

Board of Zoning Adjustment Staff Report

3/21/2016



Case No:	16CUP1004
Request:	Addition of Volleyball Court to the existing Outdoor Recreation Area
Project Name:	Idlewild at English Station
Location:	700 Landis Ridge Drive
Owner:	Brent Miller – Villages at Idlewild, LLC
Applicant:	Chase Miller – Villages at Idlewild, LLC
Representative:	Matt Wolff – Sabak, Wilson, and Lingo, Inc.
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Ross Allen, Planner I

REQUEST

- Modified Conditional Use Permit to allow the addition of a volleyball court to the Outdoor recreation area located at 700 Landis Ridge Drive.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is requesting permission to add a volleyball court to the outdoor recreation area located to the rear of the clubhouse at 700 Landis Ridge Drive within Louisville Metro.

PREVIOUS CASES ON SITE

Previous cases include DP-17317-12, a Revised Detailed District Development Plan (approved by DRC on May 16, 2012), 13ZONE1004, which allowed for a zoning change from R-6 to C-1 along with a Conditional Use permit to allow outdoor alcohol sales and consumption/entertainment activity for restaurants in the C-1 zoning district and a Revised Detailed District Development Plan (approved by the Planning Commission on August 15, 2013), and B-17953-12 (CUP) to allow a private proprietary club in a R-6 zoning district and a landscape waiver (both granted by BOZA on December 17, 2012).

INTERESTED PARTY COMMENTS

No comments were received from concerned citizens.

TECHNICAL REVIEW

- No review comments.

STAFF CONCLUSIONS

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a Modified Conditional Use Permit established in the Land Development Code.

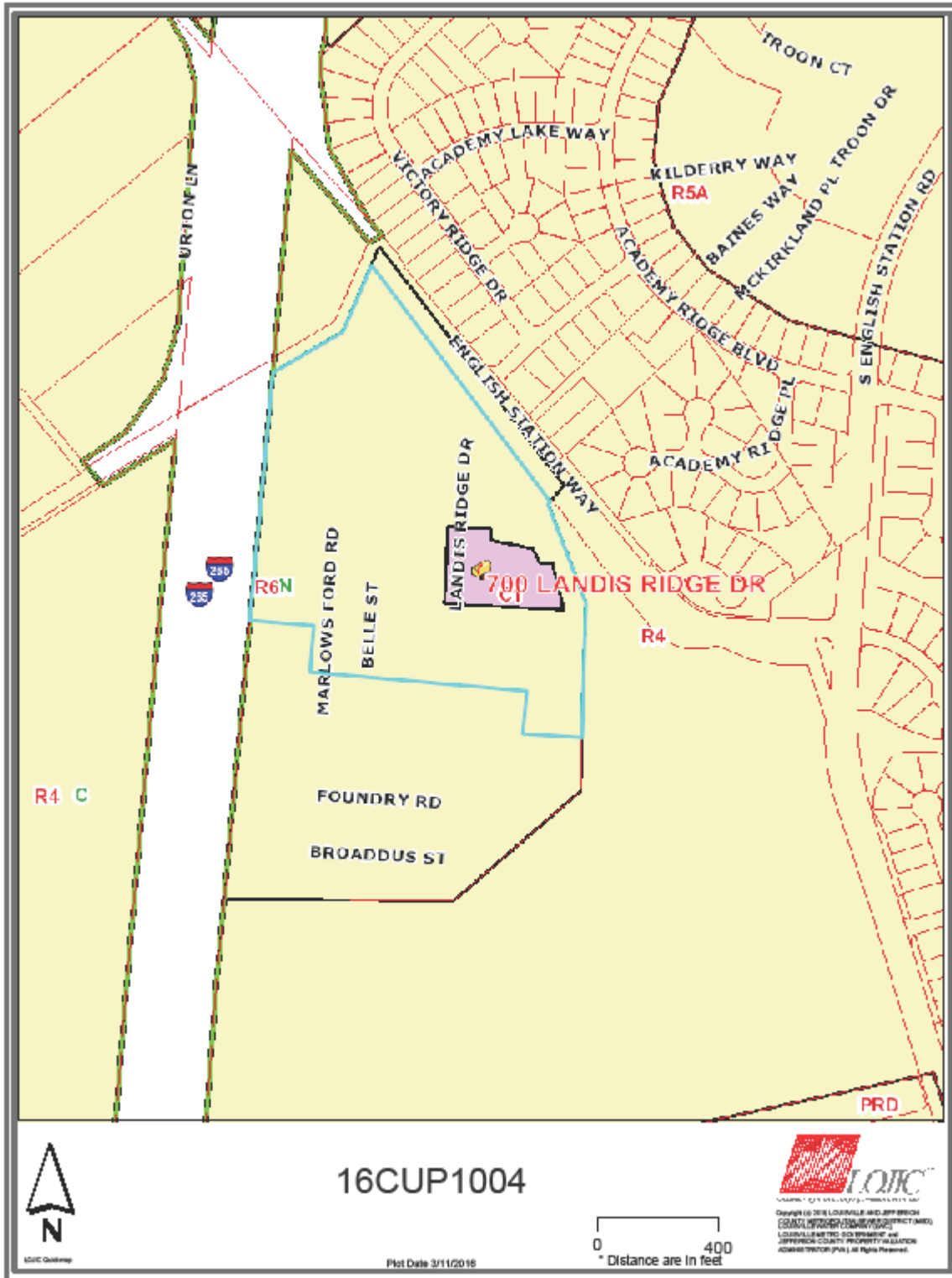
NOTIFICATION

Date	Purpose of Notice	Recipients
N/A	Hearing before BOZA	Not required for a Modified CUP
N/A	Hearing before BOZA	Sign Posting on property is not required

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Site Inspection Report
5. Letter of Explanation

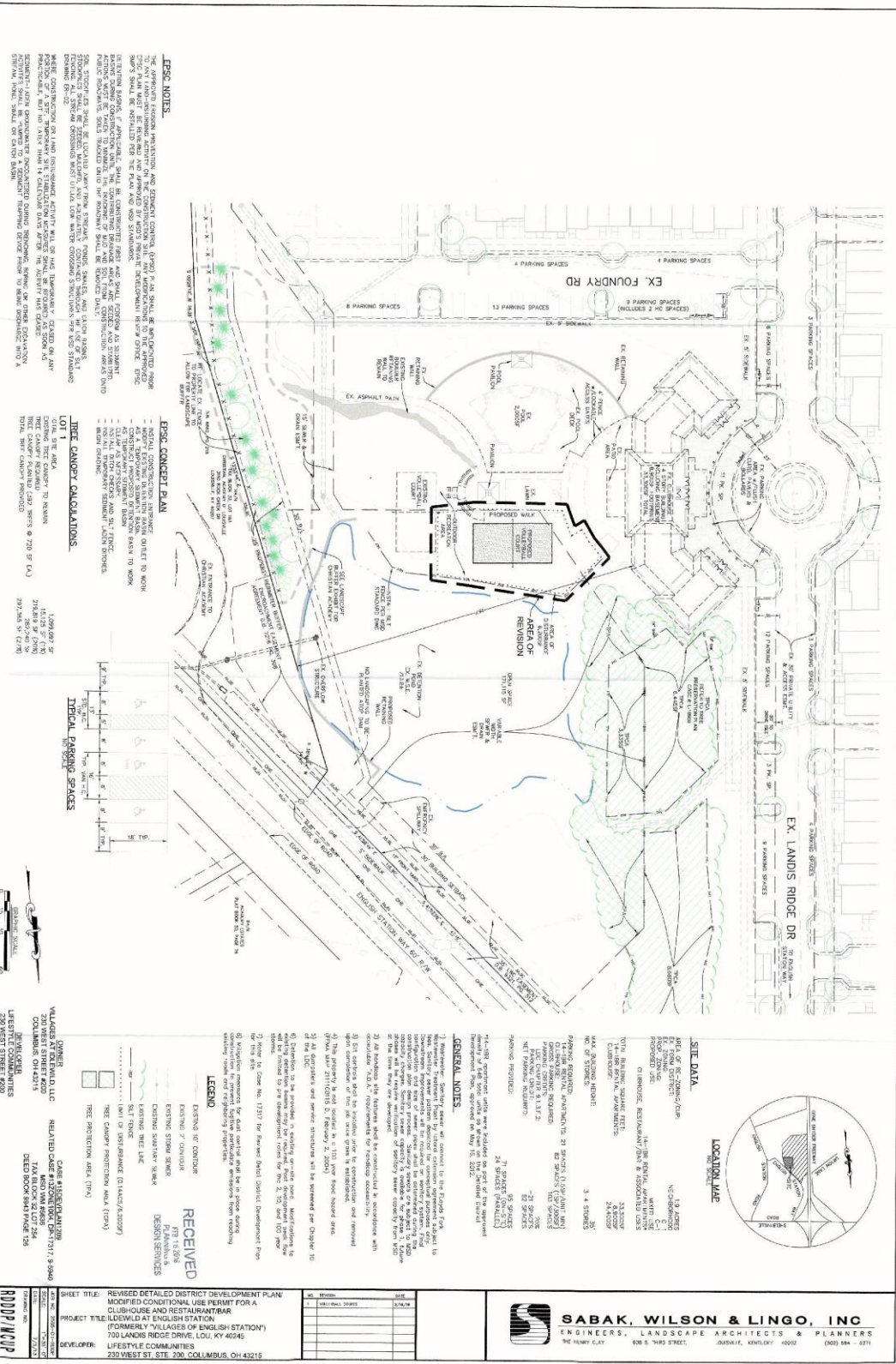
1. Zoning Map



2. Aerial Photograph



3. Site Plan



ES&C NOTES

THE APPROVED DISTRICT DEVELOPMENT PLAN (DDP) AND ALL OTHER REGULATORY REQUIREMENTS SHALL BE STRICTLY ADHERED TO. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

ES&C CONCEPT PLAN

- ADJUST CONCEPT PLAN TO REFLECT THE APPROVED DISTRICT DEVELOPMENT PLAN (DDP) AND ALL OTHER REGULATORY REQUIREMENTS.
- ALL CONCEPT PLAN ELEMENTS SHALL BE SUBJECT TO THE APPROVED DISTRICT DEVELOPMENT PLAN (DDP) AND ALL OTHER REGULATORY REQUIREMENTS.
- ALL CONCEPT PLAN ELEMENTS SHALL BE SUBJECT TO THE APPROVED DISTRICT DEVELOPMENT PLAN (DDP) AND ALL OTHER REGULATORY REQUIREMENTS.

THREE CARNEY CALCULATIONS

LOT 1
 GLE, SITE AREA: 1,999.69 SF
 TOTAL AREA: 215.52 SF (10%)
 THREE CARNEY REQUIRED: 178.42 SF (8.5%)
 TOTAL AREA: 215.52 SF (10%)

SITE DATA

LOT OF 19.25 ACRES
 120.00' WIDE
 200.00' DEEP
 120.00' WIDE
 200.00' DEEP

GENERAL NOTES

- 1) All work shall be in accordance with the approved DDP and all other regulatory requirements.
- 2) All work shall be in accordance with the approved DDP and all other regulatory requirements.
- 3) All work shall be in accordance with the approved DDP and all other regulatory requirements.

LEGEND

- EXISTING OR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UTILITY
- EXISTING TREE
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE REMOVED)
- EXISTING TREE (TO BE PLANTED)
- EXISTING TREE (TO BE MAINTAINED)

LOCATION MAP



NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITTING
2	11/11/11	ISSUED FOR PERMITTING
3	11/11/11	ISSUED FOR PERMITTING
4	11/11/11	ISSUED FOR PERMITTING
5	11/11/11	ISSUED FOR PERMITTING

SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 606 S. 74th STREET, SUITE 100, KENTUCKY 40262
 (502) 684-1871

4. Site Inspection Report



Looking at the rear of the Clubhouse located at 700 Landis Ridge Drive (looking Northeast).



Looking at the rear of the clubhouse of the proposed location of the volleyball court (looking Southwest).



Looking due east from the rear of the clubhouse. The proposed volleyball court would be built in the area to the left.

5. Letter of Explanation



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

January 15, 2016

Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

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DESIGN SERVICES

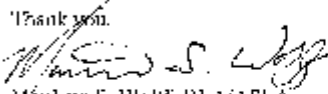
RE: **Letter of Explanation**
Idlewild at English Station
Modified Conditional Use Permit

Dear Mr. Ross Allen:

Per your request, the applicant is submitting a Modified Conditional Use Permit for Idlewild at English Station. The purpose of the modification is to construct an additional sand volleyball court at the clubhouse area. The additional volleyball court complements the existing volleyball court, pool, bocball lawn and clubhouse by providing the residences with additional recreational activity space. The additional volleyball court will be constructed in an area of the clubhouse site that has existing trees that will need to be removed to make room for the new court. These trees are part of the approved TPA and are not part of the required TDCPA to meet tree canopy regulations. Per the Land Development Code these trees can be removed without further notification. The conditional use permit and re-zoning of the site from R6 to C1 to allow the clubhouse use and a restaurant with alcohol sales within a residentially zoned area was approved back in August of 2013, see case #13Z/ONE/004. The subject property is located at 700 Landis Ridge Drive within the multi-family community of Idlewild at English Station.

The applicant was required to meet with and receive approval from the adjoining property owner, Christian Academy. The approval letter has been attached to this submittal.

We ask that you review this case at your earliest convenience. Please let me know if you have any questions. I can be reached at (502)584-6271 or matt.wolfe@steline.com.

Thank you,

Matthew S. Wolfe, RLA/ASLA

15-019-1004

PATRICK R. DOMINIK, Landscape Architect • DAVID J. SEDLAR, Civil Engineer • DENNIS L. KRAUS, Land Surveyor
ERIC W. PENNAPILL, Civil Engineer • JOSEPH S. MARSHALL, Civil Engineer

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