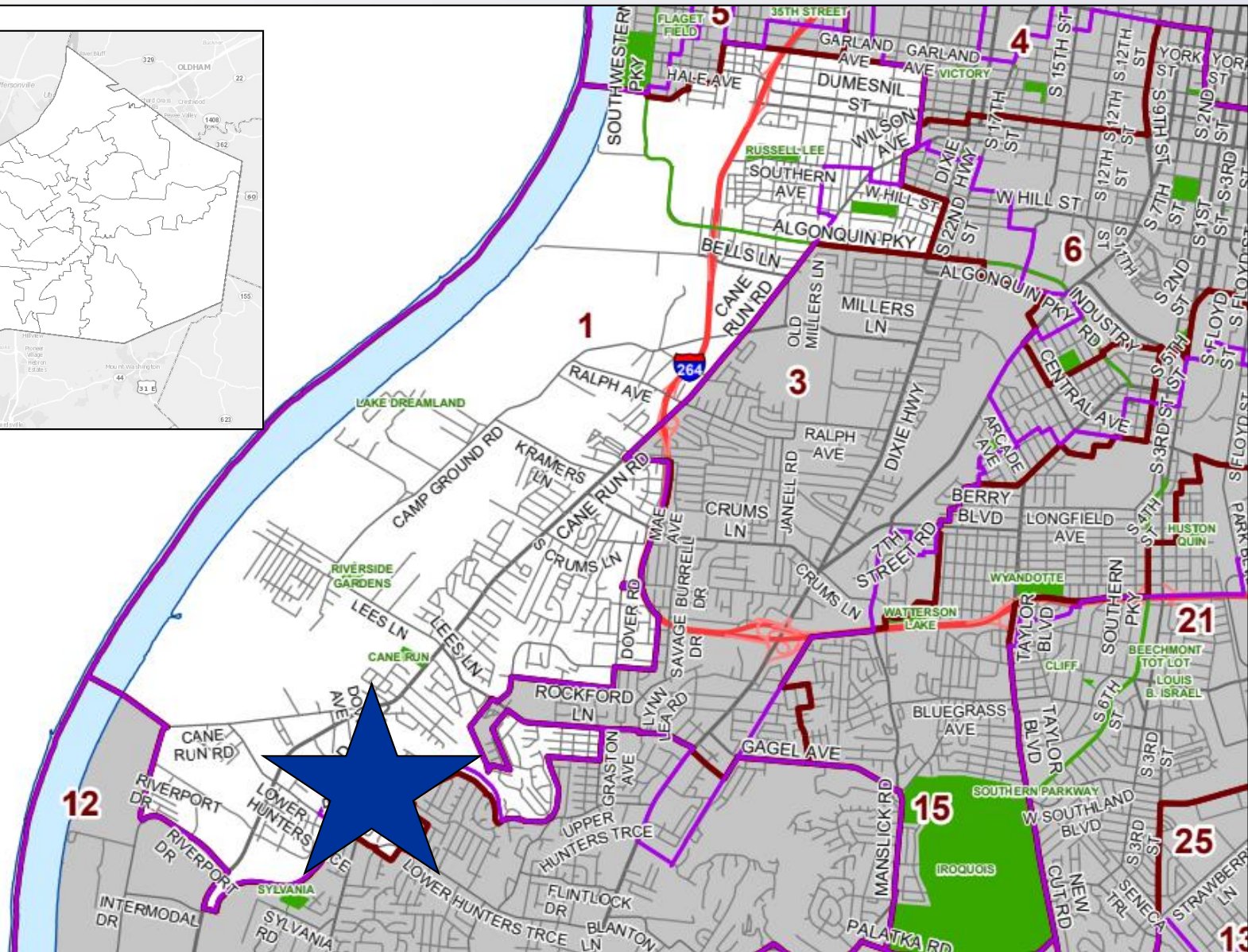
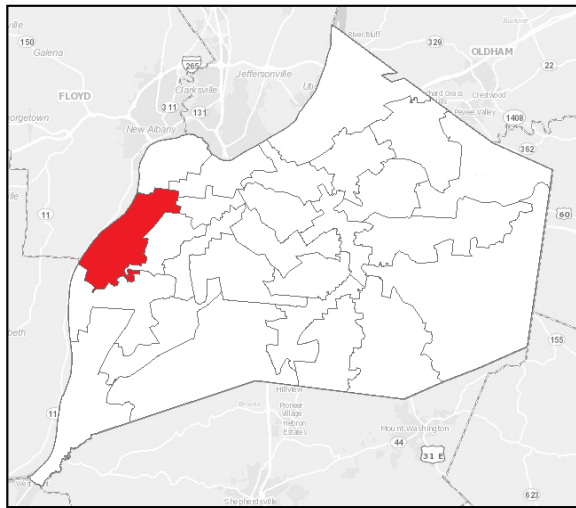


22-ZONE-0044

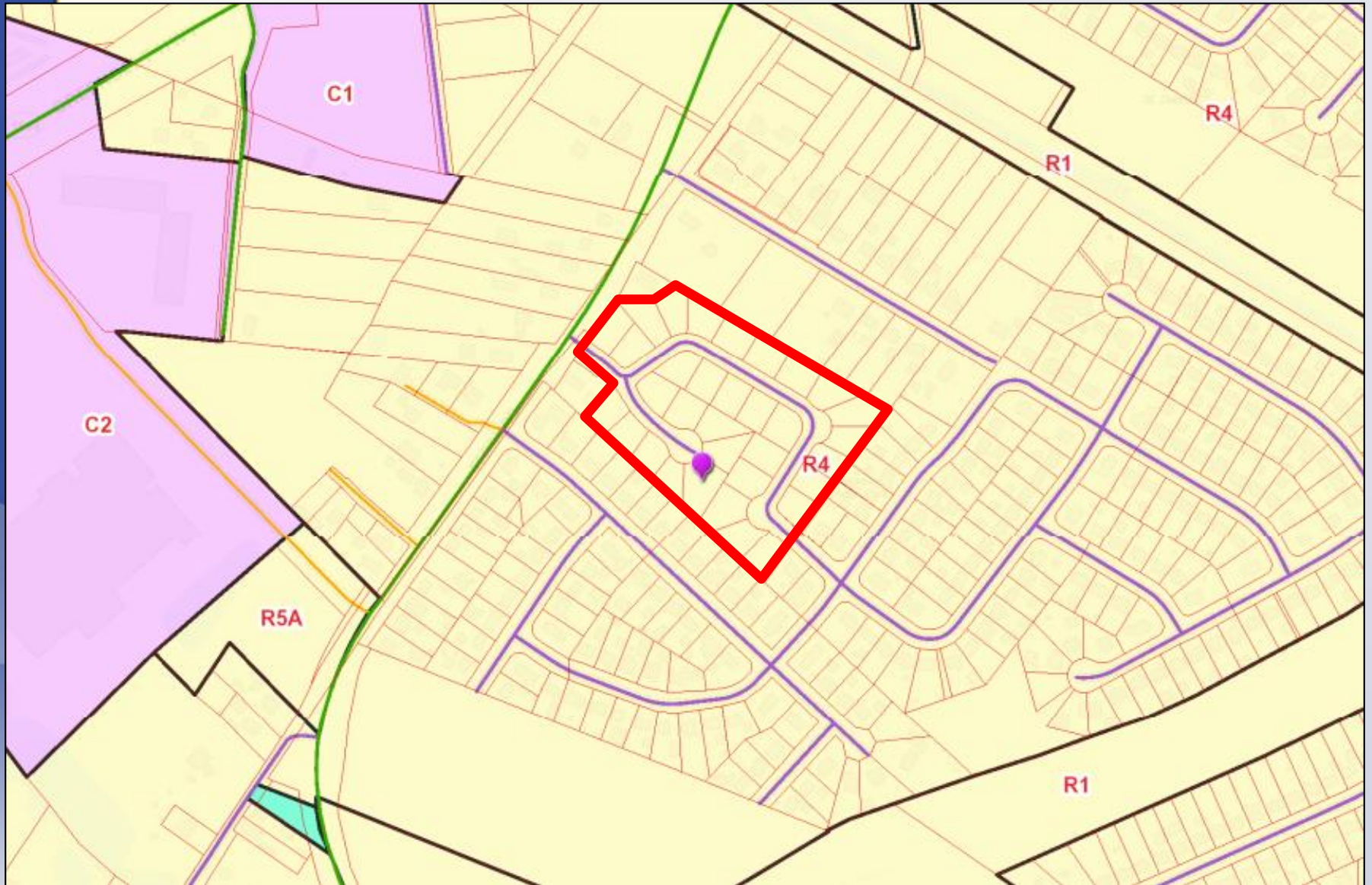
ALSTON TRACE



Planning & Zoning Committee
August 2, 2022







Requests

- Change in zoning from R-4 Single Family Residential to R-5 Single Family Residential
- Waiver from 7.3.30.F to allow rear yards to overlap drainage easements by more than 15% for lots 5-16, 20-27 and 35-47.
- Variance from table 5.3.1 to allow front facing garages to be setback 20' instead of the required 25' for lots 6-12, 19, 24, 34-38 and 43.
- Detailed District Development Plan/Major Preliminary Subdivision Plan with abandonment of Conditions of Approval adoption of new Binding Elements

Project Summary

- The subject site is located along Terry Rd in southwestern Louisville Metro and is within the Neighborhood form district.
- The site was previously recorded as a subdivision under docket 10-12-02. Roads were constructed per the previously approved plan, but no homes have been constructed.
- The subject site is surrounded by other single-family residential development with a variety of lot patterns and sizes.

Proposed Plan

NOTES

GENERAL

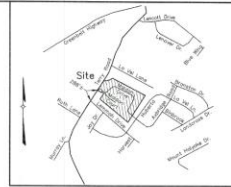
- No lots shall have any use that is prohibited or restricted by the creation of a greater number of lots than originally approved by the zoning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until construction is completed. For parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan will be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by applicable agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from existing roads and neighboring properties.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No direct access for any lots to Terry Road.

SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet.
- No portion of the site is located in a floodplain per FEMA map 21111 C 0071 F dated February 26, 2021.
- A "Request for Sanitary Sewer Capacity" has been filed with MSO.
- All proposed sewer and drain assemblies shall be 15' unless otherwise indicated.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Sewer and Drainage Manual and Standard Specifications and other local, state and federal ordinances.
- The final design of this project must meet all MSO water quality regulations established by MSO. Site layout may change at the design phase due to proper siting of Green Street Right-of-Way.
- An EPSC plan shall be developed and approved in accordance with MSO Design Manual and Standards Specifications prior to construction plan approval.
- Site is subject to required utility fees for the increased runoff from the originally approved project. Verification of the downstream capacity will be required. Downstream improvements or modifications to the site may be required. Downstream capacity to be verified to the MSO Creek cut off channel behind 8000 Brandon drive and the actual located behind 8024 Lexington Drive.
- Sanitary sewer service provided by PSC, subject to fees and any applicable charges. Developer shall provide as-built sewer drawings showing the new lot layout and PSC locations (new & existing), locate PSC sheet and a final or last and suitable for connection sheet once the new connections are installed.
- Site may be subject to KYTC approval prior to MSO construction plan approval.
- MSO drainage bond may be required prior to construction plan approval.
- A take-in-spection, final meeting will be required prior to MSO final Review and accepting through drainage pipe easement. Deficiencies on existing pipe being connected to, if present, may be required to bring it to MSO specifications.

STREETS & SIDEWALKS

- All roads within the development shall have curbs and gutters. Curb-to-curb shall have a pavement width of 20 feet with a radius of 75 feet at Curb-to-curb. All other roads shall be 24 feet in width with a 20 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (min.) or 10% (max.).
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- A Bond & Encroachment Permit will be required by Metro Public Works for all work within Right-of-Way, and for roadway approaches on or surrounding access roads to the subdivision site due to damage caused by construction traffic.
- Varies shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cut-throughs, public traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved of the time of construction.
- All street name signs shall conform with the MSO requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within rights-of-way become necessary to be altered, extended or replaced, such shall be at the owner's expense/Developer's expense.
- A Bond and Encroachment Permit will be required by Metro Public Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.



LOCATION MAP
NOT TO SCALE

WAIVER REQUESTED:

- A waiver is requested from Section 7.3.307 to allow more than 105 year yard/drainage easement coverage for lots 5-16, 20-21, & 25-47.

VARIANCE REQUESTED:

- A variance is requested from Table 5.3.1 of the Louisville Metro Land Development Code to allow the 20' front setbacks for garages on lots 6-12, 19, 24, 34-38 & 43.

PROJECT DATA

TOTAL SITE AREA	= 9.594 Ac. (417,525 SF)
TOTAL AREA OF ROW	= 1.992 Ac. (86,463 SF)
NET SITE AREA	= 7.602 Ac. (331,032 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 325,431 SF
TOTAL AREA OF LOTS	= 6.17 DU/AC. (7.26 DU/AC. MAX. ALLOWED)
NET DENSITY	= 4.90 DU/AC. (7.26 DU/AC. MAX. ALLOWED)
OPEN SPACE LOTS PROVIDED	= 1
OPEN SPACE PROVIDED	= 1.724 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 331,176 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 40% (132,471 S.F.)
EXISTING TREE CANOPY	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 40% (132,471 S.F.)

R-5 REQUIREMENTS

MINIMUM LOT AREA	= 6,000 SF
MIN. FRONT YARD & STREET SIDE YARD	= 10'
MINIMUM SIDE YARD	= 5'
MINIMUM REAR YARD	= 10'
MAX. BUILDING HEIGHT	= 35'

BENCHMARK DESCRIPTIONS

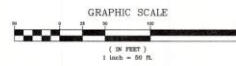
- BM-BENCHMARK SPOT IN UTILITY POLE, LOCATED ALONG EAST SIDE OF 8044' ROAD, APPROXIMATELY 230 FEET NORTH-CLASH FROM SOUTHWEST CORNER OF AN EXISTING CONCRETE JUNCTION.
- ELEVATION=442.28 (DINAD 88)
- SOURCE = ELEVATION ARE BASED ON L&D MONUMENT STRAD-3091 (ELEVATION=438.29 (DINAD 88))

ALSTON TRACE REVISED PRELIMINARY SUBDIVISION PLAN

OWNER/DEVELOPER:
ALSTON TRACE LIMITED LIABILITY COMPANY
10017 WILSON AVENUE, SUITE 101
LOUISVILLE, KY 40258

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
400 WILSON AVENUE, SUITE 101
LOUISVILLE, KY 40258
PHONE: (502) 438-0004
FAX: (502) 438-0004
P.O. BOX 800119
MSD BLDG. 0007/202 1034
DATE: 8/21/20

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - FLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE



NO.	DATE	REVISIONS	BY
1	3/28/22	PER AGENCY COMMENTS	TF
2	4/25/22	PER AGENCY COMMENTS	TF

LEGEND

- EXISTING CONTOUR
- PROPOSED STORM SEWER, CATCH BASIN &/OR FLEET PRETREATMENT AND HEADWALL
- EXISTING STORM SEWER
- EXISTING SEWER AND MANHOLE
- PROPOSED SEWER AND MANHOLE
- WATER LINES
- GAS LINES
- WATER METER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING TREE PROTECTION (TICKS)
- EX. OFF-SITE TREE TO BE PRESERVED (X)
- NEW EX. OFF-SITE TREE TO BE PRESERVED
- PROPOSED TREE PROTECTION FENCE

68425

Lot 128
Angelo M. Sales
D.B. 9919, Pg. 585

Lot 129
Zerilli, Basil
D.B. 10086, Pg. 496

Lot 130
Correa C. R.
Howard C. McVie, Jr.
D.B. 6016, Pg. 34

Lot 131
Donald R. & Carol McClure
D.B. 6253, Pg. 348
Murray Heights, Section 3-A
P.R. 22, R. 26

Lot 132
Donald G. & Kathleen Jolly
D.R. 6001, Pg. 479

Lot 154
John A. Fudge
153899, Pg. 28

COMMENT

ALDON DRIVE
60' R/W
P.B. 32, Pg. 55

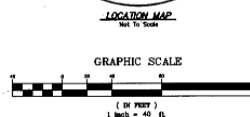
ALDON DRIVE
60 E/W
Pl. 32 Pg. 53

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ENGINEER/LAND SURVEYOR

LD&D

LAND DESIGN & DEVELOPMENT, INC.
DRAINAGE • LAND SURVEY • LANDSCAPE ARCHITECTURE
609 HENDERSON AVENUE, SUITE 101
LAKENWILLE, KENTUCKY 40338
(502) 481-1111



Subject Site



Public Meetings

- Neighborhood Meeting on 3/16/2022
- LD&T meeting on 5/19/2022
- Planning Commission public hearing on 6/30/2022
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5 by a vote of 8-0.