PRELIMINARY APPROVAL
Condition of Approval:
M. Walsh for TK. 3-5-21
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

PROPERTY LINE TABLE			
L1	N34°19'25"W	38.60'	
L2	S46°22'34"W	18.29'	
L3	S42°21'17"W	35.07'	R=250'
L4	S38°19'59"W	13.09'	
L5	N38°19'59"E	13.09'	
L6	N42°21'17"E	42.08'	R=300'
L7	N46°22'34"E	26.48'	
L8	N34°19'25"W	7.47'	

WAIVER REQUEST

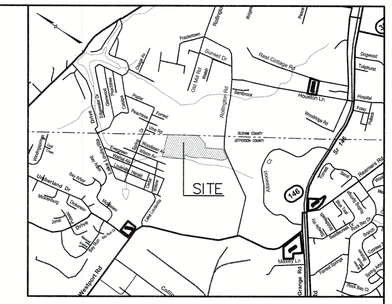
A WAIVER IS REQUESTED FROM SECTION 7.3.30.E OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD TO BE OCCUPIED BY A DRAINAGE EASEMENT.

PROJECT DATA

TOTAL SITE AREA	= 22.6± Ac. (985,305 SF)
TOTAL AREA OF ROW	= 3.9± Ac. (171,316 SF)
R/W DEDICATION AREA	= 0.1± Ac. (3,571 SF)
NET SITE AREA	= 18.6± Ac. (810,418 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 81
TOTAL AREA OF LOTS	= 14.4± (626,448 SF)
NET DENSITY	= 4.35 DU/Ac. (7.26 MAX DU/Ac.)
OPEN SPACE PROVIDED	= 4.2 Ac. (184,241 SF)

R-5 REQUIREMENTS

MINIMUM LOT AREA	= 6,000 SF
MINIMUM LOT WIDTH	= 50'
MIN. FRONT YARD & STREET SIDE YARD	= 25'
MINIMUM SIDE YARD	= 5'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'


SITE
Rollington Rd
Old Cedar Ln
Old Mt Eden Rd
Bond Crossing Rd
Pendleton Ln
Rockford Ln
Mt Eden Rd
Lagrange Rd
Westport Rd
Brownsboro Rd
Gene Snyder Fwy
I-265
Ballardsville Rd
Ballardsville Ln
Old Ballardsville Rd
Old Westport Rd
Old Lagrange Rd
Old Brownsboro Rd
Crestwood
Buckner
Anchorage
Prospect
Glenmary
Worthington Dr
Glenmary Ln
Glenmary Cir
Glenmary Ct
Glenmary Trace
Glenmary Trace Ct
Glenmary Trace Cir
Glenmary Trace Pl
Glenmary Trace Way
Glenmary Trace Ln
Glenmary Trace Trl
Glenmary Trace Xing
Glenmary Trace Run
Glenmary Trace Sq