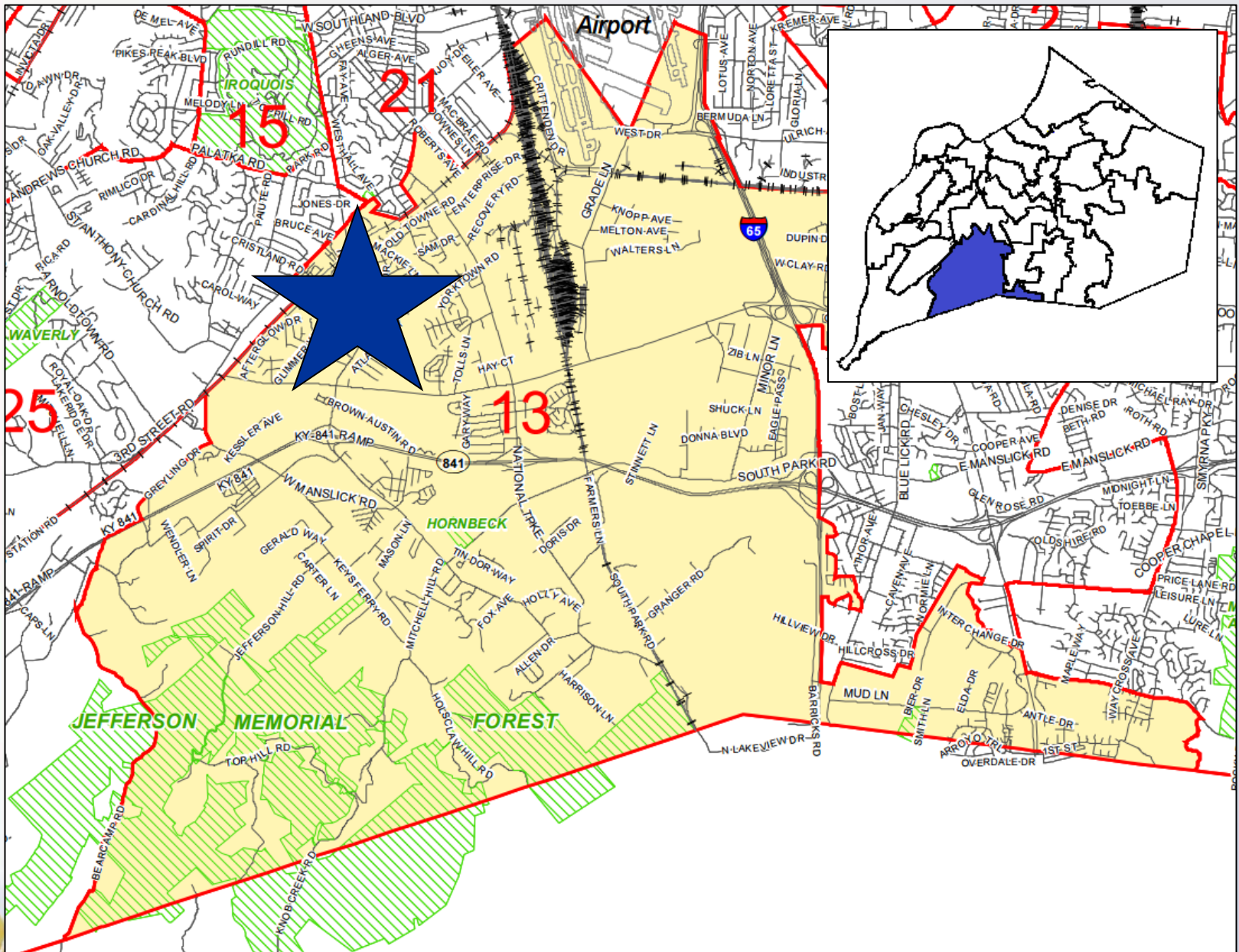


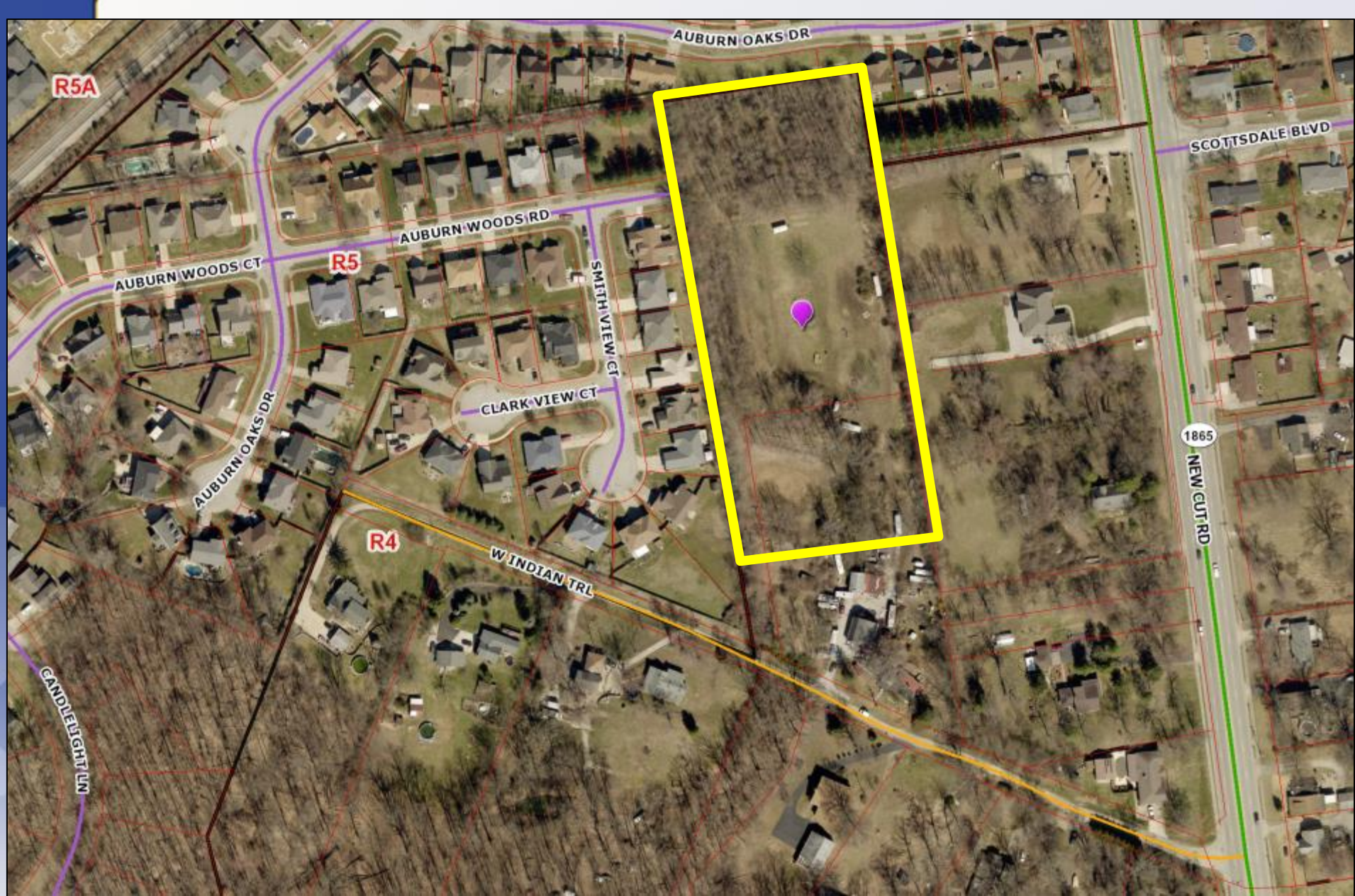
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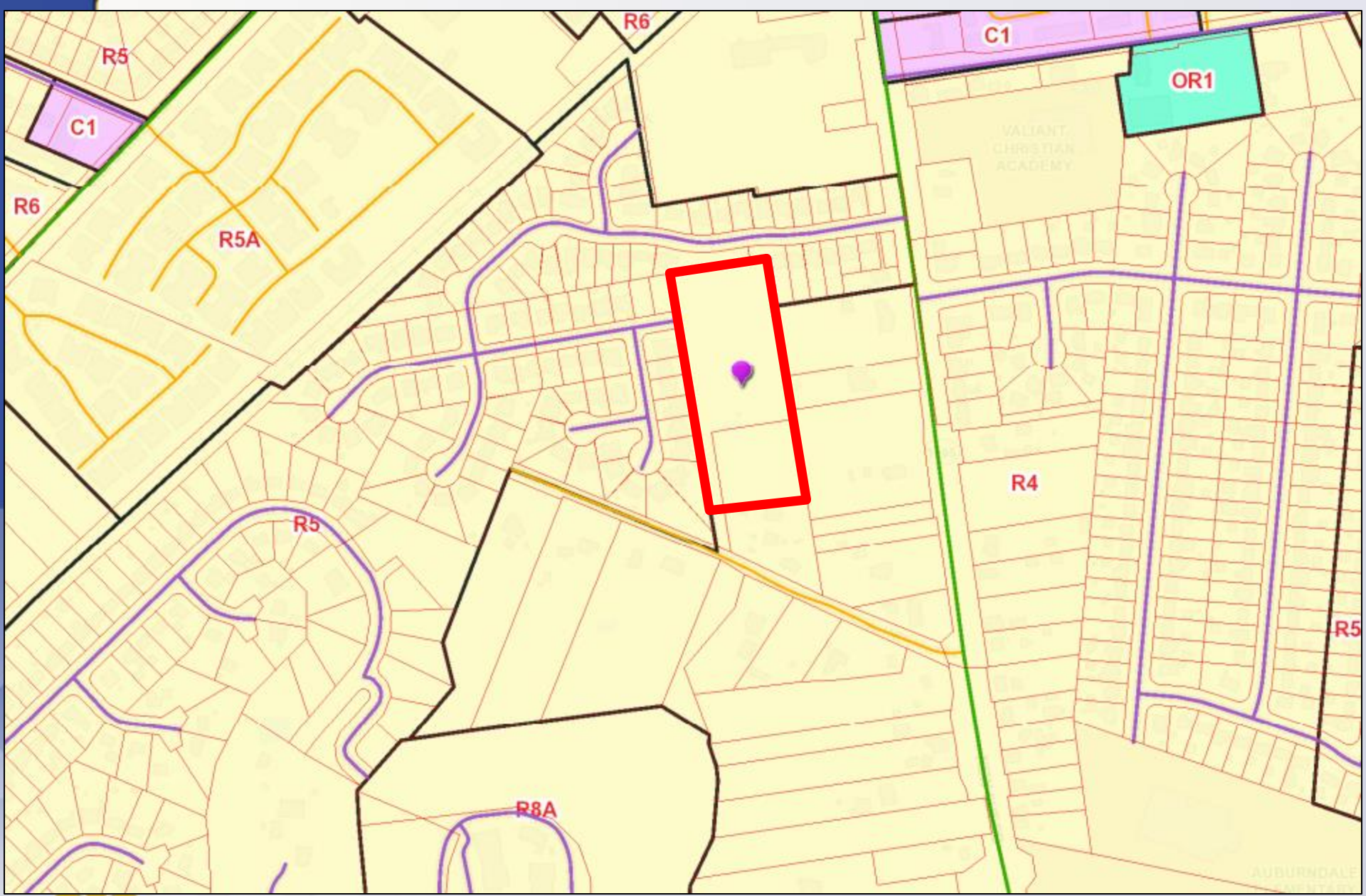
W INDIAN TRAIL SUBDIVISION



**Planning & Zoning Committee
November 16, 2021**







Existing: R-4/N
Proposed: R-5/N

Requests

- Change-in-Zoning from R-4 to R-5 (4.8 acres)
- Waiver from Section 7.3.30.E of the LDC to allow a rear yard to overlap a drainage easement by more than 15 percent
- District Development Plan/Major Preliminary Subdivision with Binding Elements

Case Summary

- Existing house and approximately 1.2 acres to remain R-4
- 25 residential units
- Access connects to existing stub (Auburn Woods Road) from adjoining subdivision

Applicant's Development Plan

NOTES

- GENERAL**
1. All utility lines may be relocated or reestablished resulting in the creation of a greater number of lots than originally approved by the planning commission.
 2. Construction features shall be related to the edge of the utility of disturbance areas prior to any grading or construction activities. The location of the center of disturbance is determined by the existing location of the utility. In construction activities shall be performed within the disturbed area.
 3. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the appropriate local storm water pollution prevention best management practices.
 4. All open space lots are non-sellable and will be reserved as open space and utility easements.
 5. Topographic information shown herein was derived from 1:24,000 scale. Boundary information was derived from GISD surveying.
 6. Contiguous air-side utilities (Electric, phone, water) shall be placed in a common trench unless otherwise indicated by appropriate regulations.
 7. Mitigation measures for dust control shall be in place during construction to prevent dusts and particulates from leaving the construction site.
 8. Street trees shall be planted in a manner that does not obstruct public safety or highway sight distance. Tree location will be determined during construction approval process.

- SEWER & DRAINAGE**
1. All sanitary sewer lines shall be installed from a pre-developed sewer main to a pre-developed sewer main for 15' to 20' and 150' pipe diameters in the vicinity of the storm-water system, unless it is more restrictive.
 2. No portion of the site is shown in a floodplain per FEMA map 2111-C-0082-C dated December 05, 2008.
 3. Sewers by L-2 and subject to all applicable laws.
 4. A "Request for Sanitary Sewer Capacity" shall be filed with MSW.
 5. All proposed sewer and storm connections shall be 10' above elevation indicated.
 6. The Liquefacible Hazard Summary will determine the width of their easement prior to construction plan approval.
 7. Construction plans must document and comply with localities and applicable County Interceptor Sewer System's Design Manual and Standards Specifications and other local, state and federal ordinances.
 8. The final design of this project must meet all MSW water quality regulations established by MSW. Site layout may change if the design proves to be unique owing to storm drain design, fluctuations.
 9. An EPCO plan shall be developed and approved in accordance with MSW Design Manual and Standards Specifications prior to construction plan approval.

- STREETS & SIDEWALKS**
1. Streets within the development shall meet curb and gutter, 10:1 side-slope and have a pavement width of 20 feet with a radius of 20 feet or 15:1 side-slope. All other roads shall be 20 feet in width with a 20 foot radius of intersection.
 2. Sidewalks within the subdivision shall be installed in accordance with Table 6.2.1 of the Land Development Code.
 3. Street grades shall not be less than 1% (2%) or 1/8" (1/2").
 4. A Bond and Encumbrance Plan will be required by State Public Works for all work within the Auburn Woods Road Right-of-Way, and for related improvements on all surrounding streets made in the subdivision also due to drainage caused by construction traffic.
 5. Vague lots shall be provided as required by State Public Works.
 6. All streets, intersections, lane ends, cul-de-sacs, turnoffs, traffic circles and right-of-way ends shall be in compliance with the Development Code and State Public Works' requirements and approved as to time of construction.
 7. All street corner signs shall conform with the MUTCD requirements and shall be installed prior to the opening of the applicable subdivision and prior to obtaining the final certificate of occupancy and shall be in place at time of land release.
 8. The location and type of plantings along the street right-of-way shall be suitable for roadway safety and sight distance requirements by State Public Works which reserved the right to remove them without the property owner's approval.
 9. Street tree planting shall be done in accordance with the applicable right-of-way easement requirements by the owners, as detailed, shall occur at the start of construction.
 10. A Bond and Encumbrance Plan will be required by State Public Works to ensure traffic within the site due to drainage caused by construction traffic.
 11. All roadway intersections shall meet the requirements for loading areas set out by State Public Works.

PROJECT DATA

TOTAL SITE AREA	= 4.86 AC (208,039 SF)
TOTAL AREA OF SOIL	= 2.89 AC (124,381 SF)
NET SITE AREA	= 4.06 AC (173,658 SF)
ELECTRIC ZONING	= R-1
FORM DISTRICT	= NC030R09-000
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
TOTAL # RESIDENTIAL UNITS	= 23
TOTAL AREA OF LOTS	= 3.74 (163,878 SF)
GROSS DENSITY	= 6.2 UNITS/AC (7.38 UNITS/AC MAX. ALLOWED)
NET DENSITY	= 6.2 UNITS/AC (7.38 UNITS/AC MAX. ALLOWED)

R-5 REQUIREMENTS

MINIMUM LOT AREA	= 5,000 SF
MINIMUM SIDE YARD	= 5'
MIN. FRONT YARD & STREET SIDE YARD	= 25'
MINIMUM LOT WIDTH	= 30'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'

WAIVER REQUEST

= A WAIVER IS REQUESTED FROM SECTION 13.3.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW MORE THAN 13% OF A REQUIRED REAR YARD TO BE OCCUPIED BY A DRAINAGE EASEMENT.



LEGEND

- 10' = UTILITY POLE
- 4" = CITY ANCHOR
- 12" = CITY ANCHOR
- 18" = CITY ANCHOR
- 24" = CITY ANCHOR
- 30" = CITY ANCHOR
- 36" = CITY ANCHOR
- 42" = CITY ANCHOR
- 48" = CITY ANCHOR
- 54" = CITY ANCHOR
- 60" = CITY ANCHOR
- 66" = CITY ANCHOR
- 72" = CITY ANCHOR
- 78" = CITY ANCHOR
- 84" = CITY ANCHOR
- 90" = CITY ANCHOR
- 96" = CITY ANCHOR
- 102" = CITY ANCHOR
- 108" = CITY ANCHOR
- 114" = CITY ANCHOR
- 120" = CITY ANCHOR
- 126" = CITY ANCHOR
- 132" = CITY ANCHOR
- 138" = CITY ANCHOR
- 144" = CITY ANCHOR
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- 420" = CITY ANCHOR
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- 630" = CITY ANCHOR
- 636" = CITY ANCHOR
- 642" = CITY ANCHOR
- 648" = CITY ANCHOR
- 654" = CITY ANCHOR
- 660" = CITY ANCHOR
- 666" = CITY ANCHOR
- 672" = CITY ANCHOR
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- 1464" = CITY ANCHOR
- 1470" = CITY ANCHOR
- 1476" = CITY ANCHOR
- 1482" = CITY ANCHOR
- 1488" = CITY ANCHOR
- 1494" = CITY ANCHOR
- 1500" = CITY ANCHOR

BENCHMARK DESCRIPTIONS

NO.	DATE	REVISION	BY
1	7/2/2021	PER AGENCY COMMENTS	SP
2	7/26/2021	PER AGENCY COMMENTS	SP

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 208,039 SF
TOTAL TREE CANOPY AREA REQUIRED	= 408 (21,486 SF)
EXISTING TREE CANOPY	= 408 (21,486 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 SF (0 SF)
PROPOSED TREE CANOPY TO BE PROVIDED	= 0 SF (0 SF)

DETENTION BASIN CALCULATIONS

$S = 0.01/10$
 $EC = 0.70 - 0.23 - 0.47$
 $R = 4.5$ ACRES
 $Q = 2.8$ CFS
 $Q = (0.47 - 0.23) (0.70) = 0.16$ AC-FT
 $REQUIRED S = 21,384$ CU-FT
 $PROPOSED BASIN = 1,500$ CU-FT
 $TOTAL = 1,500$ CU-FT @ APPROX. 2 FT DEPTH = 32,500 CU-FT > 21,384 CU-FT

GRAPHIC SCALE
 1 inch = 40 ft

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

DATE: 01-2021-0001
 RELATED CASE: 20-2088PA-0032

5661 W. INDIAN TRAIL
 PRELIMINARY SUBDIVISION PLAN

FORWORTH ENGINEERS III
 1025 E. W. OF 7000
 SUITE 1000
 LOUISVILLE, KY 40214
 TEL: 502.261.1111
 FAX: 502.261.1112

DESIGNED BY
 CL. CAT. LLC
 1000 W. WOODBURN AVENUE
 SUITE 1000
 LOUISVILLE, KY 40214
 TEL: 502.261.1111
 FAX: 502.261.1112

LAND DESIGN & DEVELOPMENT, INC.
 1000 W. WOODBURN AVENUE
 SUITE 1000
 LOUISVILLE, KY 40214
 TEL: 502.261.1111
 FAX: 502.261.1112

DATE: 01/20/2021

Public Meetings

- Neighborhood Meeting held 5/5/2021
- LD&T meeting on 9/9/2021
- Planning Commission public hearing on 10/21/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5 passed by a vote of 8-0.