREA GROSS	8.48 ACRES
AREA NET	1.91 ACRES
AREA IMP	0.97 ACRES
NEIGHBORHOOD	N-4
DISTRICT ZONING	R-3
PROPOSED ZONING	R-3
URBANITY	URBANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
USE	3 UNITS
OPEN SPACE LOTS	3 LOTS
LOT GROSS	4.320 AC
DENSITY NET	1.88 DU/AC

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	299,310 SF
EXISTING TREE CANOPY	127,037 (54%)
TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	73,892 SF (25%)
EXISTING TREE CANOPY IS BASED ON A GOOGLE EARTH AERIAL IMAGE.	

DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	5'-0"
MINIMUM SIDE YARD SETBACK	5'-0"
MINIMUM REAR YARD SETBACK	5'-0"
MINIMUM BUILDING HEIGHT	10'-0"

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND- disturbing ACTIVITY ON THE CONSTRUCTION SITE. ANY CHANGES TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY AGG'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MD STANDARDS.
 DETERMINING BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS THROUGH CONSTRUCTION UNTIL THE DRAINAGE AREAS ARE SEEDING AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND APPROPRIATELY COVERED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MD STANDARD DRAWING EX-02.
 WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 PREVENT-LANDSLIDE ENCROACHMENT: ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EPSC PHASING

- 1) METAL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
- 2) CONSTRUCT DETENTION BASIN TO BE UTILIZED AS A TEMPORARY SEDIMENT BASIN.
- 3) BEGIN SITE GRADING.
- 4) CONSTRUCT SANITARY SEWERS, STORM DRAINAGE AND ROADWAYS.
- 5) ESTABLISH VEGETATION AND REMOVE SILT FENCE & TEMPORARY SILT STACK.

RECEIVED

02/11/16
 PLANNING &
 DESIGN SERVICES
 DEVELOPER
 WESLEYAN CAMP
 MEETINGS ASSOCIATION
 7015 S. WATSONS TRAIL
 LOUISVILLE, KY 40221

SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 4000 W. MARKET ST., SUITE 200
 LOUISVILLE, KY 40218
 (502) 451-1171

PRELIMINARY SUBDIVISION PLAN & DETAILED DISTRICT DEVELOPMENT PLAN
 PROJECT TITLE: WESLEYAN FARMS
 RELATED CASE NO. 15007
 FILED DATE: 04/15/2016
 FILED BY: KYLE S. BERRY
 LOUISVILLE, KY 40203

RECEIVED

DDP