

MEADOWS POINTE

CASE No. 18ZONE1033

REQUESTS:

- CHANGE IN ZONING FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT) TO CREATE SINGLE FAMILY HOMES ON 5.69 ACRES AT 14706 AND 14714 OLD HENRY ROAD
- VARIANCE TO INTERNAL REAR YARD SETBACKS
- WAIVER TO ALLOW DETENTION BASIN EASEMENT TO ENCROACH INTO PARKWAY BUFFER



**PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 27TH, 2018**

**LANDSCAPE ARCHITECT:
JOHN ADDINGTON, ASLA
BTM ENGINEERING, INC.
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220**

**DEVELOPER:
LUXCON HOMES LLC
11610 COMMONWEALTH DRIVE
LOUISVILLE, KY 40299**

**ATTORNEY:
JON BAKER
WYATT TARRANT & COMBS, LLP
500 WEST JEFFERSON STREET, SUITE 2800
LOUISVILLE, KY 40202**

ZONING MAP SUBJECT SITE



AERIAL VIEW FROM LOJIC



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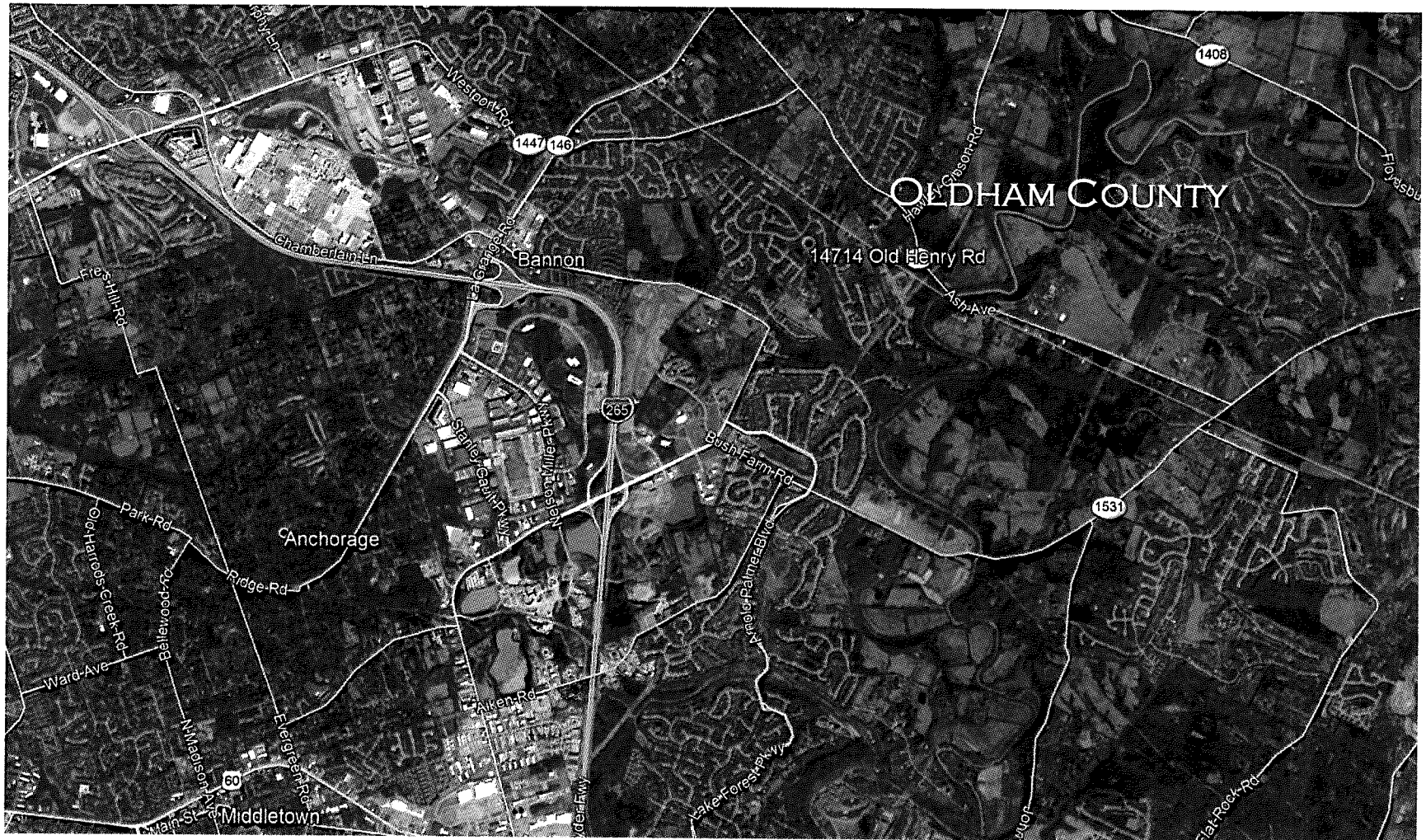
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R-5A AND PRD ALONG OLD HENRY RD



AERIAL VIEW OF REGION

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CASE #18ZONE1033
MSD WM #11778

Site plan for the proposed 100-unit apartment complex at 3307 W. Henry Road. The plan shows a large rectangular building footprint divided into multiple units, with a central courtyard area. The site is bounded by W. Henry Road to the south and W. 10th Street to the north. The plan includes detailed lot lines, unit layouts, and surrounding property information.

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Area of Investigation	1959	1960
Existing Operating Plants	1,06	1,06
Proposed Operating Plants	1,30	1,30
Net Increase	244	244

$$E(\text{Profit}) = \frac{(0.20 \times \$1,000) + (0.40 \times \$200) + (0.40 \times \$0)}{1.00} = \$160$$

$$\text{Standard Deviation} = \frac{(0.20 \times \$1,000^2) + (0.40 \times \$200^2) + (0.40 \times \$0^2)}{1.00} = 0.57$$

COEFFICIENT OF VARIATION

$$CV = \frac{0.57}{\$160} = 0.0035625 = 0.35625\% = 0.36\% \text{ (rounded)}$$

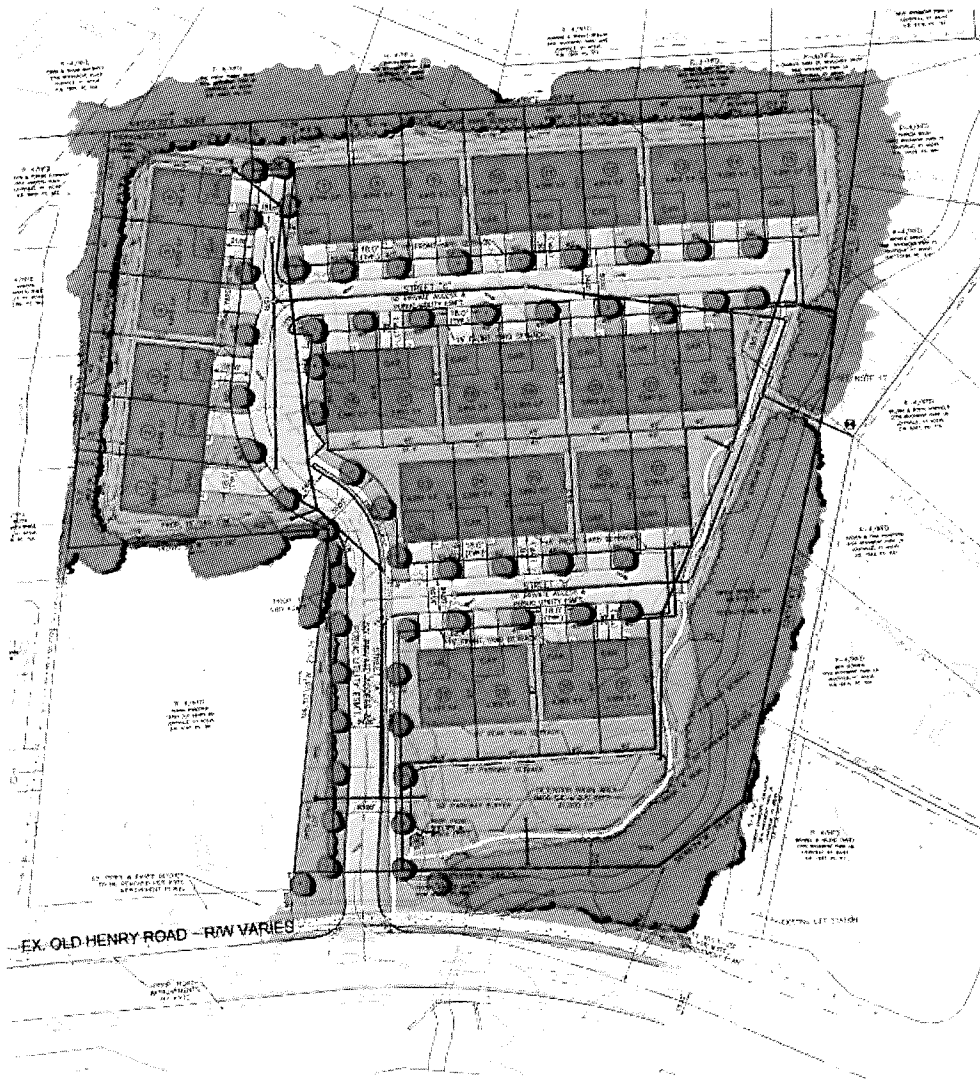
EXISTING TREE CANOPY

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TREE CANOPY PROPOSED FOR SITE



TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	247,648.29 S.F.
EX. TREE CANOPY ON SITE	150,231.46 S.F. (60.7%)
EX. TREE CANOPY TO BE PRESERVED	32,332.00 S.F. (13.1%)
TREE CANOPY REQUIRED (TOTAL SITE HAS 76-100% EX. CANOPY COVERAGE)	42,099.87 S.F. (17%)
ADDITIONAL TREE CANOPY REQUIRED	9,767.87 S.F. (4%)
ADDITIONAL TREES PROVIDED 56 TYPE A STREET TREES @ 900 SF EACH*	50,400.00 S.F.
TOTAL TREE CANOPY PROVIDED	82,732.00 S.F. (33.4%)

*INCLUDES 25% STREET TREE CREDIT

VIEW FROM CREAK PROPERTY REAR YARD (NORTH)

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VIEW FROM CREAK PROPERTY REAR DECK (NORTH)

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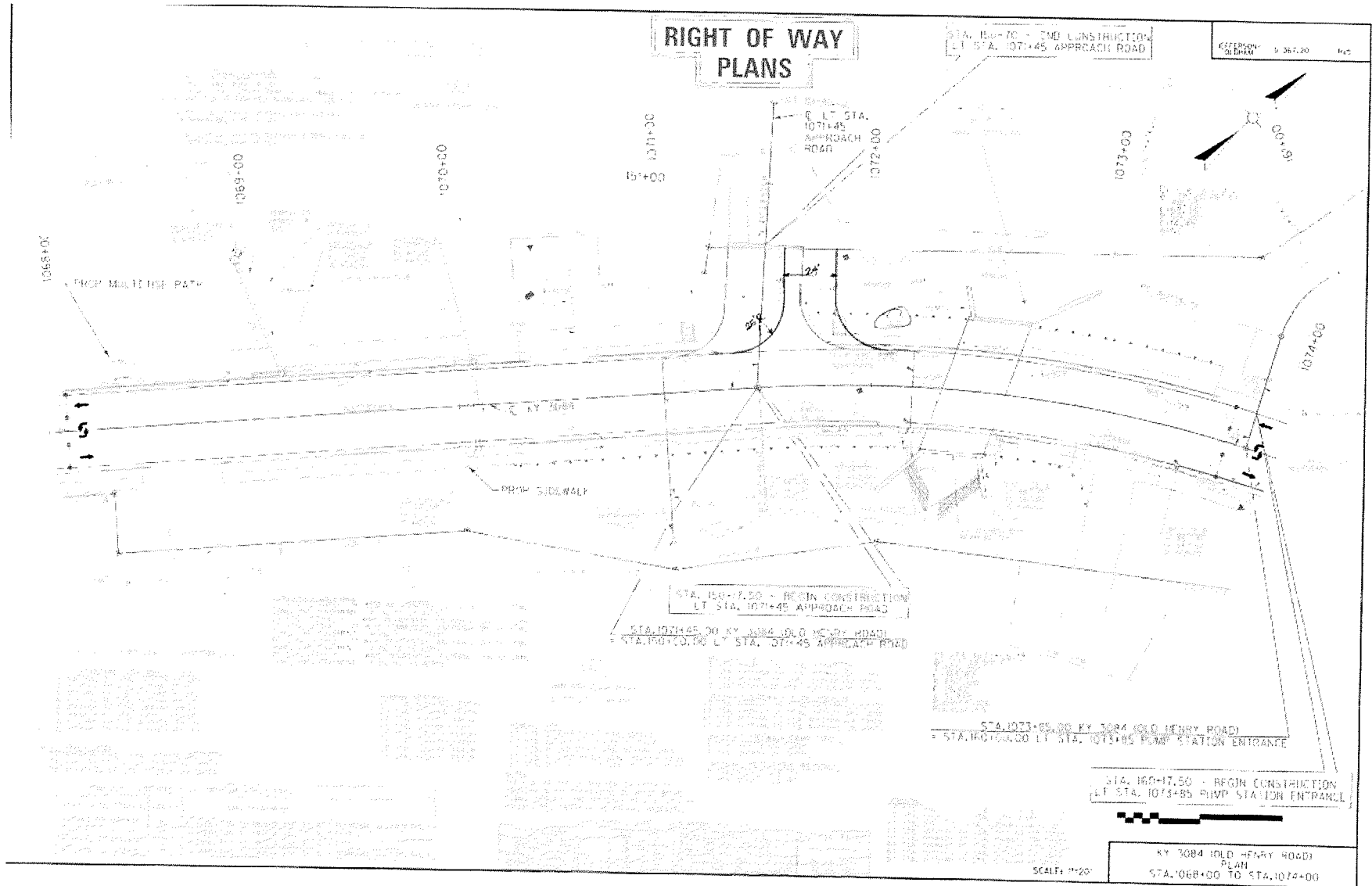
VICINITY SITE PLAN



RIGHT OF WAY PLANS



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FRONT BUILDING RENDERING

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REAR BUILDING RENDERING

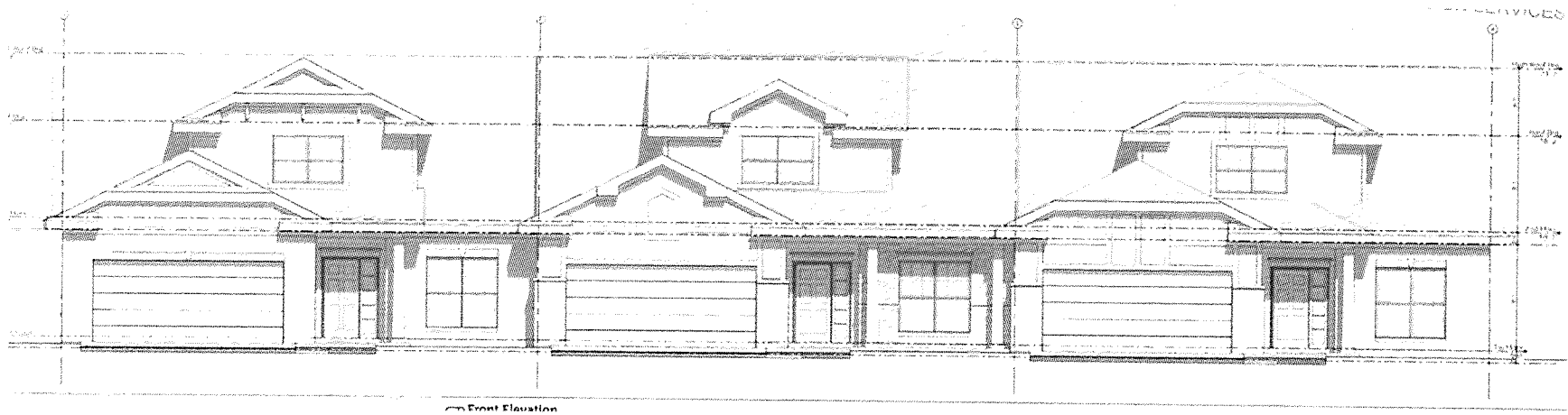
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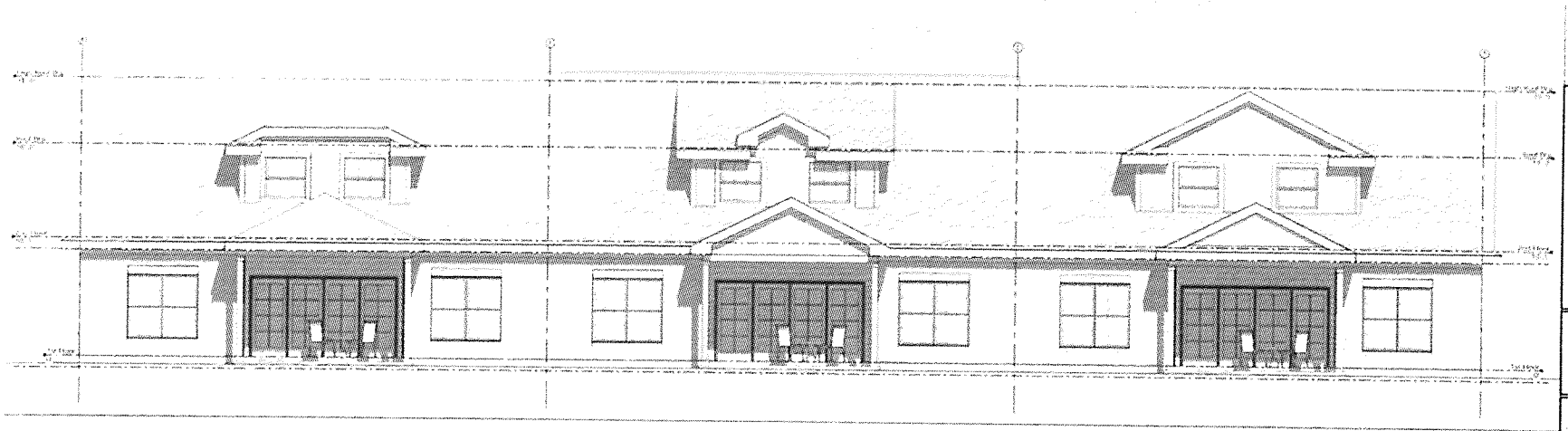
FRONT ELEVATION

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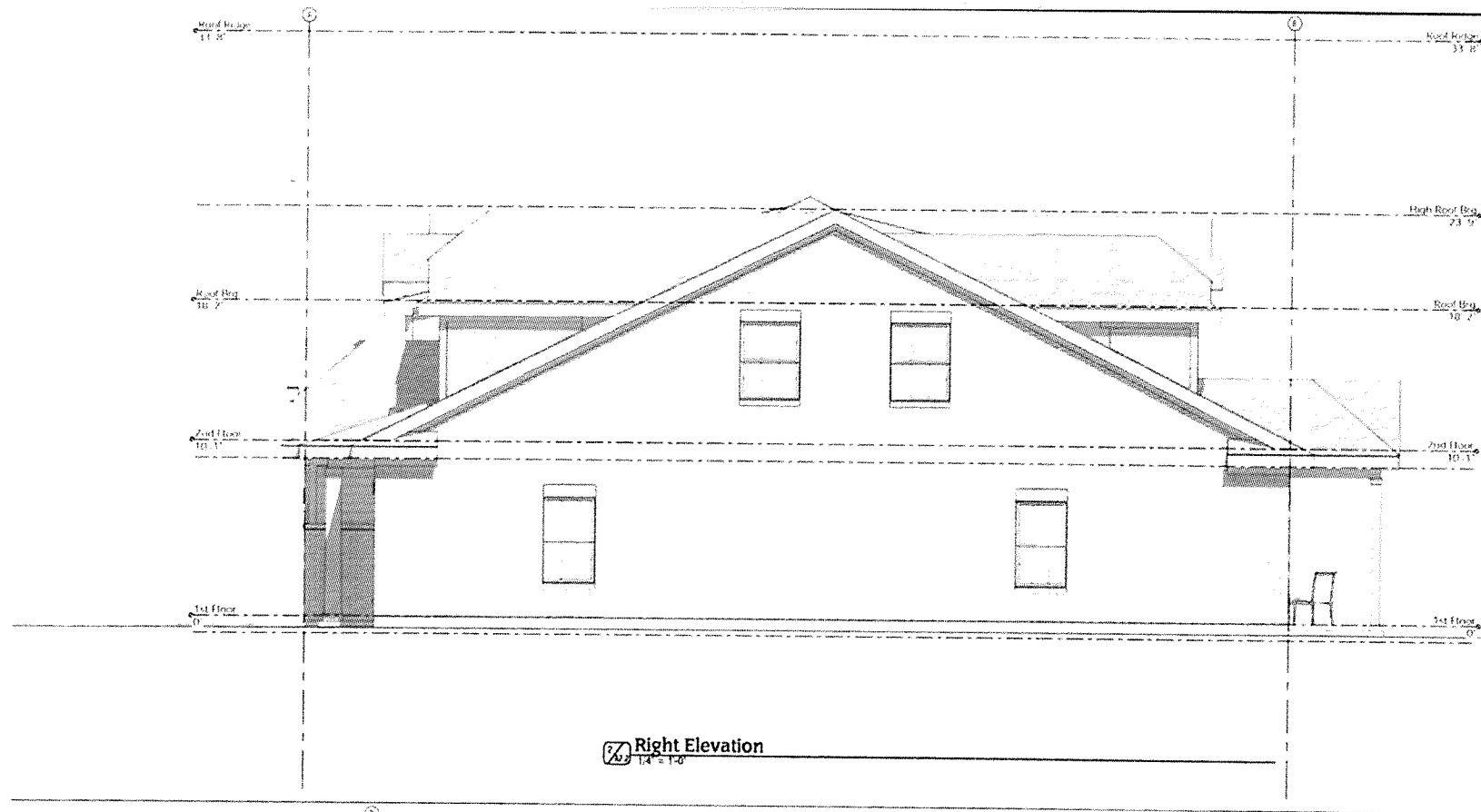
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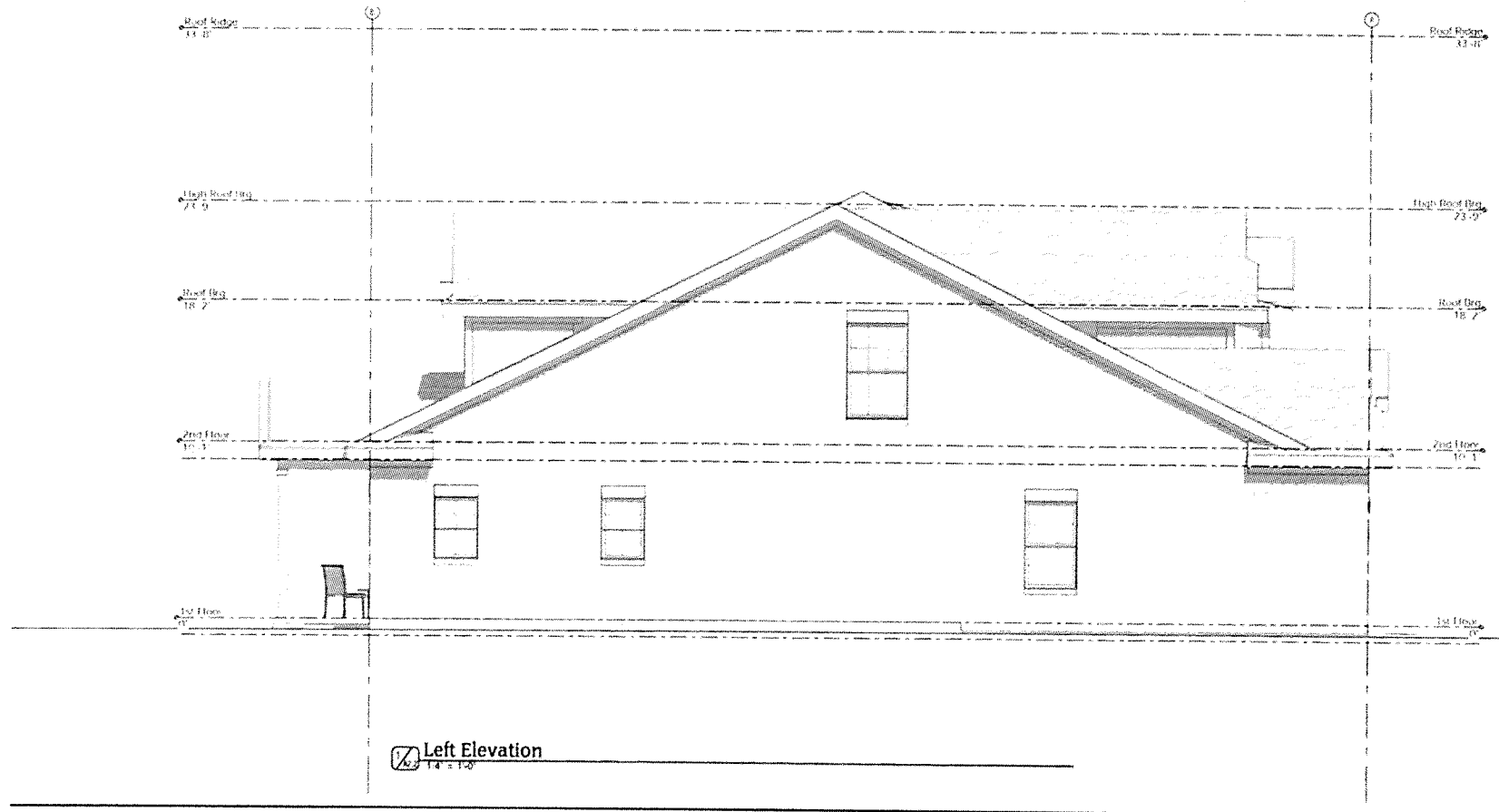
RIGHT ELEVATION

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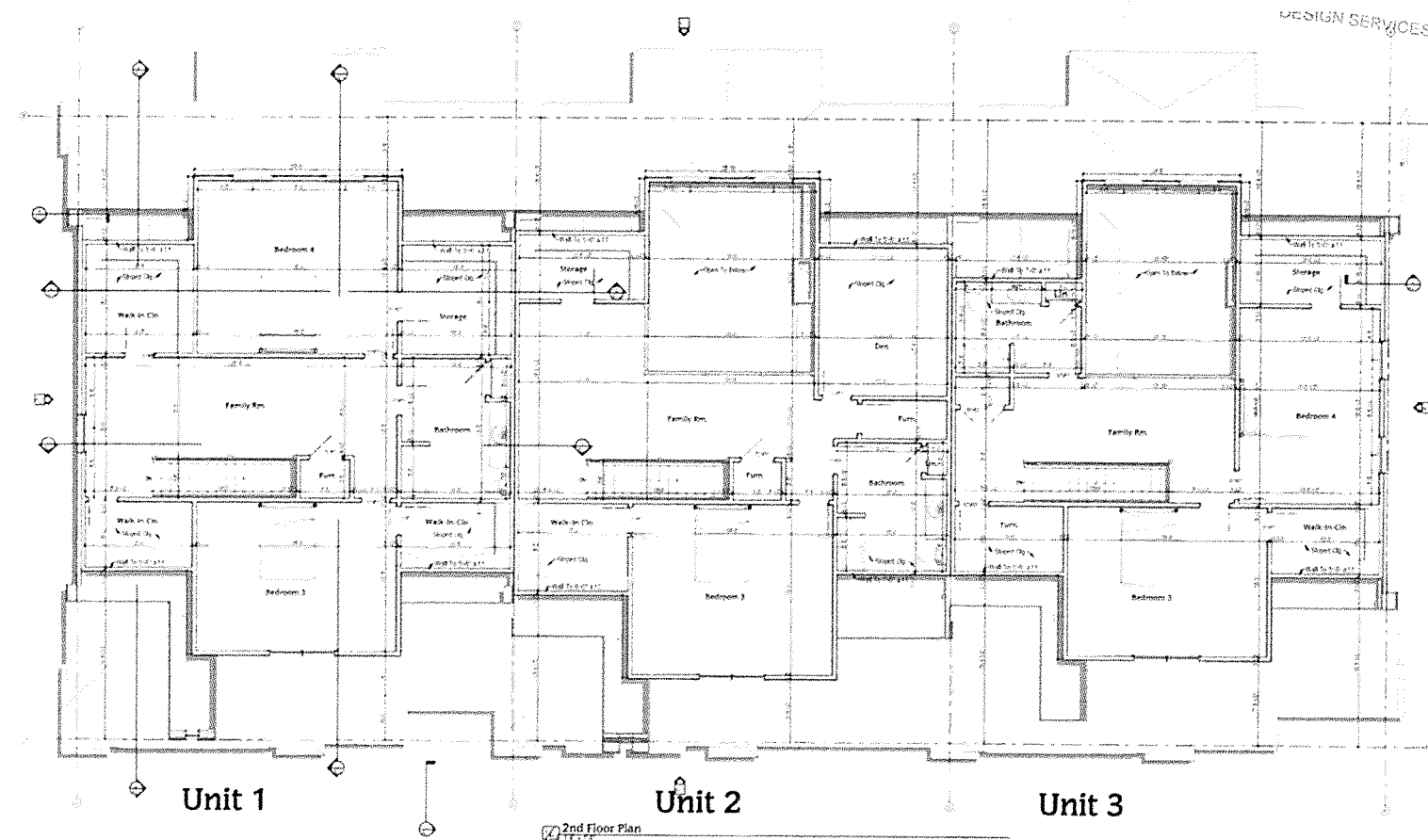


LEFT ELEVATION

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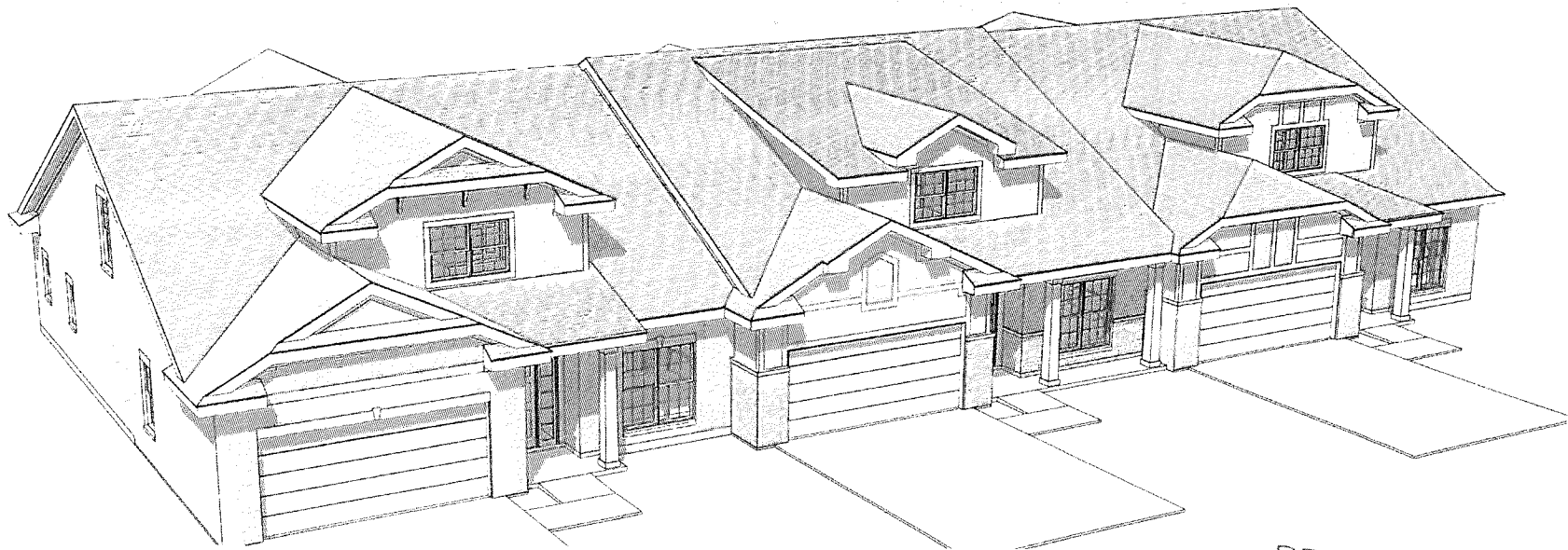


FLOOR PLAN



RENDERING ADDITIONAL VIEW

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THANK YOU

QUESTIONS?

LUXCON HOMES LLC



1997 AERIAL



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1998 AERIAL



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2000 AERIAL

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2003 AERIAL

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VARIANCE TO ALLOW REAR YARD SETBACK
WAIVER TO ALLOW DETENTION BASIN EASEMENT
TO ENCROACH INTO PARKWAY BUFFER**



LAND DEVELOPMENT & TRANSPORTATION COMMITTEE HEARING

OCTOBER 11, 2018

**LANDSCAPE ARCHITECT:
JOHN ADDINGTON, ASLA
BTM ENGINEERING, INC.
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220**

**DEVELOPER:
LUXCON HOMES LLC
11610 COMMONWEALTH DRIVE
LOUISVILLE, KY 40299**

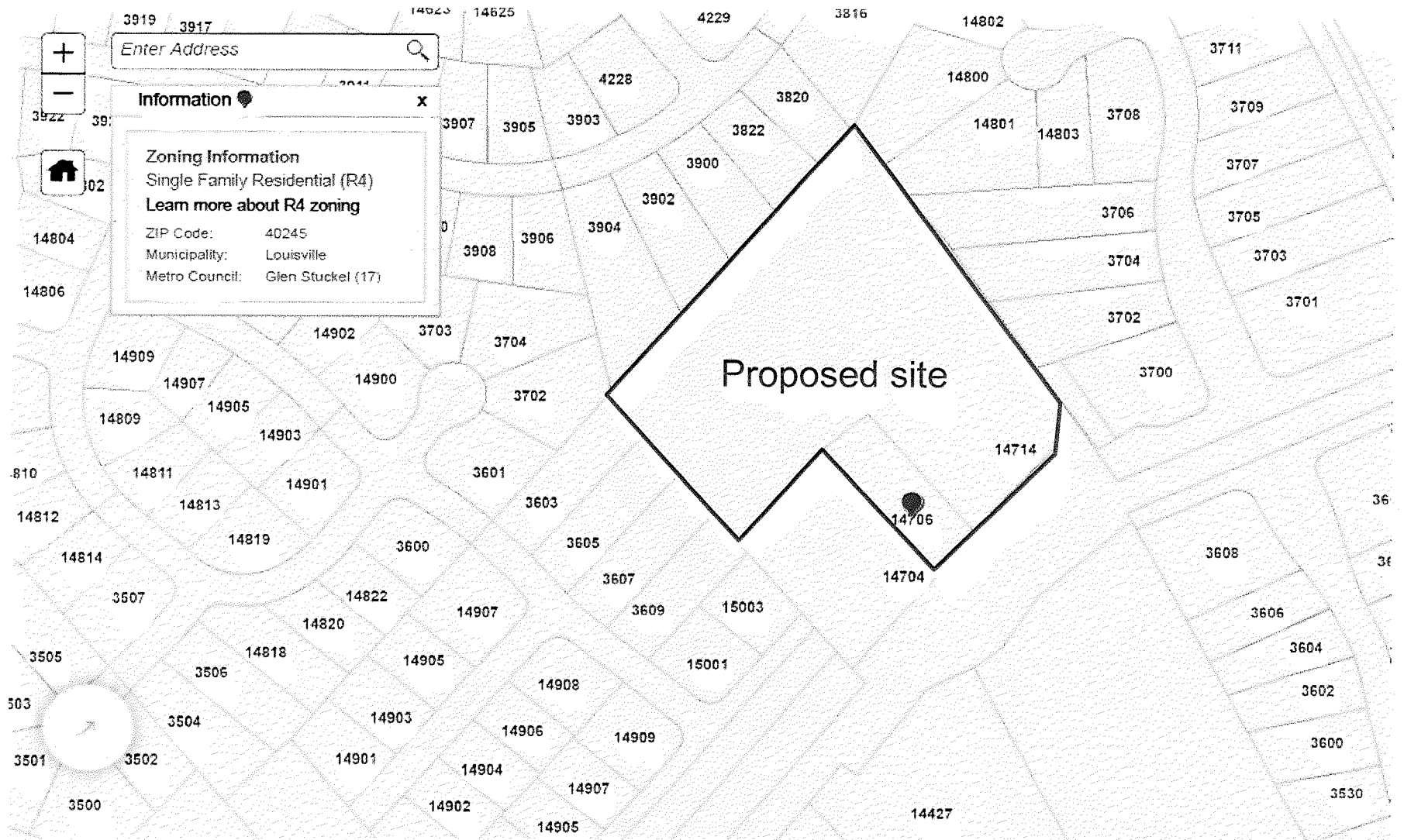
**ATTORNEY:
JON BAKER
WYATT TARRANT & COMBS, LLP
500 WEST JEFFERSON STREET, SUITE 2800
LOUISVILLE, KY 40202**



LOJIC

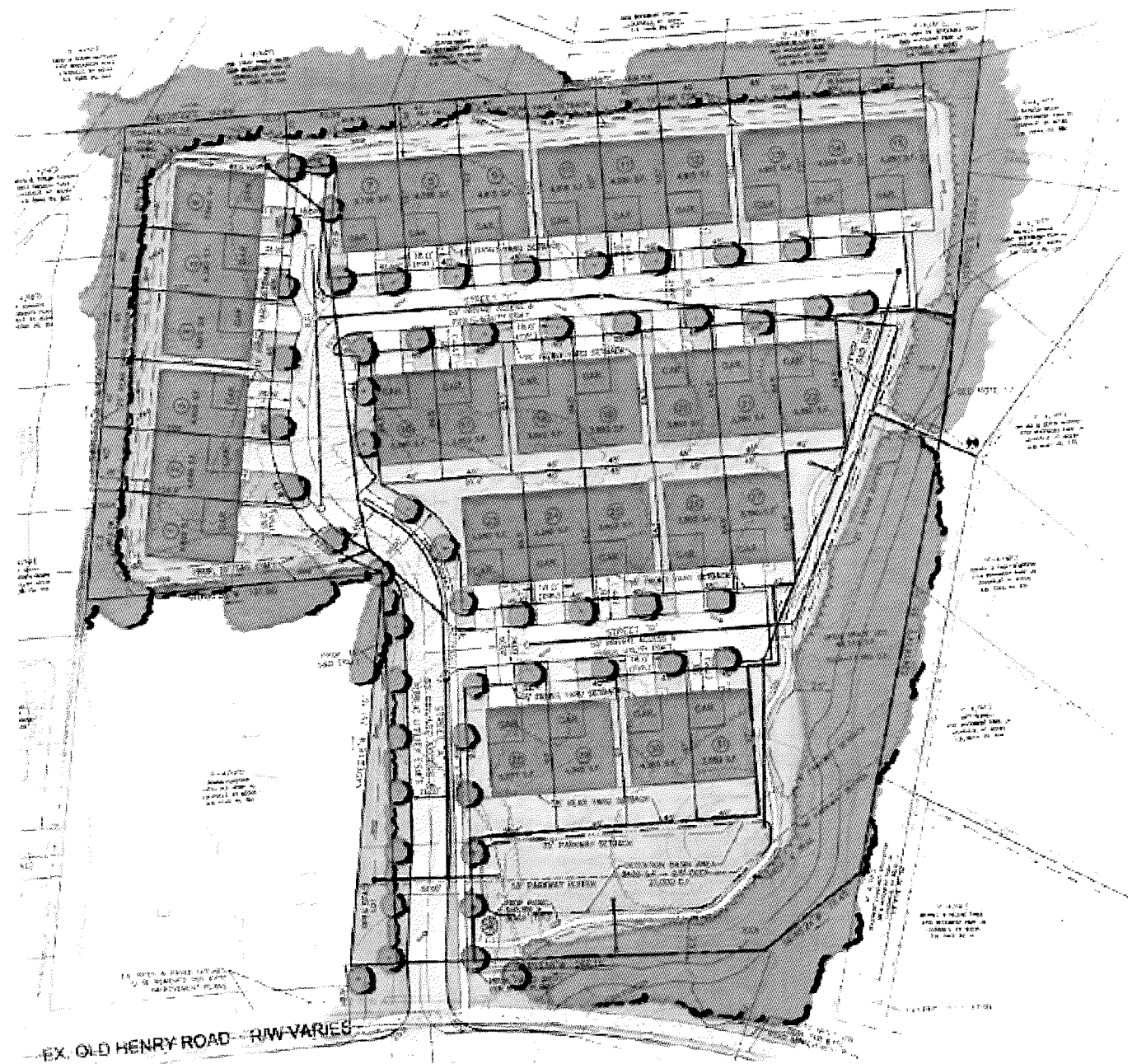
Maps Data Services News About Search

ZONING MAP



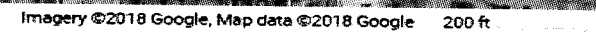


Closer view – site plan





WYATT





LOJIC

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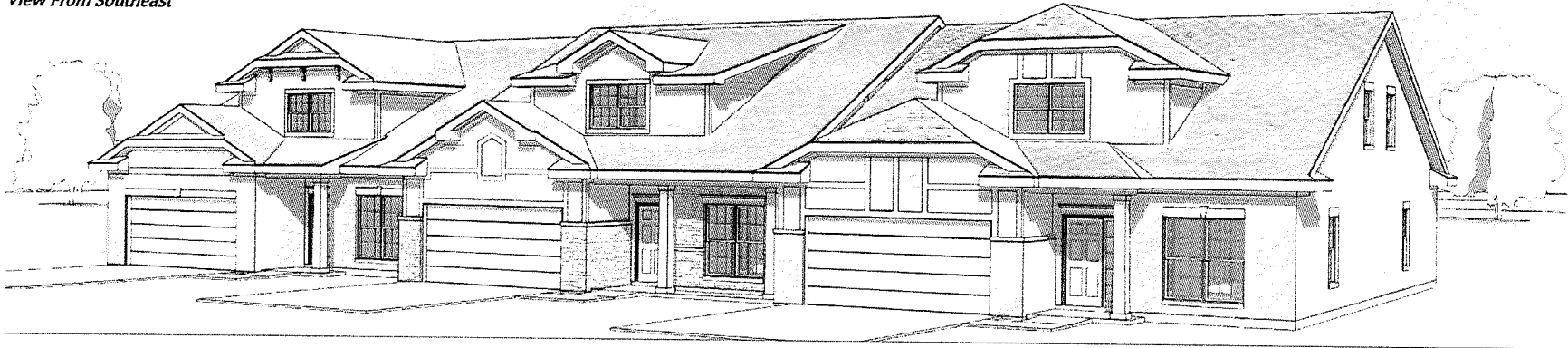
AERIAL VIEW FROM LOJIC



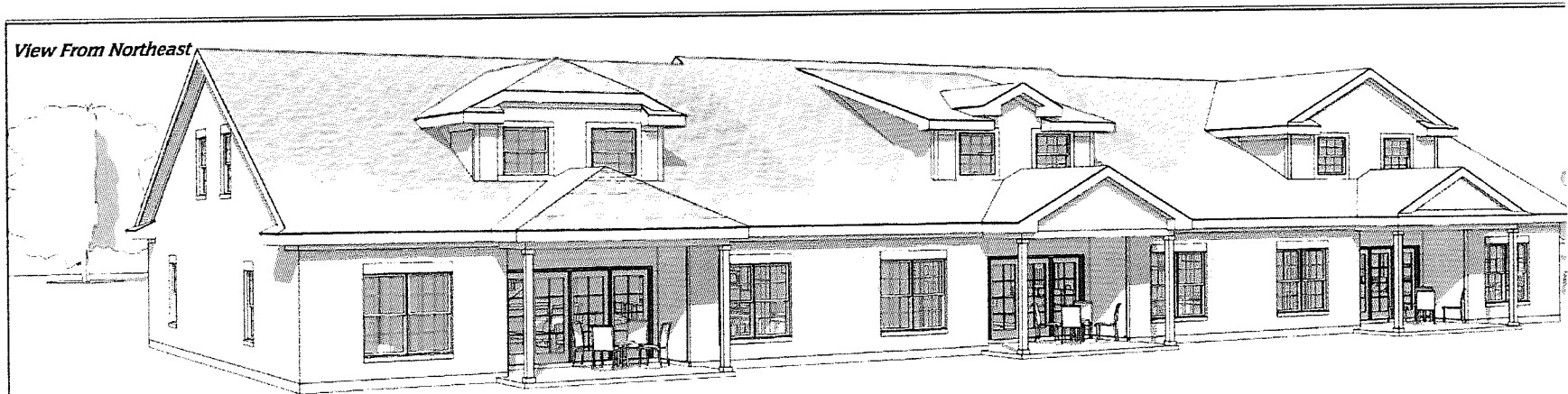
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VIEW FROM THE SOUTHEAST

View From Southeast

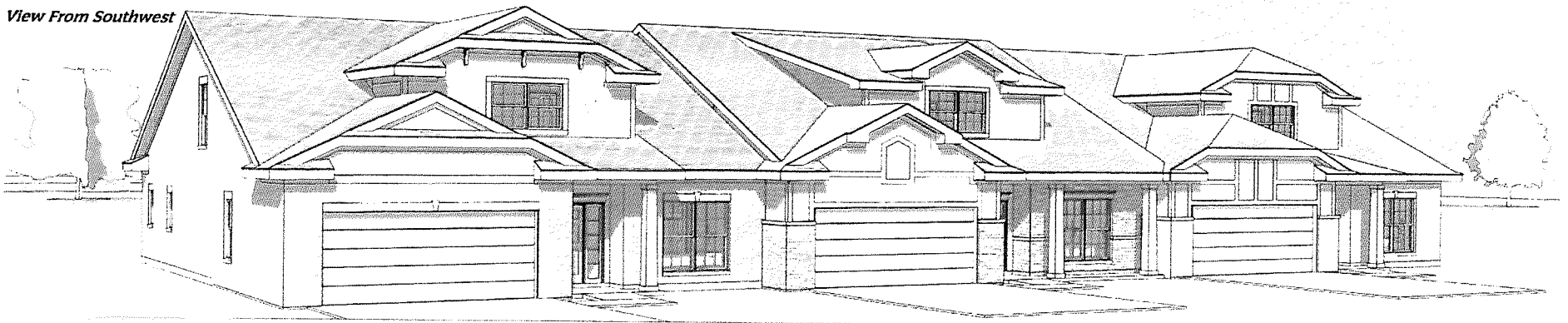


VIEW FROM THE NORTHEAST

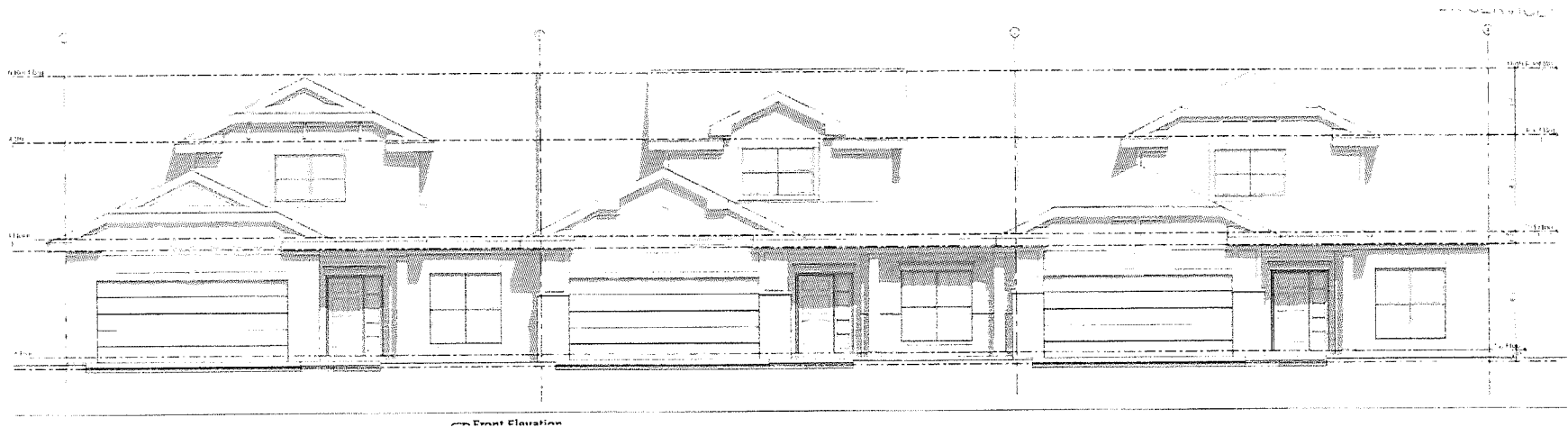


VIEW FROM THE SOUTHWEST

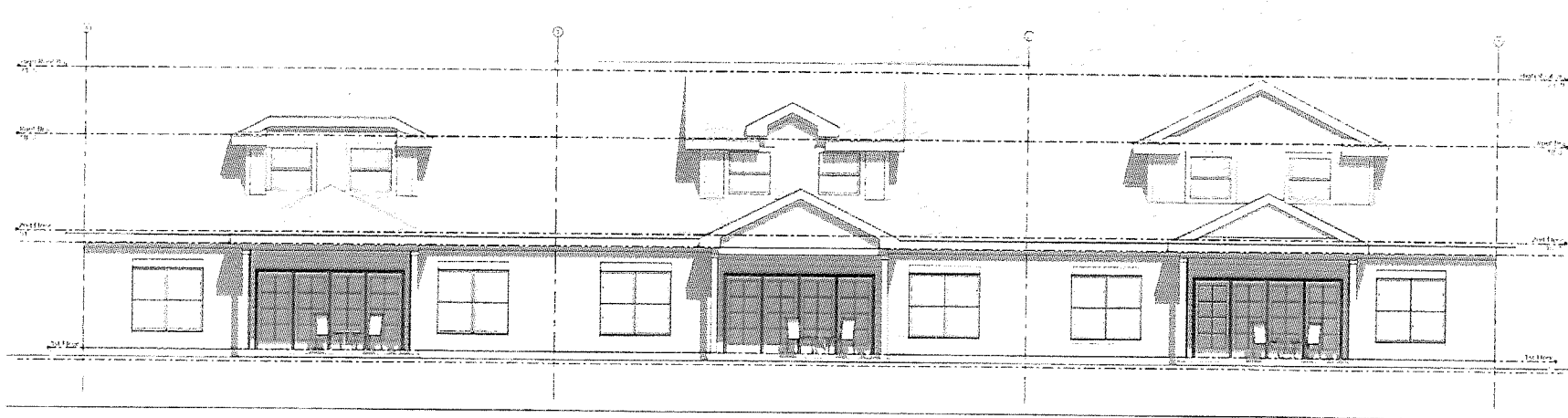
View From Southwest



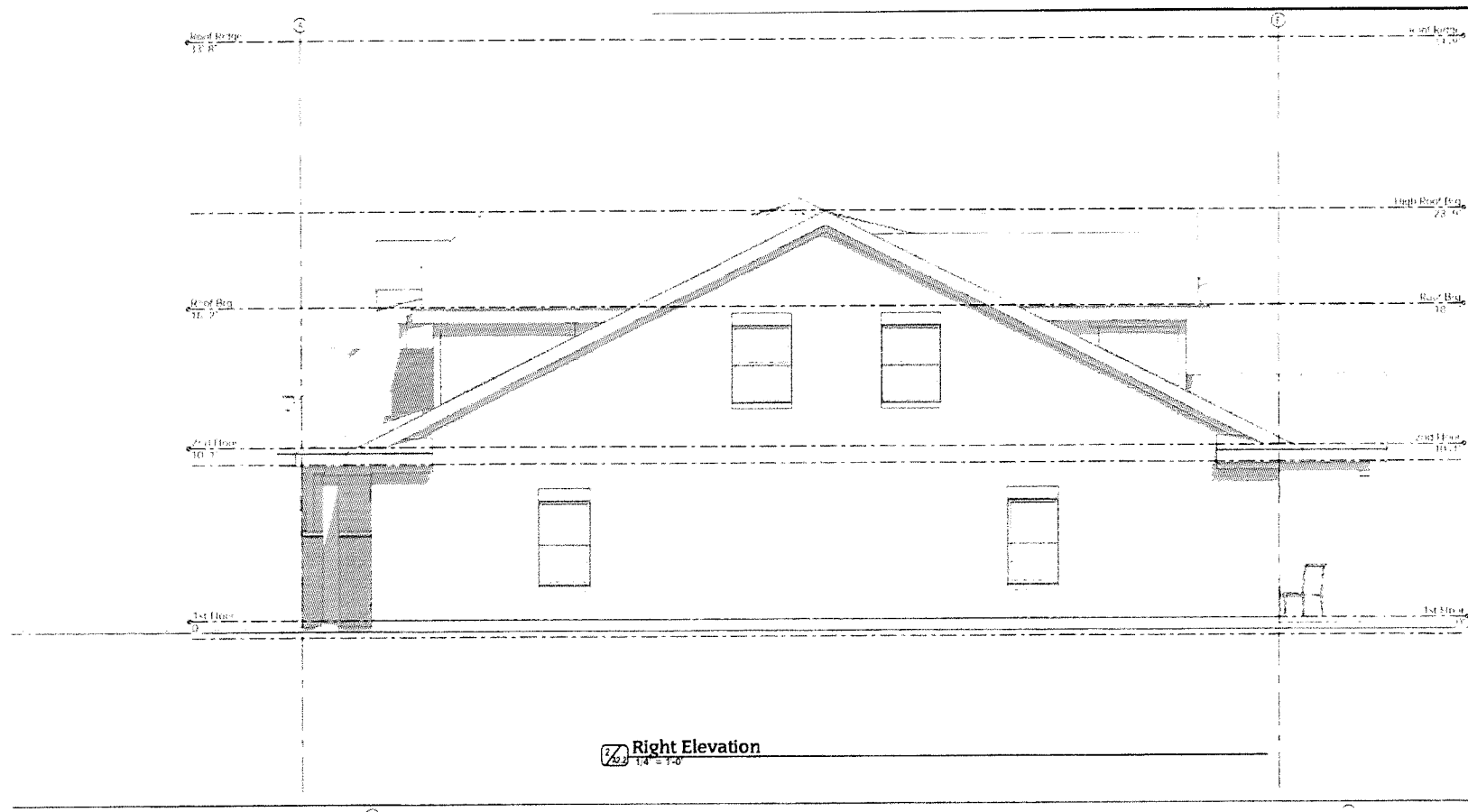
FRONT ELEVATION



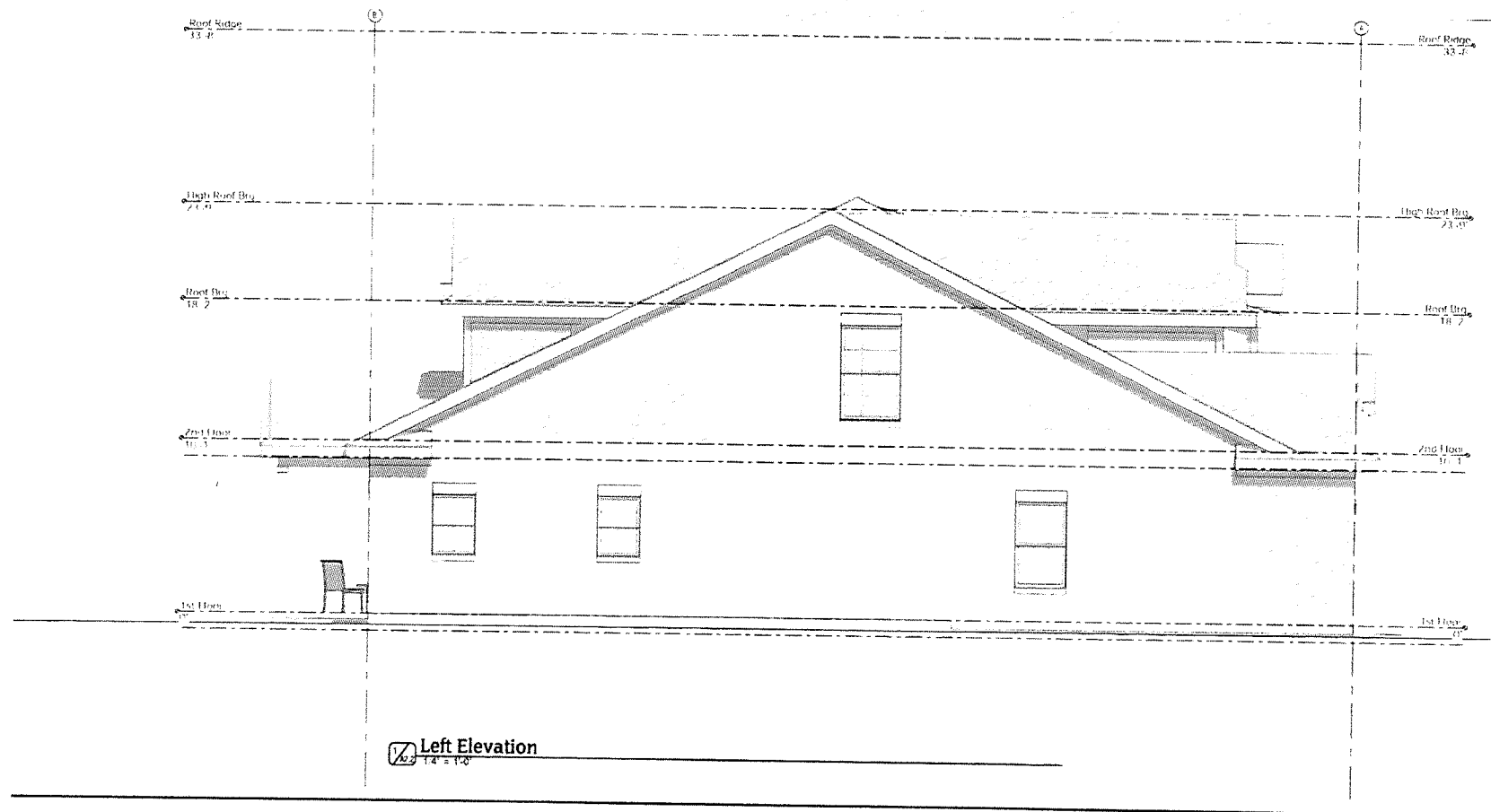
REAR ELEVATION



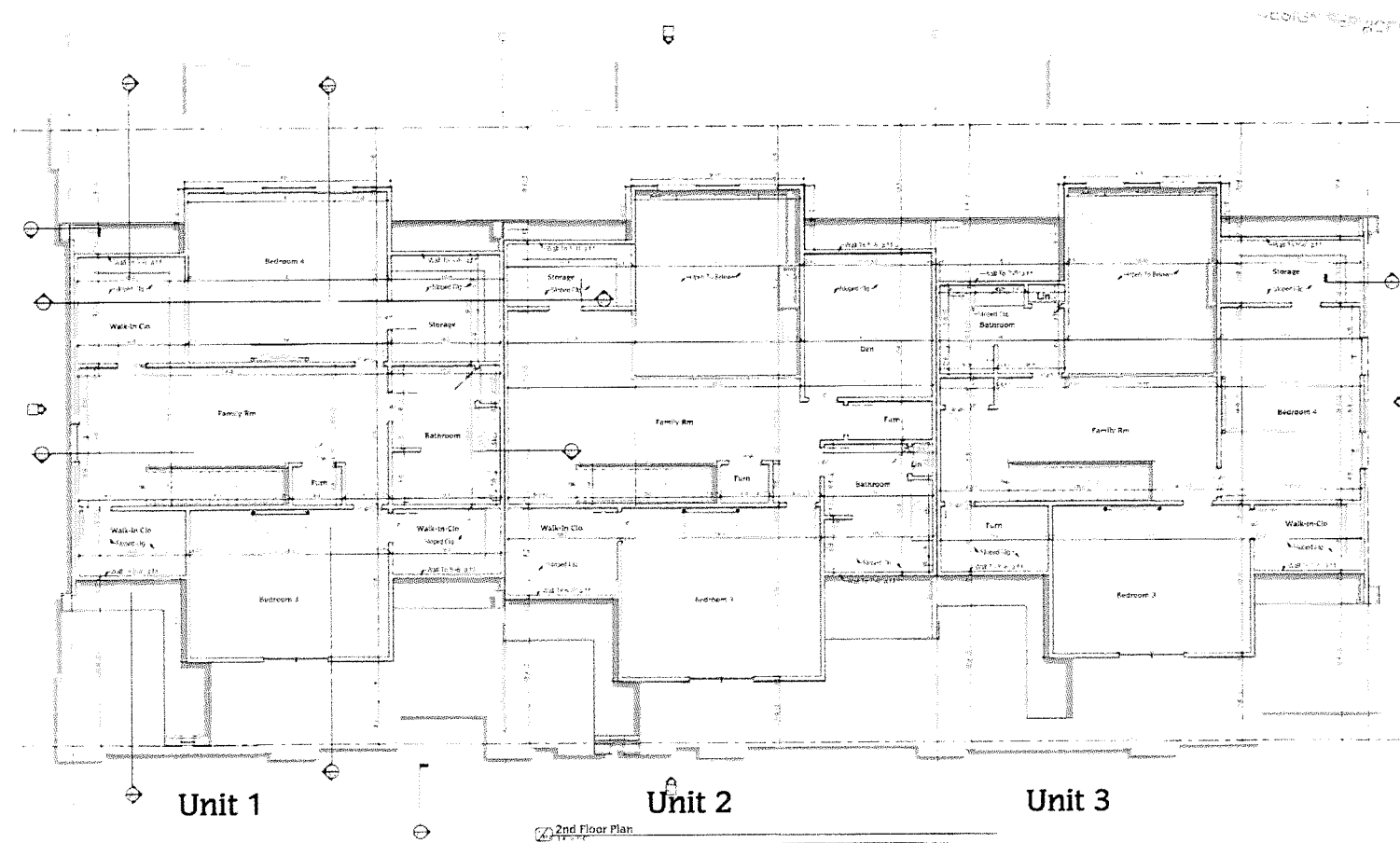
RIGHT ELEVATION



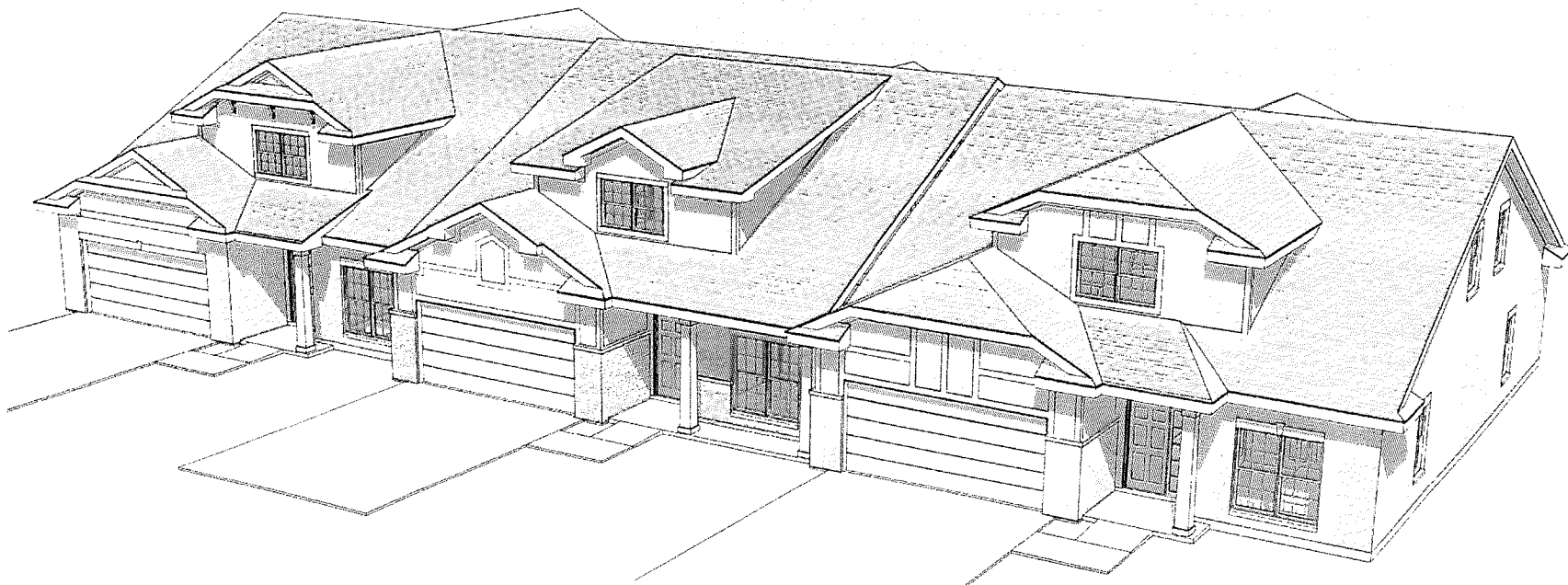
LEFT ELEVATION



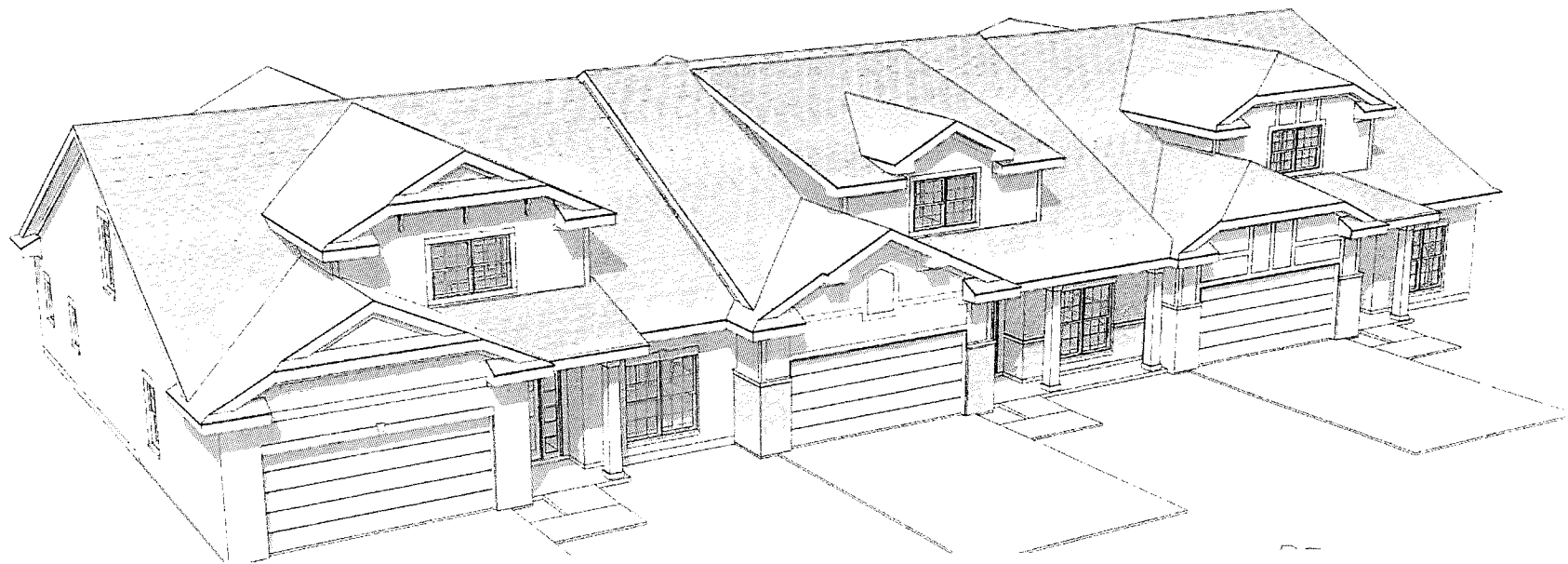
PROPOSED FLOOR PLANS



RENDERING



RENDERING — ADDITIONAL VIEW



THANK YOU



Luxcon Homes LLC

BTM Engineering, Inc.



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