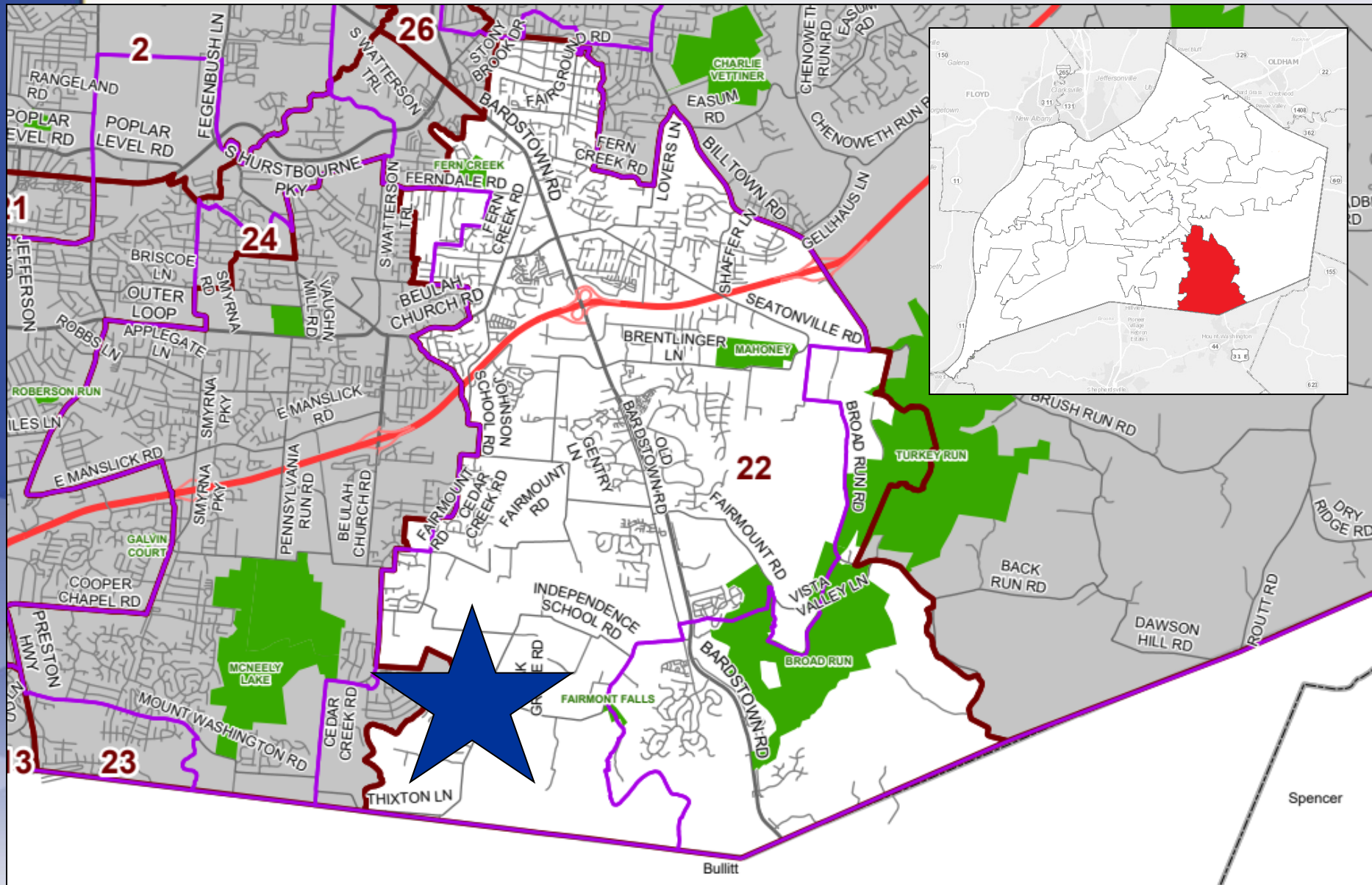


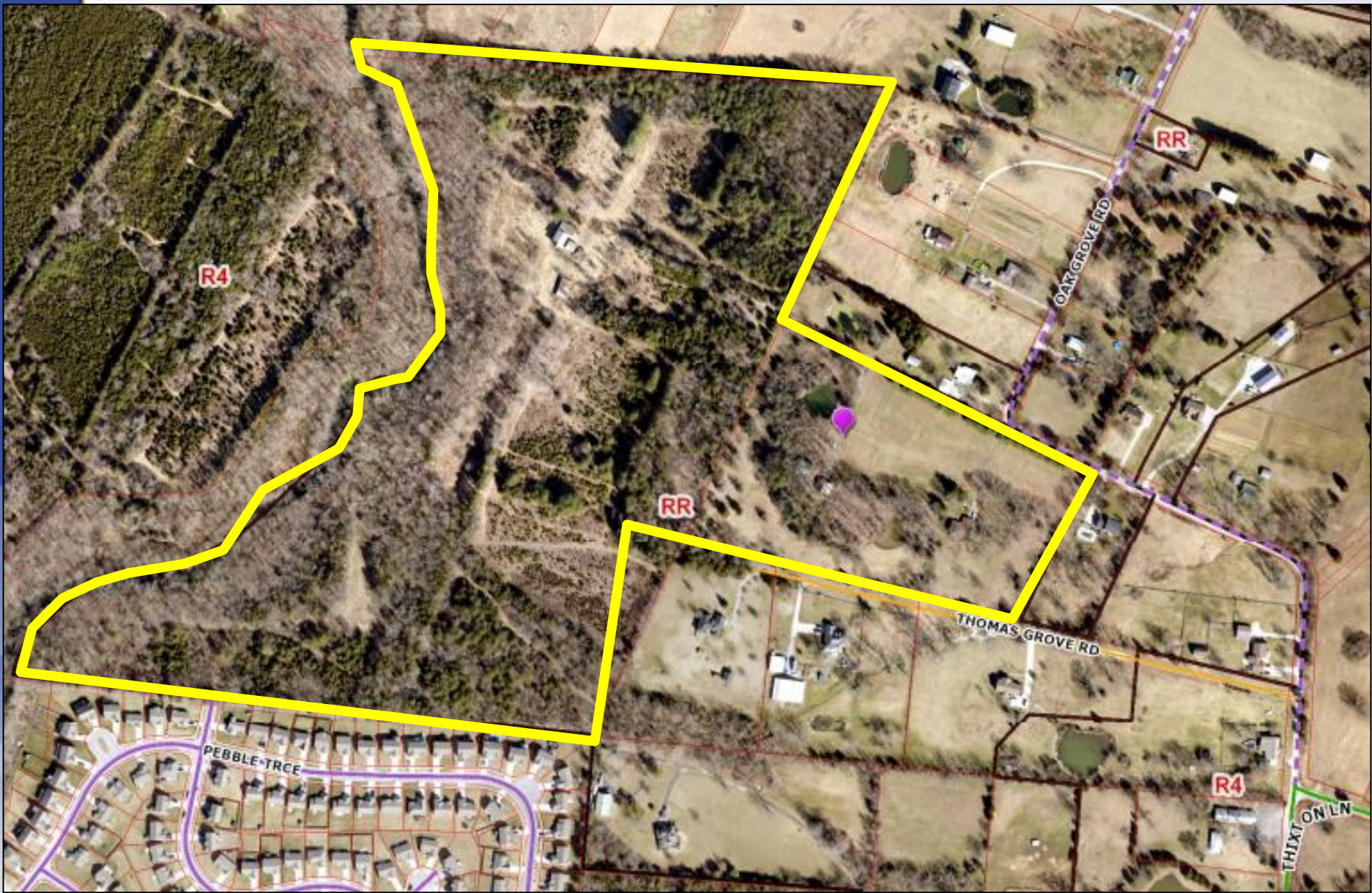
**21-ZONE-0059**  
**OAK GROVE ROAD**  
**SUBDIVISION**



**Planning & Zoning Committee**  
**July 19, 2022**





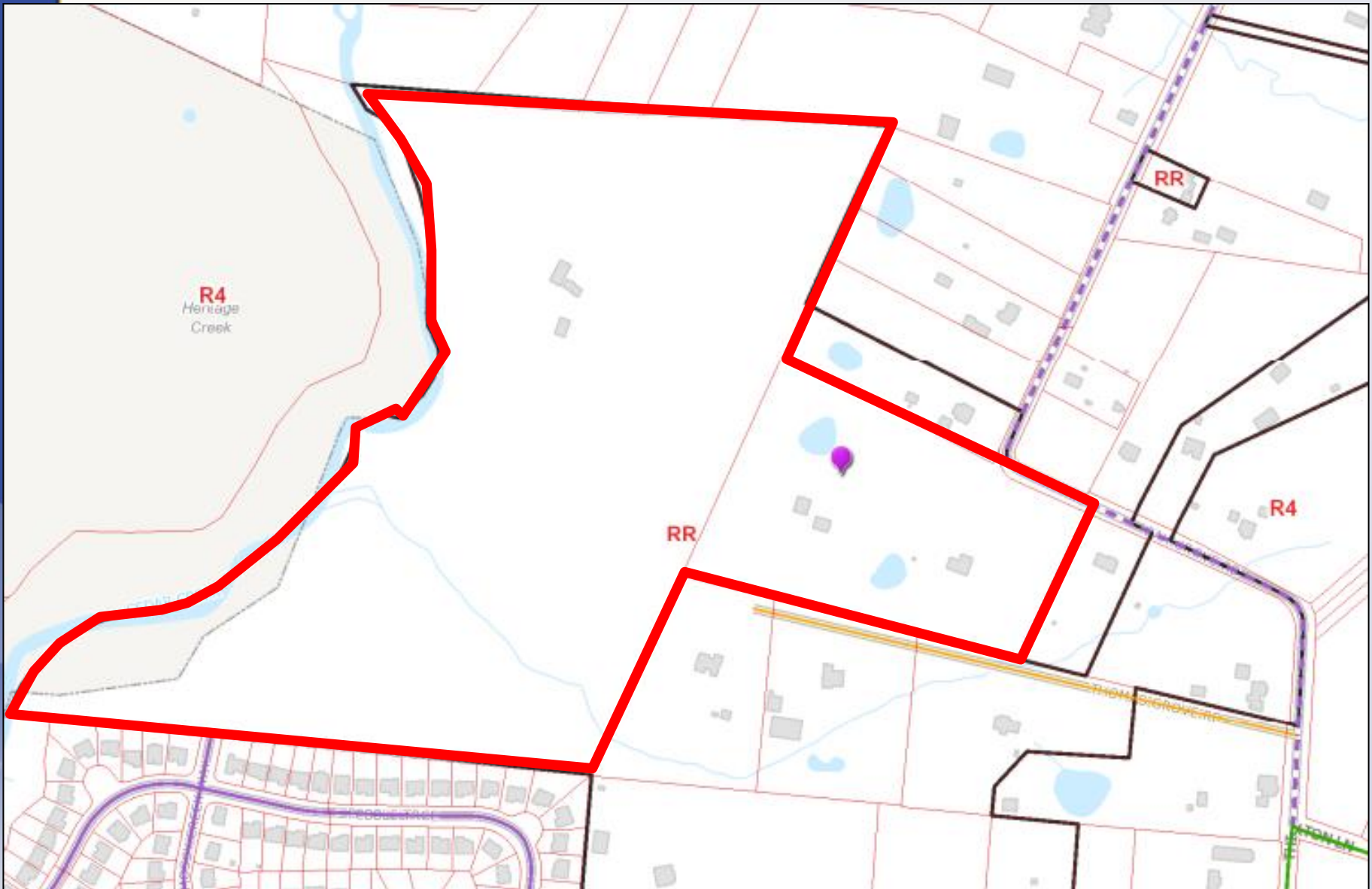


**Louisville** METRO

Existing: Ag/Vacant  
Proposed: Residential

21-ZONE-0059





# Requests

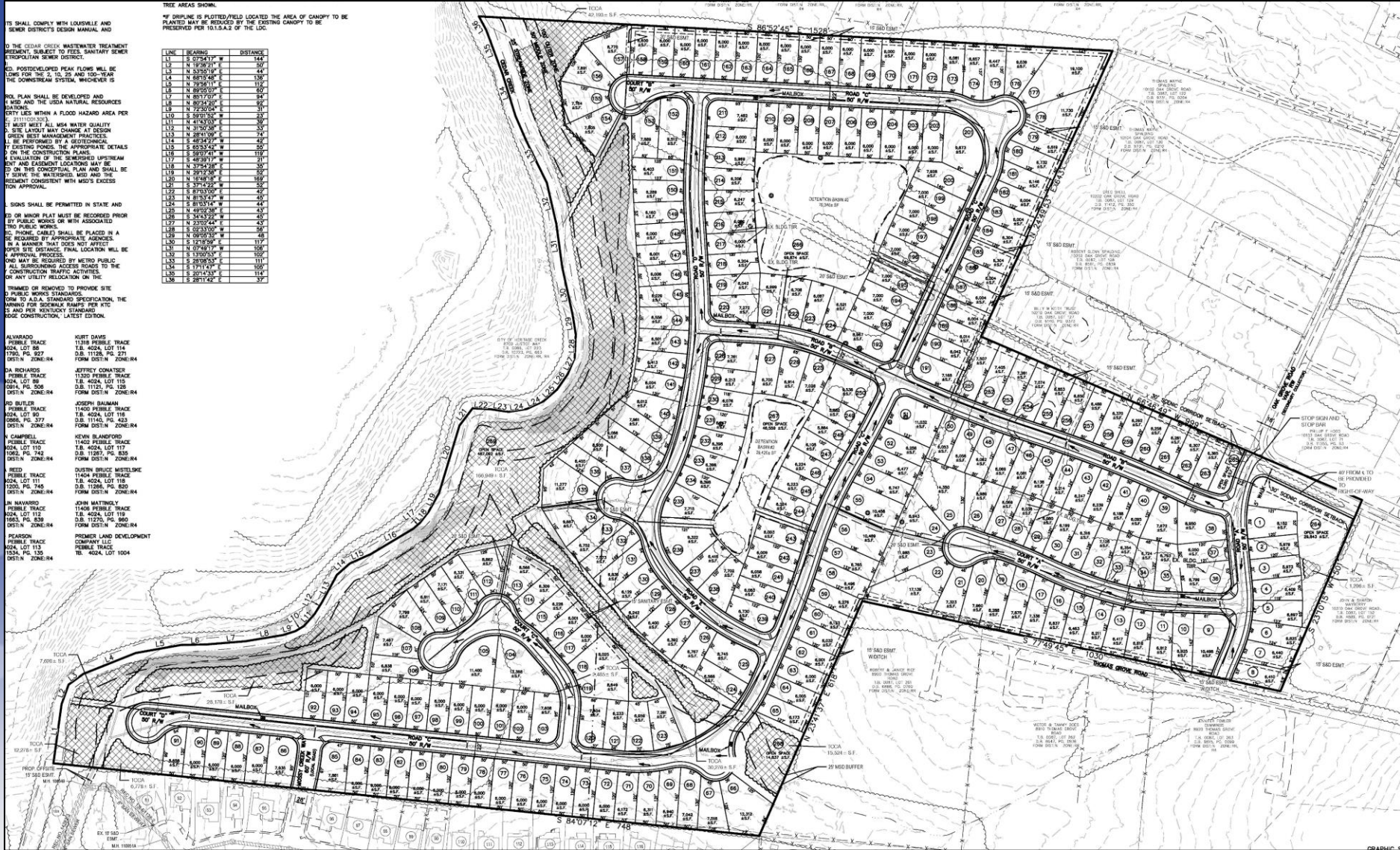
- **Change in Zoning** from R-R Rural Residential to R-4 Single-Family Residential
- **Waivers**
  - from 7.3.30.E to allow drainage easement to overlap rear yards by more than 15% (21-WAIVER-0099)
  - from 5.9.2.A.1.a.ii to omit required stubs to adjacent undeveloped properties (21-WAIVER-0122)
- **Detailed District Development Plan/Major Preliminary Subdivision** with development potential transfer of steep slopes and Binding Elements

# Case Summary

- Previously rezoned from R-4 to R-R (9868)
- Proposed 180-lot subdivision
- Cedar Creek to the west - steep slope development potential transfer
- Planning Commission originally heard the request in December and recommended denial
- Metro Council remanded the plan back to the Planning Commission



# December Development Plan









# Case Summary

## Differences Between Proposed Plans:

- Reduced lots from 263 to 180
- Lots in the north are not greater than 2.5 acres
- Stub being provided to the west

# Public Meetings

- Neighborhood Meeting held 4/19/2021
- LD&T meeting on 11/11/2021
- Planning Commission public hearing on 12/16/2021
  - Six people spoke in opposition.
  - Motion to recommend denial of the change in zoning from R-R to R-4 passed by a vote of 5-2.
- Metro Council sent plan back to Planning Commission
- LD&T meeting on 5/19/2022
- Planning Commission public hearing on 6/20/2022
  - Seven people spoke in opposition.
  - Motion to recommend denial of the change in zoning from R-R to R-4 passed by a vote of 7-2.