
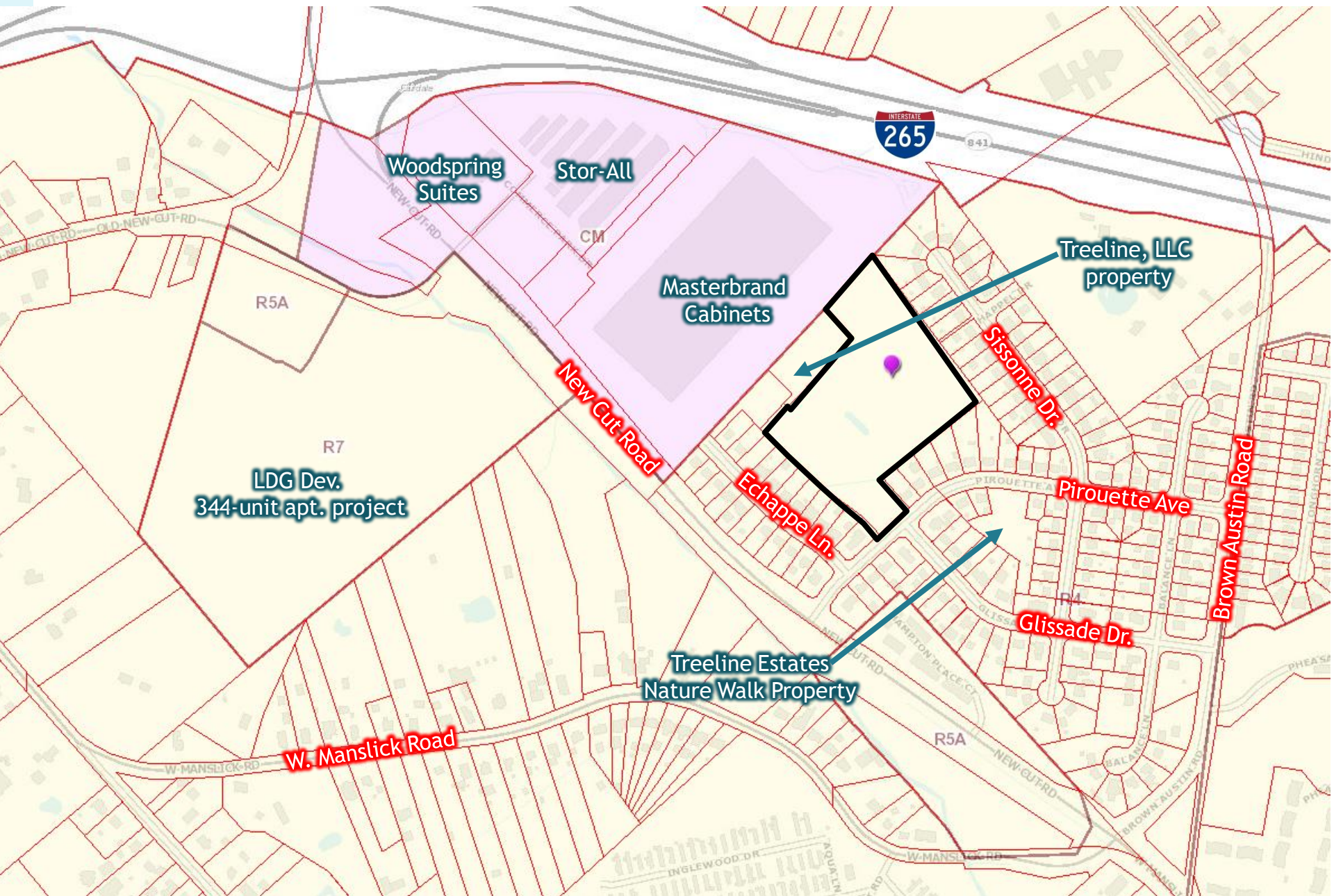


Docket No. 20-ZONE-0117

Proposed zone change from PRD to R-6 to allow a 136-unit apartment community on property located at 9418 Pirouette Ave.



c/o Corcoran Home Building & Remodeling, LLC



Woodspring Suites

Stor-All

Masterbrand Cabinets

Treeline, LLC property

LDG Dev.
344-unit apt. project

Treeline Estates
Nature Walk Property

INTERSTATE
265

New Cut Road

Echappe Ln.

Sisome Dr.

Pirouette Ave

Glissade Dr.

W. Manslick Road

Brown Austin Road

R5A

R7

R5A



1865

Woodspring Suites

Stor-All

INTERSTATE 265

841

Treeline, LLC property

Masterbrand Cabinets

Sissonne Dr.

LDG-Dev.
344-unit apt. project

Echappe Ln.
New Cut Road

Pirouette Ave.

Glissade Dr.

Treeline Estates
Nature Walk Property

W. Manslick Road

Brown Austin Road

R5A

KEYS FERRY DR

INGLEWOOD DR

PHEASANT AVE



SITE

TreeLine Estates
Nature Walk Property



- Yellow - Pirouette Avenue area where developer is committing to seek approval of and fund speed bumps per proposed binding element.
- White - Treeline Estates Nature Walk Property where developer is committing to mow per proposed binding element.



View of site from Pirouette Ave, looking northwest.



SITE

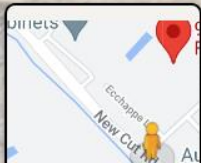
Glissade Drive

View of Pirouette Ave looking northeast towards Glissade Dr. Intersection where developer is committing to use best efforts to obtain a four-way stop per proposed binding element.



View of Pirouette Ave looking southwest (towards New Cut Rd).

9510 Pirouette Ave
Louisville, Kentucky
Google
Street View

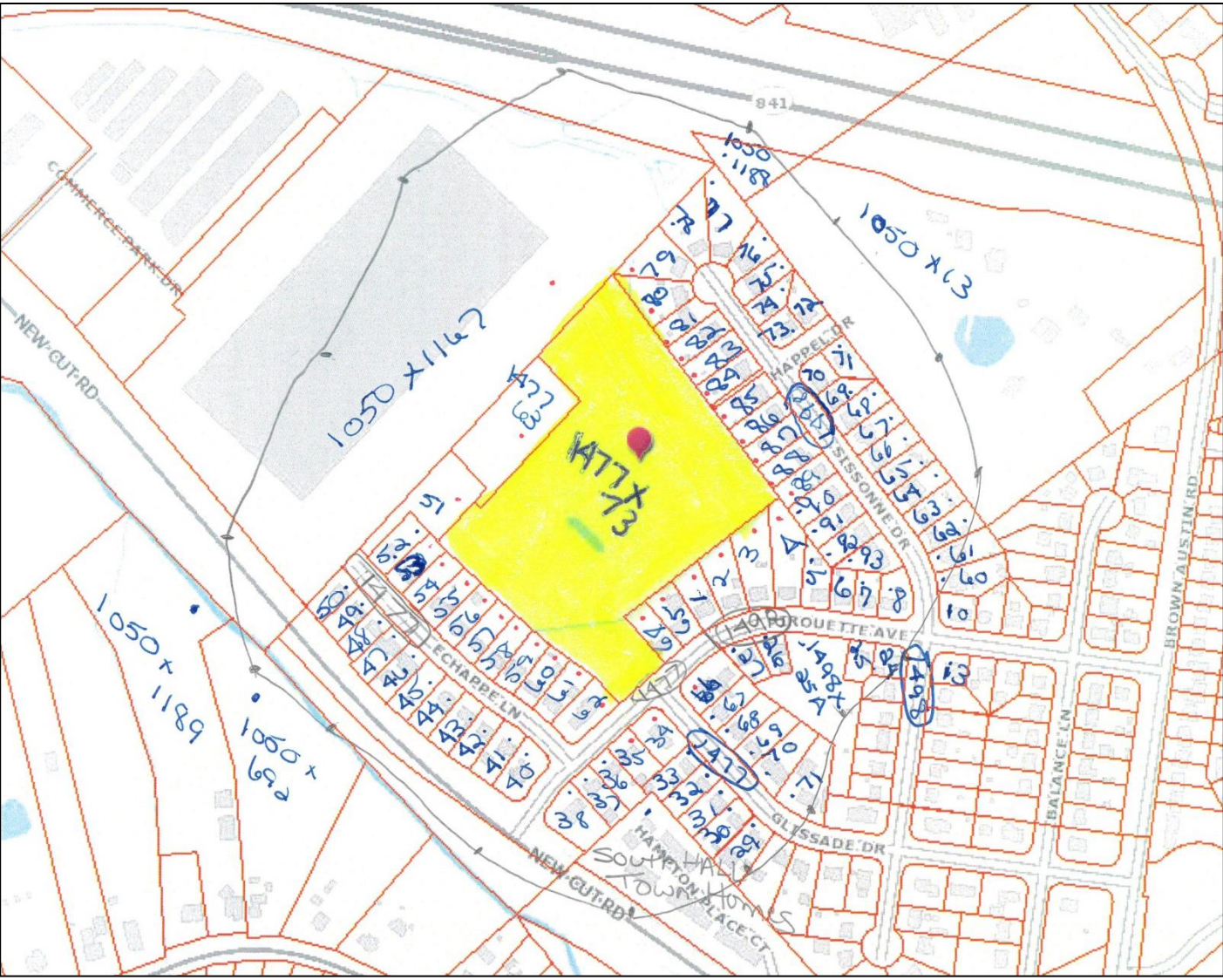


Portion of Pirouette Avenue area where developer is committing to construct a sidewalk per proposed binding element.



Treeline Estates Nature Walk - Developer will commit to mow, with the subject property mowing per proposed binding element.

Adjoining property owner notice list map wherein 106 neighbors plus those on the DPDS “interested party list” were invited to the neighborhood meeting and subsequent LD&T and Planning Commission public hearing.



Currently approved development plan for 51-lot PRD subdivision



MIKE WEBER
CUSTOM
TRACK



FAIRDALE
CHRISTIAN
CHURCH

WOODSPRING
SUITES

STOR ALL
SELF STORAGE

MASTERBRAND
CABINETS

OLD NEW CUT ROAD

NEW CUT ROAD

GENE SNYDER FREEWAY

LDG Dev.
344-unit apt. project

Echappe Ln.

SISSONE DR

HARVEST
BAPTIST
CHURCH

PIROUETTE AVE

TREELINE
ESTATE

LONGHORN COURT

PINTO COURT

TEX AVE

BALANCE LANE

BROWN/AUSTIN ROAD

PHEASANT AVE

BEE LICK CREEK

REGENCY
PARK
APARTMENTS

W MANSLICK RD

BROOKFIELD
MOBILE HOME
COMMUNITY

Current proposed development plan



MIKE WEBER
CUSTOM
TRACK

FAIRDALE
CHRISTIAN
CHURCH

WOODSPRING
SUITES

STOR ALL
SELF STORAGE

MASTERBRAND
CABINETS

HARVEST
BAPTIST
CHURCH

TREELINE
ESTATE

REGENCY
PARK
APARTMENTS

BROOKFIELD
MOBILE HOME
COMMUNITY

2019 Approved Subdivision Plan



FLOODPLAIN CON
 REQUIRED = 27,000
 = 13,500 OF X 1.5 =
 PROVIDED = 16,400 S

DETENTION BASIN
 X = 4 CRA/12
 AC = 0.50-0.23=0.27
 A = 8.9 ACRES

Current Proposed Development Plan



FLOODPLAIN CON
 REQUIRED = 27,000
 = 13,500 OF X 1.5 =
 PROVIDED = 16,400 S

DETENTION BASIN
 X = 4 CRA/12
 AC = 0.50-0.23=0.27
 A = 8.9 ACRES

Proposed apartment community development plan



Proposed apartment community development plan

Area of proposed stub connection

Orientation of building turned

End of buildings facing neighbors



Proposed screening



REQUIRED BUFFER: 20 DECIDUOUS TREES + 6' SCREEN (FENCE OR SHRUBS)
PROVIDED BUFFER: 20 TREES (04 EVERGREEN AND 6 DECIDUOUS) + 6' SCREEN PRIVACY WOOD FENCE

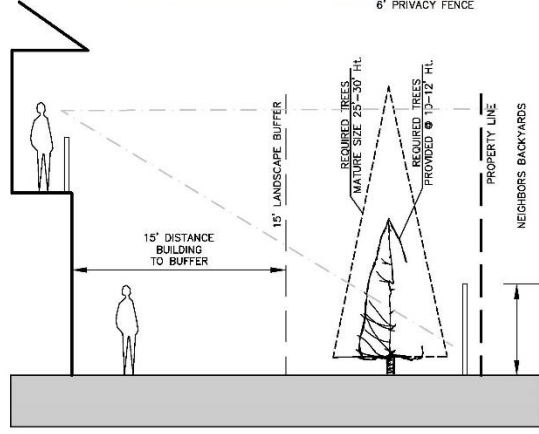
DECIDUOUS AND EVERGREEN TREES



6' HEIGHT SCREEN DEVICE



6' PRIVACY FENCE



PIROUETTE AVE
EXHIBIT



(IN FEET)
 1 inch = 50 ft.

REQUIRED BUFFER: 14 DECIDUOUS TREES + 6' SCREEN (FENCE OR SHRUBS)
PROVIDED BUFFER: 22 EVERGREEN TREES + 6' PRIVACY WOOD FENCE





Proposed elevation of 4 smaller buildings (7,600 sq ft footprint)



Proposed elevation of 3 larger buildings (12,000 sq ft footprint)



Proposed elevation of the one 3-story building (12,000 sq ft footprint)

Stub connection - Waiver of LDC Section 5.9.2.A.1.a.ii

2019 Approved Subdivision Plan

Area of prior proposed stub connection



FLOODPLAIN CON
 REQUIRED = 27,000
 = 13,500 CF X 1.5 =
 PROVIDED = 16,400 S

DETENTION BASIN
 X = 1 CRA/12
 AC = 0.50-0.23=0.27
 A = 8.9 ACRES

Current Proposed Development Plan

Area of current proposed stub connection



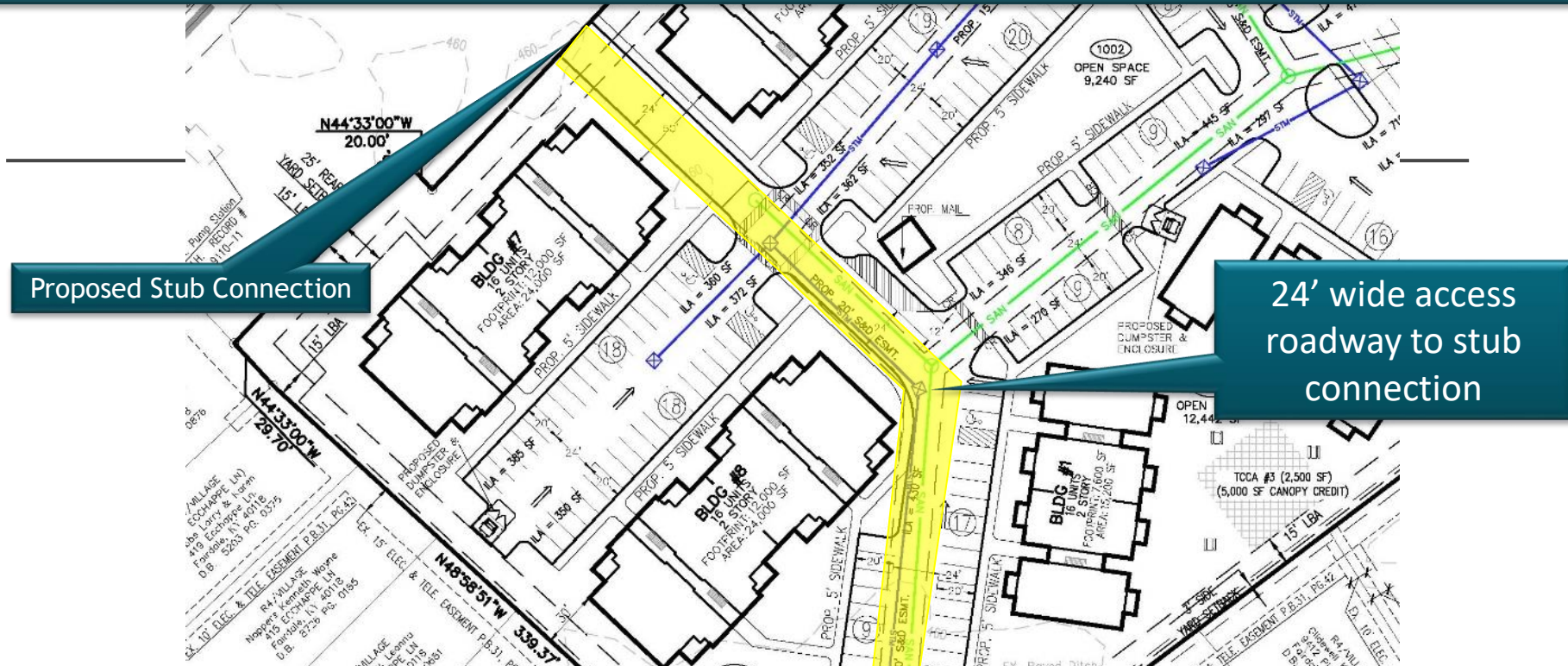
FLOODPLAIN CON
 REQUIRED = 27,000
 = 13,500 CF X 1.5 =
 PROVIDED = 16,400 S

DETENTION BASIN
 X = 1 CRA/12
 AC = 0.50-0.23=0.27
 A = 8.9 ACRES

Proposed Stub Connection



Waiver of LDC Section 5.9.2.A.1.a.ii to not provide a stub “street” to serve future development on vacant property



Proposed Stub Connection

24' wide access roadway to stub connection

11. Prior to developer requesting a Certificate of Occupancy (“CO”) on the first apartment building, developer shall request Metro Public Works (“Public Works”) to inspect the road infrastructure for the 24’ wide access roadway leading from Pirouette Avenue to the stub connection to the north property line to determine what amount of bond, if any, the developer shall be required to post prior to CO issuance. The access roadway to the stub connection at the north property line shall be built to the terminus at the north property line prior to release of said bond, if applicable. The developer can request a bond release and Public Works to inspect the road infrastructure for the access roadway for same whenever the road infrastructure construction is complete.
12. The access roadway connection to the north property line shall remain open and available to thru traffic.

Docket No. 20-ZONE-0056 - 1007 S. English Station Road

With a blanket access easement and similar roadway bonding obligation binding element

54 proposed patio home condominium units



Treeline, LLC
property

SITE





Entrance to the Treeline, LLC property from Ecchappe Lane

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this 11th day of June 1996, by and between the LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT, a public body corporate and political subdivision organized pursuant to Chapter 76 of the Kentucky Revised Statutes, whose address is 400 South Sixth Street, Louisville, Kentucky 40202 (hereinafter referred to as "GRANTOR") and Carroll F. Cogan, whose address is 3001 Hayfield Drive, Louisville, Kentucky 40205 (hereinafter referred to as "GRANTEE");

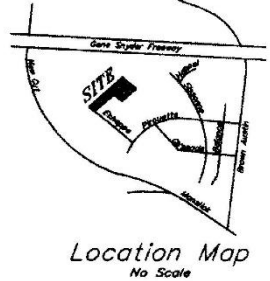
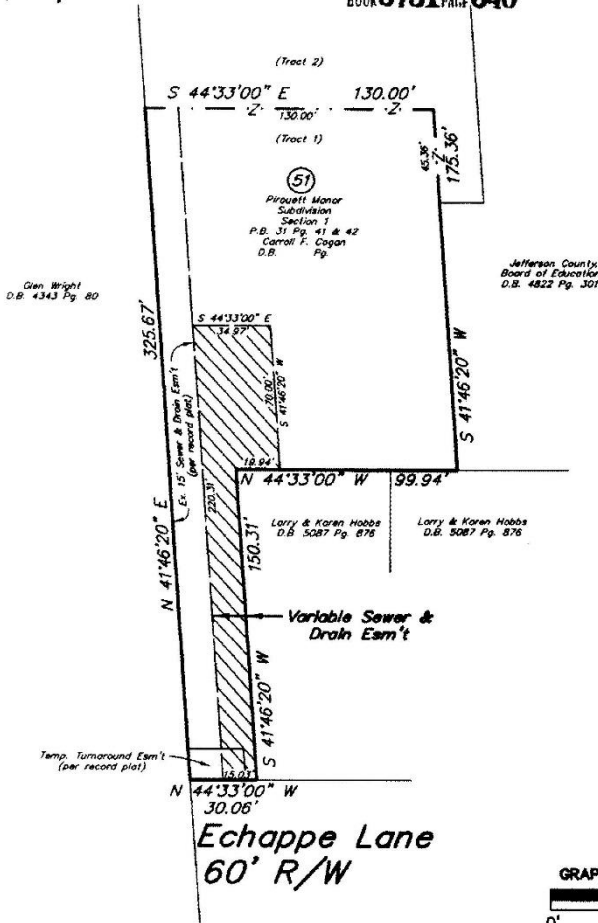
WITNESSETH:

That for good and valuable consideration, including the payment of ONE DOLLAR AND NO CENTS (\$1.00), the receipt of which is hereby acknowledged, the GRANTOR does hereby remise, release and quitclaim forever unto GRANTEE, his heirs assigns, and successors in interest, all of its right, title, interest and/or claim in and to the following described real estate located in Jefferson County, Kentucky, and more particularly described as follows:

TRACT 1: BEING Lot 51, Pirouette Manor, Section No. 1, plat of which is recorded in Plat and Subdivision Book 31, Pages 41 and 42, in the Office of the Clerk of Jefferson County, Kentucky.

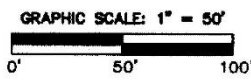
TRACT 2: BEING a part of Lot 63, as shown on plat of Pirouette Manor, Section No. 1, plat of which is of record in Plat and Subdivision Book 31, Pages 41 and 42, in the Office aforesaid, bounded and more particularly described as follows:

BEGINNING at the Northeast corner of Lot 51, as shown on plat of Pirouette Manor, Section 1 aforesaid; thence North 41 degrees 46 minutes 20 seconds East 308.62 feet



Jefferson County
Board of Education
D.B. 4822 Pg. 301

Glen Wright
D.B. 4343 Pg. 80



PERMANENT EASEMENT = 4897.16 Sq. Ft.
TEMPORARY CONSTRUCTION EASEMENT = N/A

The reference meridian used on this plat to determine the directions of survey lines was based on the deed bearing of the south line of the tract, which is on Tax Map 1477 Lot 51.

Being a part of the same property conveyed to the Grantor by deed dated _____, Page _____, in the office of the Clerk of the Jefferson County Court.

H. E. RUDY CONSULTING ENGINEERS
STONESTREET & FORD - SURVEYORS
300 WEST MAIN STREET
LOUISVILLE, KY. 40202



I hereby certify that this plat was made under my supervision and is correct to the best of my knowledge and belief. Distances as shown on this plat have not been adjusted for closure. This easement plat meets or exceeds the minimum standards of governing authorities.

C. P. [Signature] Surveyor
Date 10-5-95

SANITARY SEWER & DRAINAGE EASEMENT
Property of
Carroll F. Cogan
3001 Hayfield Drive
Louisville, Kentucky 40205
Property Address
Carroll F. Cogan
Echappe Lane
Louisville, Kentucky 40118
Parcel No. 27-A Record No. 9115
Date 10/10/95

EXHIBIT A

**RESERVATION OF SEWER AND DRAINAGE EASEMENTS
AND ACCESS EASEMENT**

The Louisville and Jefferson County Metropolitan Sewer District (hereinafter referred to as "GRANTOR") hereby reserves to itself and assigns, perpetual easements on, over and under strips of land and spaces as defined and marked "Sewer and Drainage Easement" and "Access Easement" on the plat attached hereto.

This reservation is made under the following terms and conditions:

1.) GRANTOR has the right of ingress and egress over GRANTEE's property to and from the easement at all times for the purpose of constructing, operating, maintaining, repairing, and reconstructing sanitary sewers, drains, and related equipment, structures, or materials (hereinafter collectively referred to as "appurtenances"), under GRANTOR's jurisdiction, control, and supervision.

2.) Nothing shall be placed in, on, over, or under the sanitary sewer and drainage easement which will obstruct or interfere with the purposes of said easement.

3.) GRANTOR may authorize any public agency or others to carry out the purposes as set forth in paragraph 1 above.

4.) GRANTOR covenants that it will assume full responsibility for claims resulting from damage to any land, improvement, or the environment within or outside the sanitary sewer and drainage easement herein reserved, or to any land or improvements used for ingress and egress to such easement, caused by GRANTOR during construction, operation, maintenance, repair, or reconstruction of said sanitary sewers, drains, and appurtenances unless such damage is caused by the placing of any structure within or outside the easement in violation of this reservation of sanitary sewer and drainage easement, in such case no liability will be assumed by GRANTOR.

CERTIFICATE OF OWNERSHIP AND RESOLUTION
 This is to certify that the interest in the owner of the land shown on this plat and the utility easements thereon are as follows:
OWNER: Estelle Investment Corp.
 by **H.R. Miller, Pres.**

CERTIFICATE OF ACKNOWLEDGMENT
 I, **Betty J. Ford**, County Clerk of Jefferson County, Kentucky, do hereby certify that the owner of the land shown on this plat is as stated and that the same is duly recorded in the Public and County Records of this County.

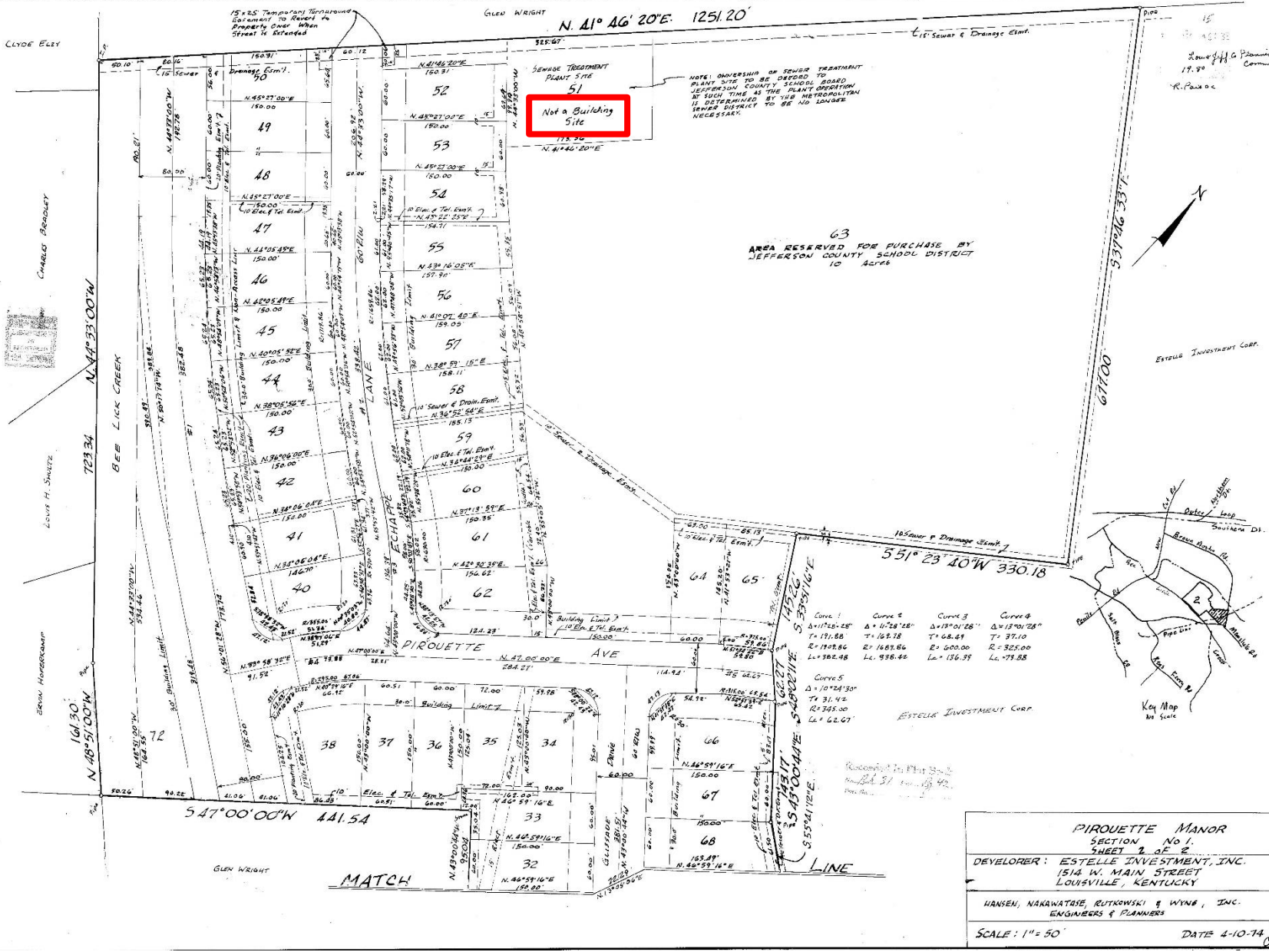
CERTIFICATE OF APPROVAL
 Approved this **17th** day of **April**, 1974, by **John W. Whitsett**, Mayor of Jefferson County, Kentucky.

ENGINEER'S CERTIFICATE
 I hereby certify that the owner of the land shown on this plat is as stated and that the same is duly recorded in the Public and County Records of this County.

ENGINEER'S CERTIFICATE
 I hereby certify that the owner of the land shown on this plat is as stated and that the same is duly recorded in the Public and County Records of this County.

BARRIERS FOR GAS UTILITIES
 The owner of the land shown on this plat is as stated and that the same is duly recorded in the Public and County Records of this County.

CERTIFICATE OF RESERVATION OF DRAINAGE EASEMENT
 I hereby certify that the owner of the land shown on this plat is as stated and that the same is duly recorded in the Public and County Records of this County.



PIROUETTE MANOR SECTION No. 1	
SHEET 2 OF 2	
DEVELOPER: ESTELLE INVESTMENT, INC.	
1514 W. MAIN STREET LOUISVILLE, KENTUCKY	
HANSEN, NAKAWATASE, RUTKOWSKI & WYNE, INC.	
ENGINEERS & PLANNERS	
SCALE: 1" = 50'	DATE 4-10-74

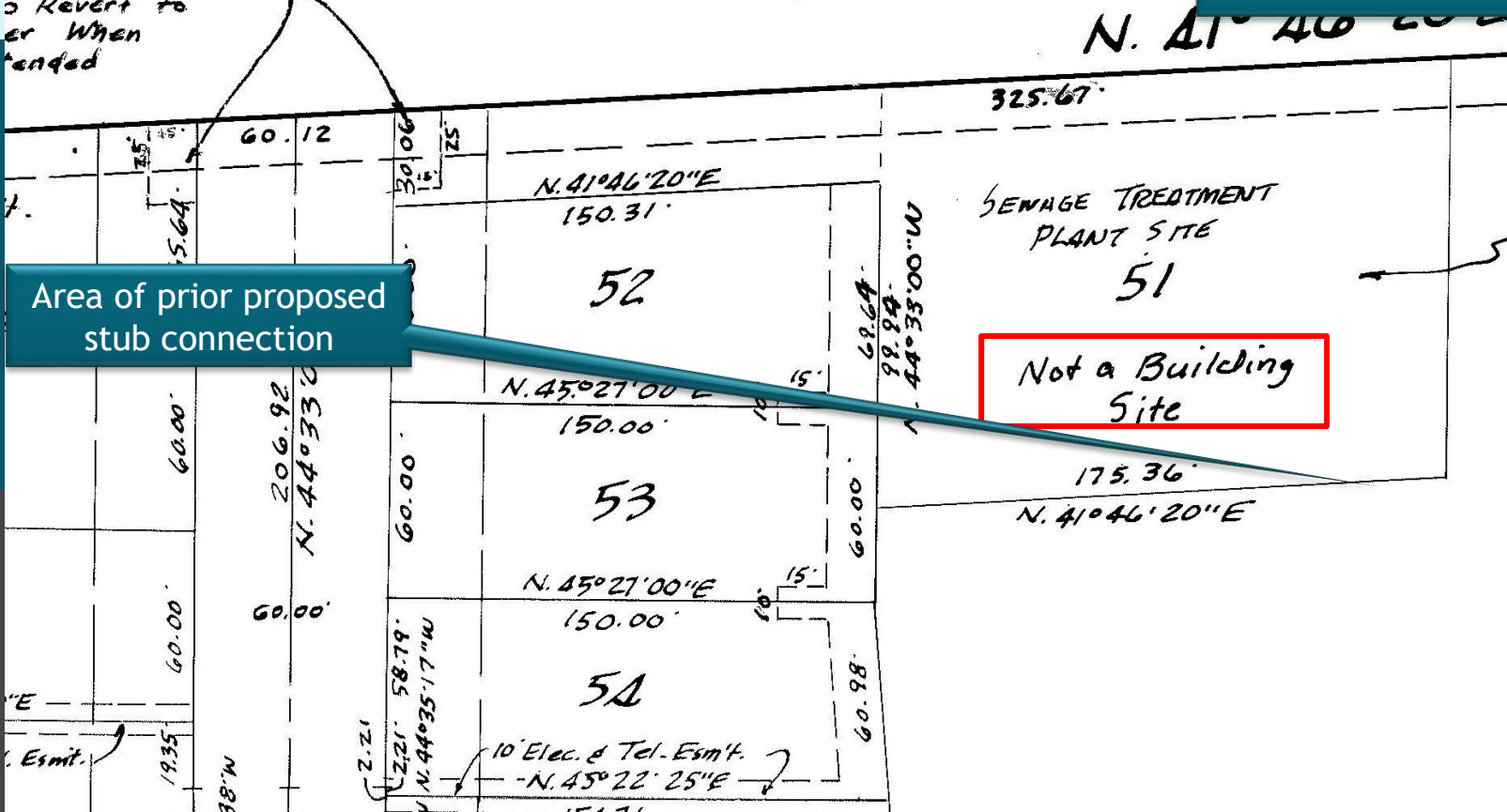
Pirouette Manor record plat.



Area of current proposed stub connection

Temporary turnaround
to Revert to
owner when
extended

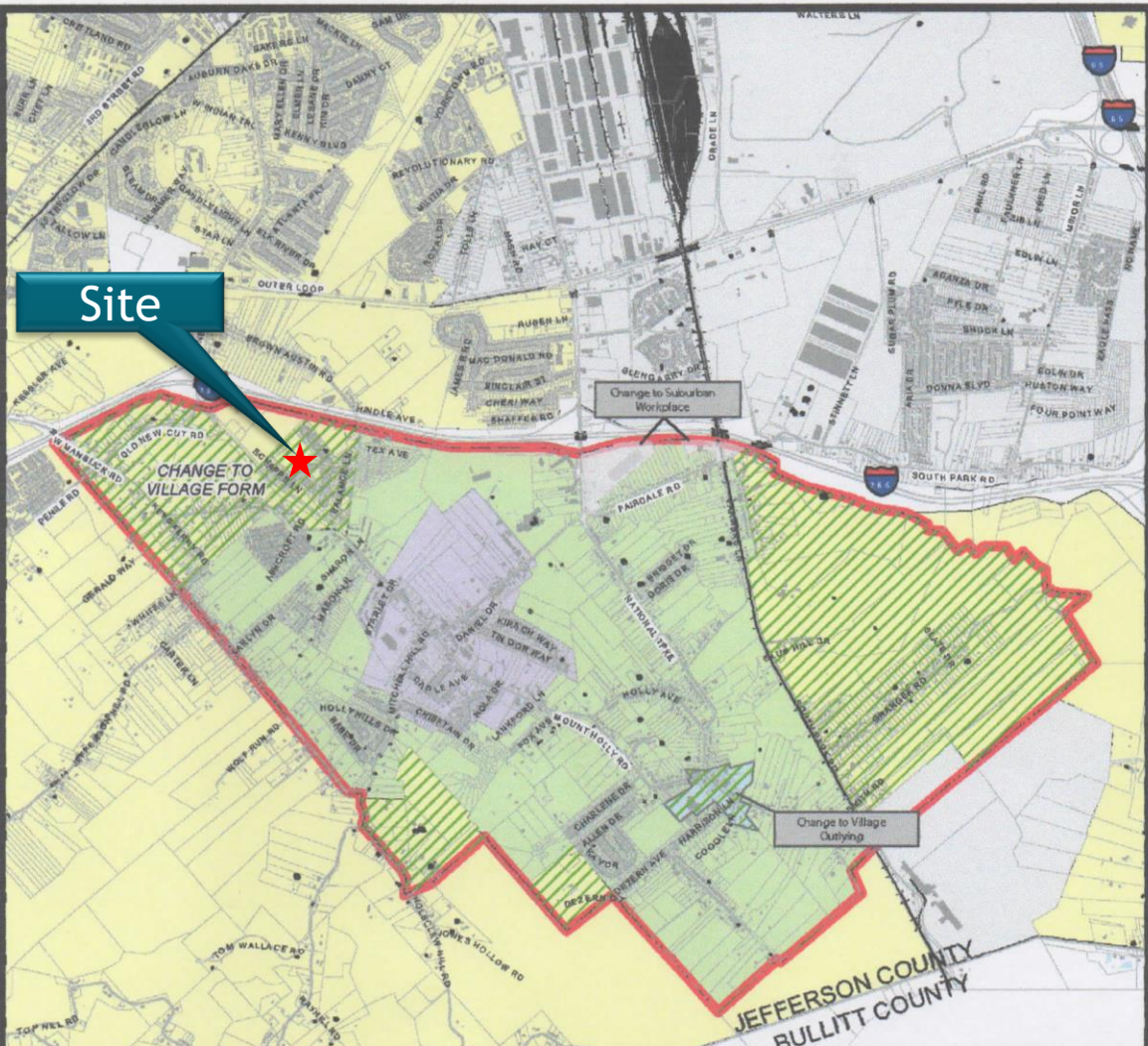
GLEN WRIGHT



Portion of Treeline, LLC property as shown on Pirouette Manor record plat.

FAIRDALE NEIGHBORHOOD PLAN





Site

CHANGE TO VILLAGE FORM

Change to Suburban Workplace

Change to Village Country

JEFFERSON COUNTY
BULLITT COUNTY

Fairdale Neighborhood Plan

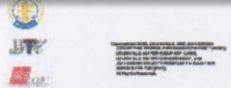
Proposed Form Districts

Legend

- Existing Study Area
- Village Form (proposed)
- Village Center (proposed)
- NEIGHBORHOOD
- SUBURBAN WORKPLACE
- VILLAGE CENTER
- NO FORM DISTRICT IN EFFECT
- Body of Water
- Jefferson County Boundary
- Paved Road
- Paved Bridge
- Active Railroad Feature
- Abandoned Railroad Feature
- Railroad Bridge

Miles
0 0.25 0.5 1

Site is located in Village Form District



	Program to Encourage Transit Ridership.		
P.3	Support Modification of Zoning Classifications that will Encourage Development of Affordable and Condominium Style Housing Surrounding Village Center to Enable Senior Citizens to Remain in the Fairdale Community.	Louisville Metro Planning and Design Services	Short Term
P.4	Identify Need and Demand for Affordable and Senior Housing in Fairdale to Replace Aging Units such as Barracks Style Apartments and Mobile Home Developments.	Louisville Metro Housing and Community Development CHDO Fairdale Business Association District 13 Representative	Short Term

Proposed additional Binding Elements

11. Prior to developer requesting a Certificate of Occupancy (“CO”) on the first apartment building, developer shall request Metro Public Works (“Public Works”) to inspect the road infrastructure for the 24’ wide access roadway leading from Pirouette Avenue to the stub connection to the north property line to determine what amount of bond, if any, the developer shall be required to post prior to CO issuance. The access roadway to the stub connection at the north property line shall be built to the terminus at the north property line prior to release of said bond, if applicable. The developer can request a bond release and Public Works to inspect the road infrastructure for the access roadway for same whenever the road infrastructure construction is complete.
12. The access roadway connection to the north property line shall remain open and available to thru traffic.
13. Prior to developer requesting a CO on the first apartment building, developer shall record a deed restriction obligating the developer to mow the Treeline Estates Nature Walk property with the subject property mowing until such time as the subject property is no longer an apartment community. The deed restriction shall specifically provide the Planning Commission with the right to enforce same.
14. Developer shall pursue the approval of speed bumps along Pirouette Avenue and fund the construction of same if approved.
15. Developer shall pursue approval of a four-way stop at the intersection of Pirouette Avenue and Glissade Drive and fund the construction of same if approved.
16. Prior to developer requesting a CO on the first apartment building, a sidewalk shall be constructed in the sidewalk gap along Pirouette Avenue at New Cut Road.



SITE

Treeline Estates
Nature Walk Property

Sidewalk Gap

- Yellow - Pirouette Avenue area where developer is committing to seek approval of and fund speed bumps per proposed binding element.
- White - Treeline Estates Nature Walk Property where developer is committing to mow per proposed binding element.
- Black - Area along Pirouette Avenue where sidewalk shall be constructed.



