

18SUBDIV1025

Dobson Lane Subdivision



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

February 7, 2019

Requests

- **Major Preliminary Subdivision** with review of stream and buffer area crossings, and of land disturbing activities on slopes greater than 20%
- **Waiver** from LDC 4.8.6.G to allow the streamside and middle buffer zones of a protected waterway to be located on buildable lots

Site Context



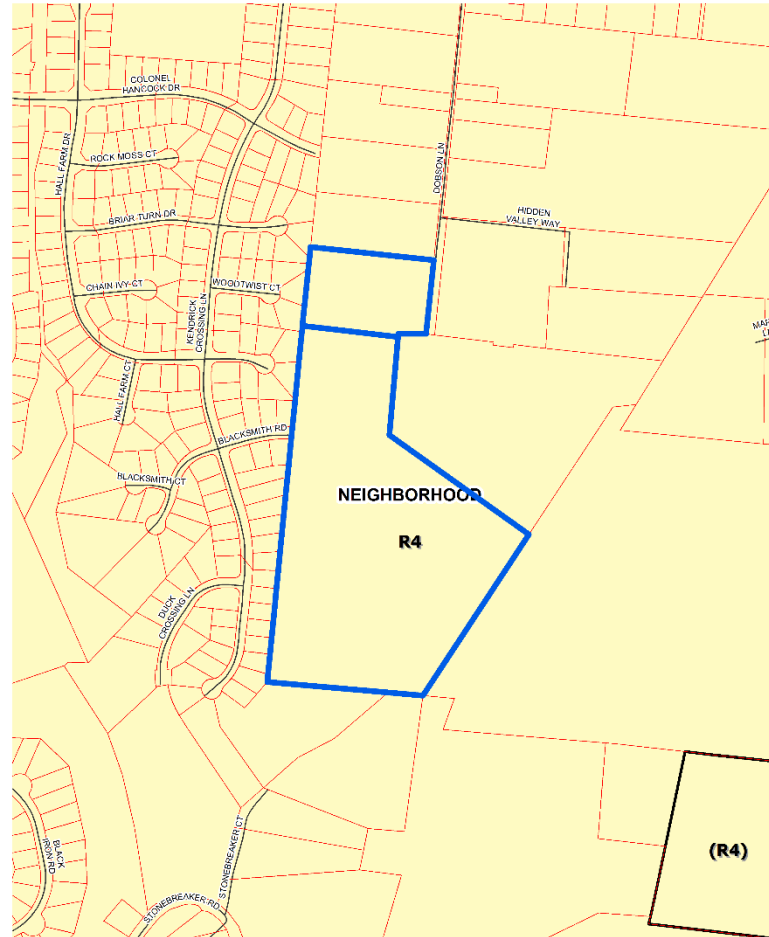
Case Summary

- The applicant proposes 80 lots on approximately 38.8 acres.
- A portion of the site contains steep slopes. The applicant proposes to utilize LDC 4.7.7 Development Potential Transfer to increase the density on the flatter portions of the site while preserving the majority of the slopes.

Case Summary

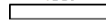
- The applicant requests one waiver.
- Additionally, the Planning Commission is authorized to review the crossing of a protected waterway in compliance with LDC 4.8.6.J.
- The Planning Commission must also review land disturbing activity on slopes greater than 20% on lots created by major subdivision.

Zoning/Form Districts



Dobson Lane Subdivision

feet



500

Map Created: 1/25/2019

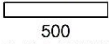


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Aerial Photo



Dobson Lane Subdivision
feet



500
Map Created: 1/25/2019



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Site Photos-Subject Property



Google

18SUBDIV1025

Condition of Approval:

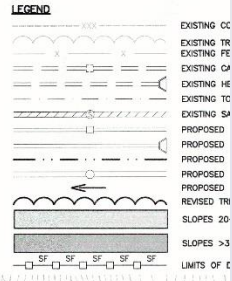
Development Date: 1/23/19

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVAL PLAN

Waiver

BENCHMARKS
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE: BENCHMARK GPS86-37RESECT NAVD 1988 ELEV. 862.48
 TRAVEL 1,100' NORTH ALONG BARDSTOWN ROAD FROM THE INTERSECTION OF BARDSTOWN ROAD AND BREVLINGER LANE TO BARTLEY ROAD, THENCE GO 1,700' WEST ALONG BARTLEY ROAD TO THE STATION ON THE RIGHT OPPOSITE HOUSE #9418, STATION IS 14' NORTH OF THE CENTERLINE OF BARTLEY ROAD AND LEVEL WITH PAVEMENT.



- WAIVER REQUEST:**
1. A WAIVER OF 4.8 SG OF THE LOC IS REQUESTED TO ALLOW THE STREAMSIDE AND MIDDLE BUFFER AREAS FOR BIG RUN CREEK TO BE LOCATED ON SUBDIVISION LOTS 53, 54, 62 & 63 IN A CONSERVATION EASEMENT.
 2. WAIVER OF 4.8 SG OF THE LOC TO PERMIT MSD SANITARY SEWER LINE WITHIN THE STREAMSIDE BUFFER ZONE.

WORKS AND KTC NOTES:
 F-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RSD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A JOINT TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE ALL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE ALIED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF FINANCY.
 MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MINIMUM GRADE OF TEN (10%) PERCENT.
 DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS APPROVED AT THE TIME OF CONSTRUCTION.
 CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE HIRED BY THE DEVELOPMENT CODE.
 SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE CIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC (I)ARD DRAWING FOR SIDEWALKS AND FOR NEXTIVITY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS, WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY BLACKSMITH ROAD EXTENSION & STREETS AT ALL SUCH SIGNS SHALL BE ALIED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET STRUCTURE.
 CONNECTION TO DOBSON LANE SHALL HAVE A GATE AND LOCKBOX OVED BY THE FIRE DEPARTMENT. FULL CONNECTION TO DOBSON LANE 1 BE REQUIRED WHEN DOBSON LANE IS IMPROVED TO LOUISVILLE METRO STANDARDS.

NET PROPERTY OWNERS (ALL IN NFD/R4 ZONE):

- 20K 16 LOT 122
R. KATRINA HARMON
STONEBROOK ROAD
70 PG. 706
- 20K 57 LOT 43
WALTON
ROAD RIAN ROAD
75 PG. 517
- 20K 57 LOT 50
PHYS
DOBSON LANE
22 PG. 41
- 20K 57 LOT 88
& LOS ORETT
DOBSON LANE
800 PG. 164
- 20K 3343 LOT 672
& DEAN LUCKENBUSH
DAFFANY HILL

- TAX BLOCK 2844 LOT 549
STEPHEN & JACLYN OLSON
10807 WOODSTOCK COURT
D.B. 99339 PG. 555
- TAX BLOCK 2844 LOT 550
TODD ALTMAN
10808 WOODSTOCK COURT
D.B. 10858 PG. 408
- TAX BLOCK 3173 LOT 580
JON & SHARON LORCE
8007 HALL FARM DRIVE
D.B. 7380 PG. 25
- TAX BLOCK 3173 LOT 581
JOHN BUFFINGTON
8008 HALL FARM DRIVE
D.B. 10734 PG. 113
- TAX BLOCK 3173 LOT 591
& ELIZABETH BROWELL
DAFFANY HILL

- TAX BLOCK 3173 LOT 596
WILLIAM & LESLIE HAVELY
1707 KENDRICK CROSSING LANE
D.B. 10817 PG. 948
- TAX BLOCK 3173 LOT 597
DAVID & MARY STEHMETZ
1708 KENDRICK CROSSING LANE
D.B. 7438 PG. 517
- TAX BLOCK 3173 LOT 598
SHARON & GOSNELL SMITH
7913 KENDRICK CROSSING LANE
D.B. 7382 PG. 833
- TAX BLOCK 3343 LOT 600
JAMES & STEPHANIE JARDE
7918 KENDRICK CROSSING LANE
D.B. 8131 PG. 464
- TAX BLOCK 3343 LOT 602
JASON & ELIZABETH BROWELL
DAFFANY HILL

- TAX BLOCK 3343 LOT 671
JOSEPH & BARBARA LUSH
8009 KENDRICK CROSSING LANE
D.B. 7752 PG. 70
- TAX BLOCK 3343 LOT 674
MATTHEW & DIANE RICHARDSON
8013 KENDRICK CROSSING LANE
D.B. 9890 PG. 24
- TAX BLOCK 57 LOT 44
MARGANNE CORTEY
10009 FAIRMOUNT ROAD
D.B. 10926 PG. 178
- TAX BLOCK 57 LOT 259
JAMES & SCOTT KING
7915 DOBSON LANE
D.B. 8100 PG. 713
- TAX BLOCK 2844 LOT 542
REX & LAURA LAERSTROM
DAFFANY HILL

- TAX BLOCK 3173 LOT 590
DOUGLAS & LINDA SHARPENSTEIN
10807 BLACKSMITH ROAD
D.B. 8076 PG. 284
- TAX BLOCK 3173 LOT 595
CHRISTOPHER & LINDA LEWIS
7905 KENDRICK CROSSING LANE
D.B. 10034 PG. 469
- TAX BLOCK 3173 LOT 598
JOHN & MARY METZNER
7911 KENDRICK CROSSING LANE
D.B. 7409 PG. 439
- TAX BLOCK 3343 LOT 601
CHRISTOPHER & ANAKKA GRANT
8001 KENDRICK CROSSING LANE
D.B. 10858 PG. 148
- TAX BLOCK 3343 LOT 670
STEVE & VALERI ST. CLAIR
DAFFANY HILL



Staff Finding

- The proposed subdivision generally meets the requirements of the Land Development Code except for the requested waiver.
- The subdivision is in compliance with the Development Potential Transfer requirements for lot size and number of permitted lots.

Staff Finding

- The waiver is not adequately justified and does not meet the standard of review.
 - Standard (a) is met
 - Standards (b), (c), and (d) are not met.

Required Actions

- **Approve or Deny the Major Preliminary Subdivision**
- **Approve or Deny the Waiver**