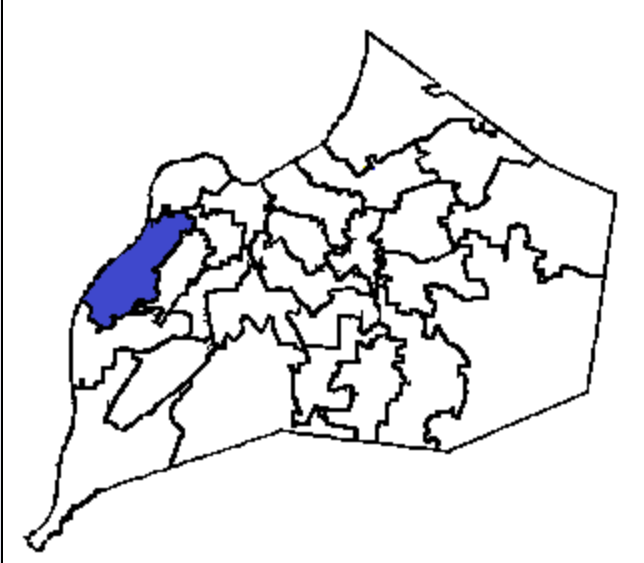
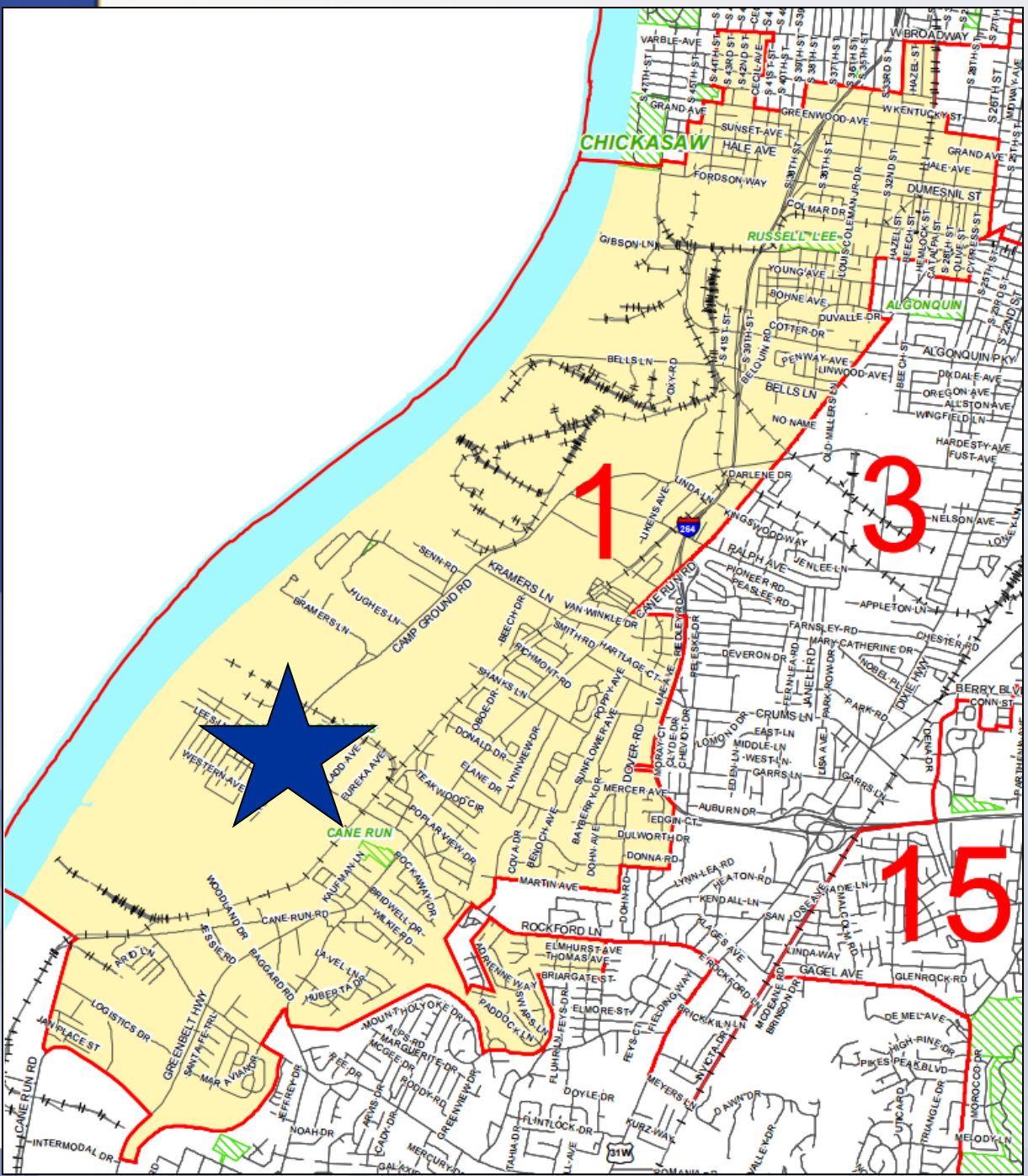


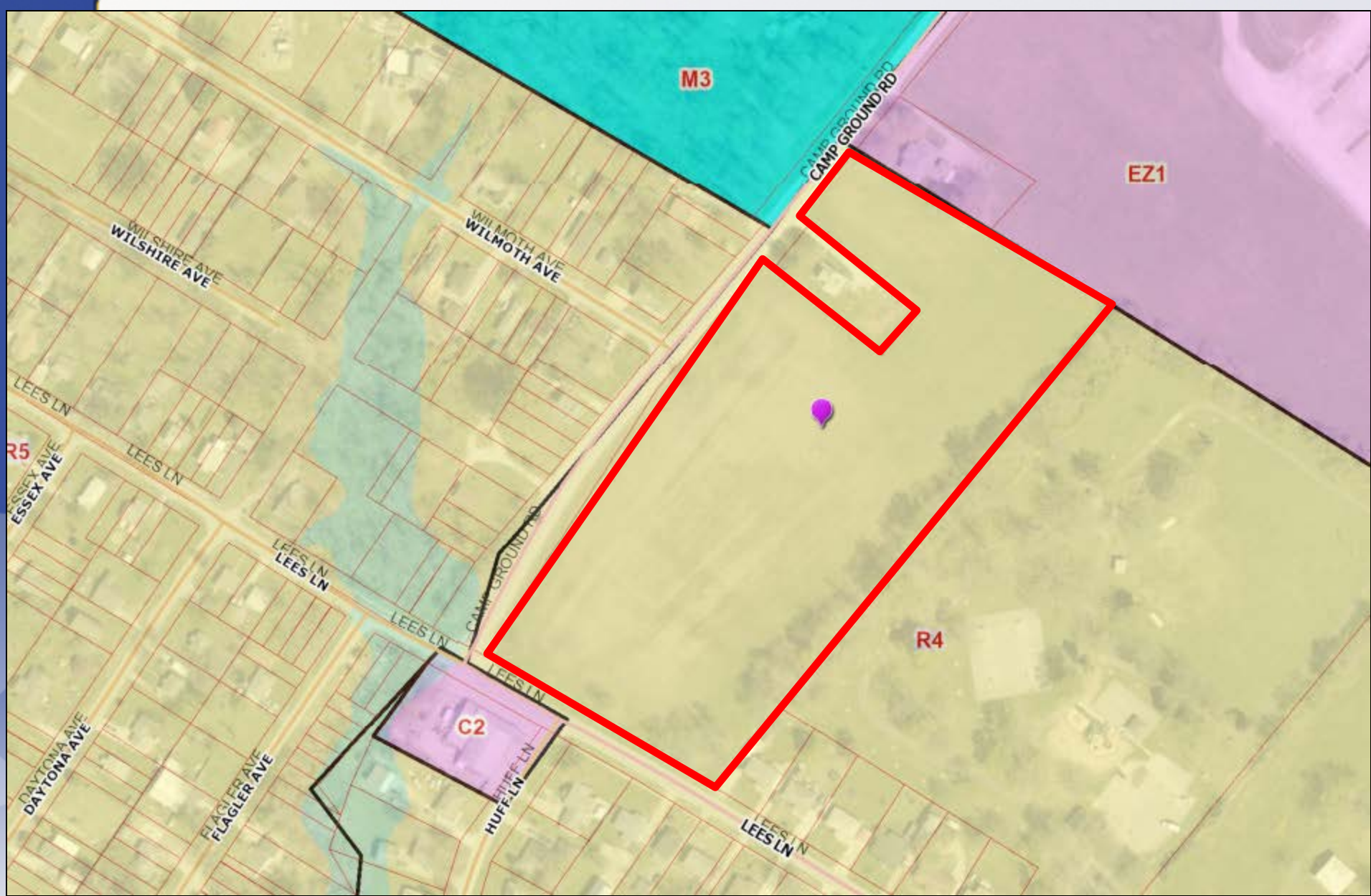
# 17ZONE1035 ALLEN-BROOKE MEADOWS



Planning, Zoning & Annexation Committee  
August 14, 2018



6305 Camp Ground Road  
District 1 - Jessica Green





# Request

- Change-in-Zoning from R-4 Single-Family Residential to R-5A Multi-family Residential and OR-1 Office-Residential
- Waivers:
  1. Waivers of Land Development Code (LDC), section 10.2.13 to omit interior landscaping requirement
  2. Waiver of LDC , section 10.2.4 to encroach upon the 50' LBA along the northeast boundary
  3. Waiver of LDC, section 5.8.1.B to eliminate the required sidewalk along Lees lane
- Detailed District Development Plan

# Case Summary

- 38 one-story, attached side-wall duplex units served by private roads and individual driveways
- Single parcel for office user
- An easement for the future Louisville Loop project has been provided in coordination with the Louisville Loop project management team
- A sidewalk waiver has been requested along Lees Lane. The Loop project is planned along this corridor.
- Pedestrian access from Campground Road through the development site to the Riverside Gardens Park has also been provided.

# Lees Lane



# East on Lees Lane from Intersection with Campground Road





# Campground Road (subject site on left)



# Subject Site: Riverside Gardens Park to the rear of tree line



# Subject Site from Lees Lane





**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL(S) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. SEDIMENT BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS 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 SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF 3.0 FT FENCE.

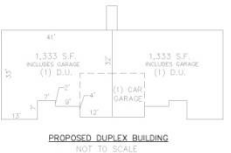
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OF LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LOADED GROUNDWATER ENCASED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**GENERAL NOTES**

- (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SIGNIFICANT PARCELS ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT OTHER SOUTHWEST WATER QUALITY TREATMENT PLANT.
- ALL LUMINAIRIES SHALL BE AIMED, DIRECTED, OR FOLDED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS OR ADJACENT OR NEARBY PARCELS) OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND ROADS OR WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING UTILITIES AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL INCLUDE A SIGNAGE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, NO PARKING, MATERIAL STORAGE, OR CLASSIFIED ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED AS ACCORDANCE WITH CHAPTER 15 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PERMITS, BOND AND ENCUMBRANCE PERMIT AND REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE KYTC RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MIGRATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ON SITE DETENTION WILL BE PROVIDED. FOOT FLOODED FLOW FLOWS WILL BE LIMITED TO PREDEVELOPED FLOW FLOWS FOR THE 2, 10, 100, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 15 OF THE LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 86 OF THE LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS TWY DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD SITE CONSTRUCTION PLAN APPROVAL.
- NO STORAGE OR LOADING OF MATERIALS FOR BUSINESS OPERATIONS NOT RESIDENTIAL TO RESIDENTIAL USES, GENERAL PROFESSIONAL OR MEDICAL OFFICES IS PERMITTED.



**PROJECT SUMMARY**

EXISTING ZONE	R4
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
<b>TRACT 1</b>	
PROPOSED ZONE	R-5A
PROPOSED USE	2-FAMILY RESIDENTIAL
SITE AREA	7.64 AC. (332,843 S.F.)
PROPOSED BLDG S.F.	47,462 S.F.
* (INCLUDES GARAGE)	N/A
N/A	48,709 S.F.
N/A REQUIRED	3,726 S.F. (7.5%)
N/A PROVIDED	0 S.F. (WAIVER REQUESTED)
DENSITY	4.92 D.U./AC.
PROPOSED NO. OF D.U.	38
F.A.R. MAX PERMITTED	0.5
F.A.R. PROVIDED	0.14 PROPOSED
<b>TRACT 2</b>	
PROPOSED ZONE	OR-1
PROPOSED USE	GENERAL OFFICE
SITE AREA	0.42 AC. (18,393 S.F.)
PROPOSED BLDG S.F.	3,944 S.F.
N/A	7,500 S.F.
N/A PROVIDED	375 S.F. (5%)
N/A	407 S.F.
N/A	N/A
N/A	N/A
N/A	1.0 PROPOSED
N/A	0.16 PROPOSED

**PARKING SUMMARY**

REQUIRED	TRACT 1	TRACT 2
MULTI-FAMILY RESIDENTIAL (38 D.U.)	87 SPACES	N/A
MAX 2.5 SPACES/D.U.	95 SPACES	N/A
GENERAL OFFICE ( 5 F.)	N/A	7 SPACES
MAX 1 SPACE/200 S.F.	N/A	7 SPACES
PROVIDED	76 SPACES*	N/A
MULTI-FAMILY RESIDENTIAL GENERAL OFFICE	N/A	7 SPACES
* ALL MULTI-FAMILY RESIDENTIAL DWELLING UNITS HAVE A ONE CAR ATTACHED GARAGE AND A MINIMUM OF ONE DRIVE WAY PARKING SPACE.		

**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM) LATEST REVISION AND SHALL NOT BE CONSIDERED AS A GUARANTEE OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 211100046E.

**LEGEND**

- EX. FIRE HYDRANT
- EX. UTILITY POLE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- PROPOSED DUMPSITER
- TO BE REMOVED
- STORM WATER FLOW ARROW
- PROPOSED HEADWALL
- PROPOSED YARD DRAIN
- PROPOSED CATCH BASIN
- PROPOSED PARKING CLOUT
- PROPOSED LIGHT POLE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED S/LT FENCE
- FORM DISTRICT BOUNDARY

**TREE CANOPY CALCULATIONS**

	TRACT 1	TRACT 2
SITE AREA CLASS C	7.72 AC. (336,301 S.F.)	0.42 AC. (18,393 S.F.)
EXISTING TREES PRESERVED:	19,325 S.F. (5.7%)	(0%)
REQUIRED TREE CANOPY:	67,260 S.F. (20%)	3,679 S.F. (20%)
REQUIRED NEW TREE CANOPY:	47,935 S.F. (14.3%)	3,679 S.F. (20%)
NEW TREE CANOPY TO BE PROVIDED:	47,935 S.F. (14.3%)	3,679 S.F. (20%)
TOTAL TREE CANOPY:	67,260 S.F. (20%)	3,679 S.F. (20%)

**BENCHMARK TEMPORARY BENCHMARKS**

- 1/4" CIRCLED SQUARE ON NORTHWEST CORNER OF CONCRETE COLUMN. ELEVATION 459.03 NAVD 88 DATUM
- 1/4" CIRCLED SQUARE ON NORTHWEST CORNER OF CONCRETE COLUMN. ELEVATION 459.02 NAVD 88 DATUM

**INCREASED RUNOFF CALCULATIONS**

Coeff = 0.23  
Crest = 0.46  
AREA = 0.14 AC  
(0.46 - 0.23) X 2.87/2 X 8.14 AC = 0.44 AC-FT.

**WAIVERS REQUESTED**

- (R1) FROM CHAPTER 10.2.13 FROM THE LDC TO OMIT THE REQUIRED N/A.
- (R2) FROM CHAPTER 10.2.4 FROM THE LDC TO REDUCE PORTION OF THE REQUIRED PERIMETER 50' LBA TO A MINIMUM 18'.
- (R3) FROM CHAPTER 6.21 FROM THE LDC TO OMIT THE REQUIRED SEWELWK ALONG LEES LANE.

CASE #1770NE1035  
**DETAILED DISTRICT DEVELOPMENT PLAN**  
 ALLEN-BROOKE MEADOWS  
 RESIDENTIAL COMMUNITY  
 6305 CAMP GROUND RD  
 LOUISVILLE, KENTUCKY 40216  
 T8. 100.2 LOT 000  
 FOR  
 OWNER/DEVELOPER:  
 DAVID MATTHEW  
 8508 GLADY LANE  
 LOUISVILLE, KENTUCKY 40291  
 O.B. 10650, PG. 958



**Milestone design group**  
 108 Devontry Lane, Suite 300, Louisville, KY 40235  
 502.527.7075 www.milestonedesign.org

**ALLEN-BROOKE MEADOWS**

DATE: 9/25/17  
 DRAWN BY: M.M.M.  
 CHECKED BY: D.L.E.  
 SCALE: 1"=60' (HORZ)  
 SCALE: 1"=3' (VERT)

**REVISIONS**

Δ	11/30/17 AGENCY CMTS
Δ	4/9/18 AGENCY CMTS
Δ	4/24/18 AGENCY CMTS
Δ	6/21/18 AGENCY CMTS
Δ	1/1/19
Δ	1/1/19

**DEVELOPMENT PLAN**

<b>JOB NUMBER</b>	<b>17011</b>
<b>1</b>	
<b>OF</b>	
<b>1</b>	

# Public Meetings

- Neighborhood Meeting on 7/12/2017
  - Conducted by the applicant, 12 people attended the meeting
- LD&T meeting on 6/28/2018
- Planning Commission public hearing on 7/19/2018
  - Three people spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 to R-5A & OR-1 with a vote of 6-0 (three members were not present).