

Louisville Metro Planning Commission Public Hearing - March 2, 2023

Louisville Metro Land Development & Transportation Committee - February 9, 2023

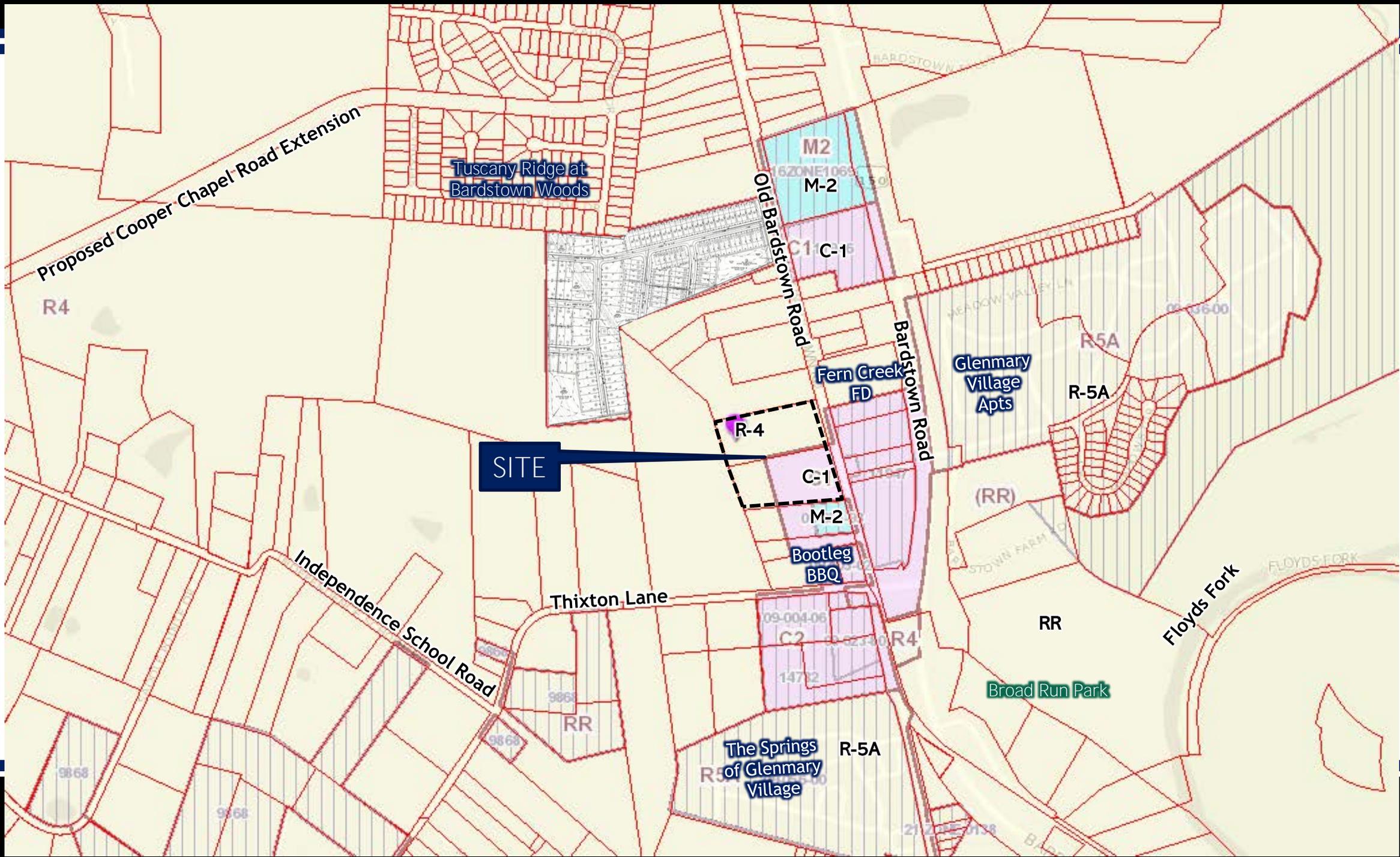
Louisville Metro Land Development & Transportation Committee - January 26, 2023

Neighborhood Meeting - July 14, 2022

Docket No. 22-ZONE-0105

Zone change from R-4 and C-1 to R-6 to allow a 110-unit townhome community on property located at 9408 & 9500 Old Bardstown Road





Proposed Cooper Chapel Road Extension

Tuscany Ridge at Bardstown Woods

M2

M-2

C1

C-15

R4

Old Bardstown Road

Bardstown Road

Fern Creek FD

Glenmary Village Apts

R-5A

R-5A

SITE

R-4

C-1

M-2

Bootleg BBQ

(RR)

Independence School Road

Thixton Lane

C2

14732

The Springs of Glenmary Village

R-5A

RR

Floyds Fork

Broad Run Park

FLOYDS FORK

9868

9868

9868

9868

RR

21 ZONE 7138

B...

R-4 to R-6

R-4

C-1 to R-6

C-1

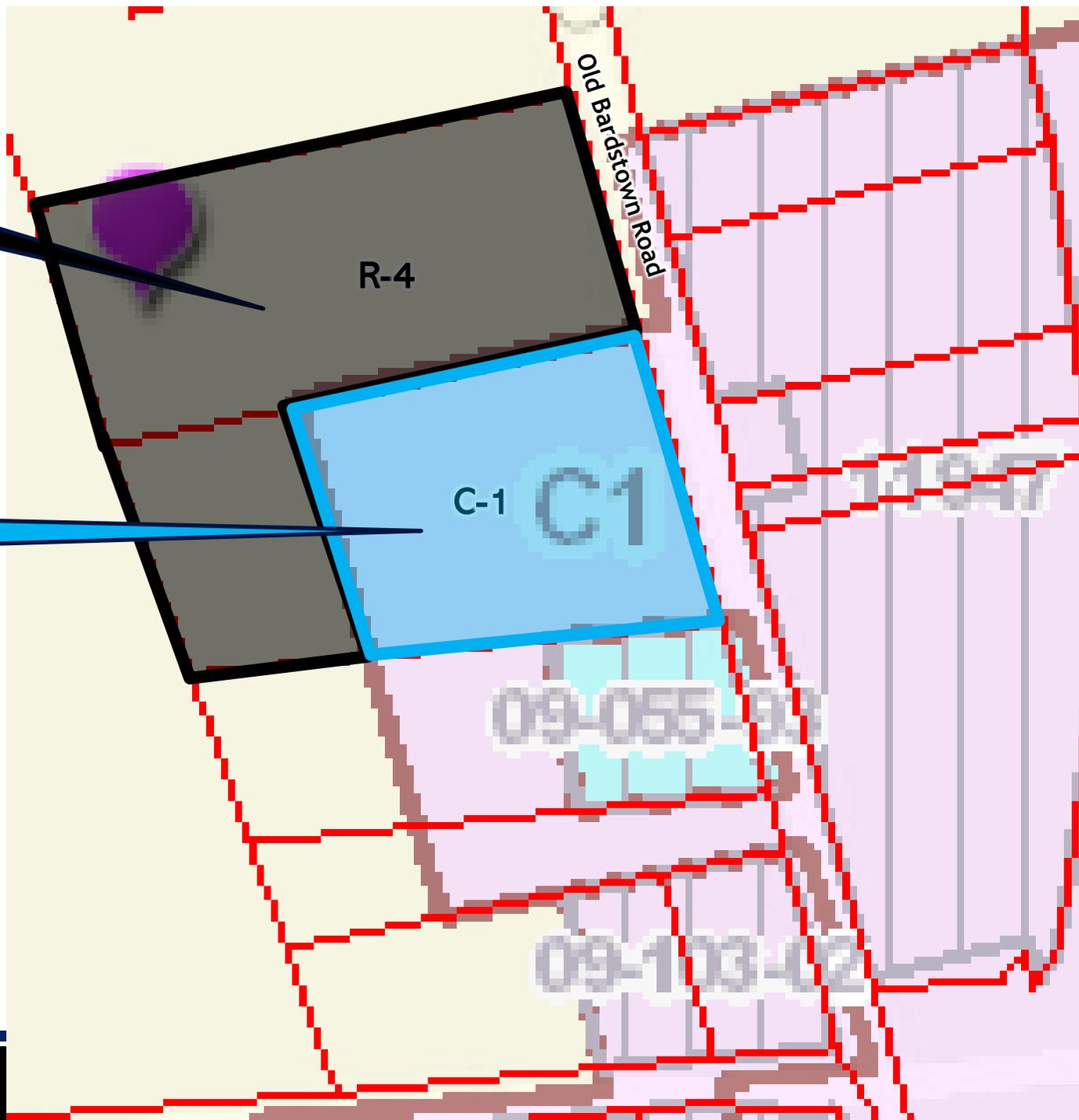
C1

Old Barstow Road

11947

09-055-92

09-103-02



Tuscany Ridge at Bardstown Rd

Old Bardstown Road

Bardstown Road

SITE

Fern Creek FD

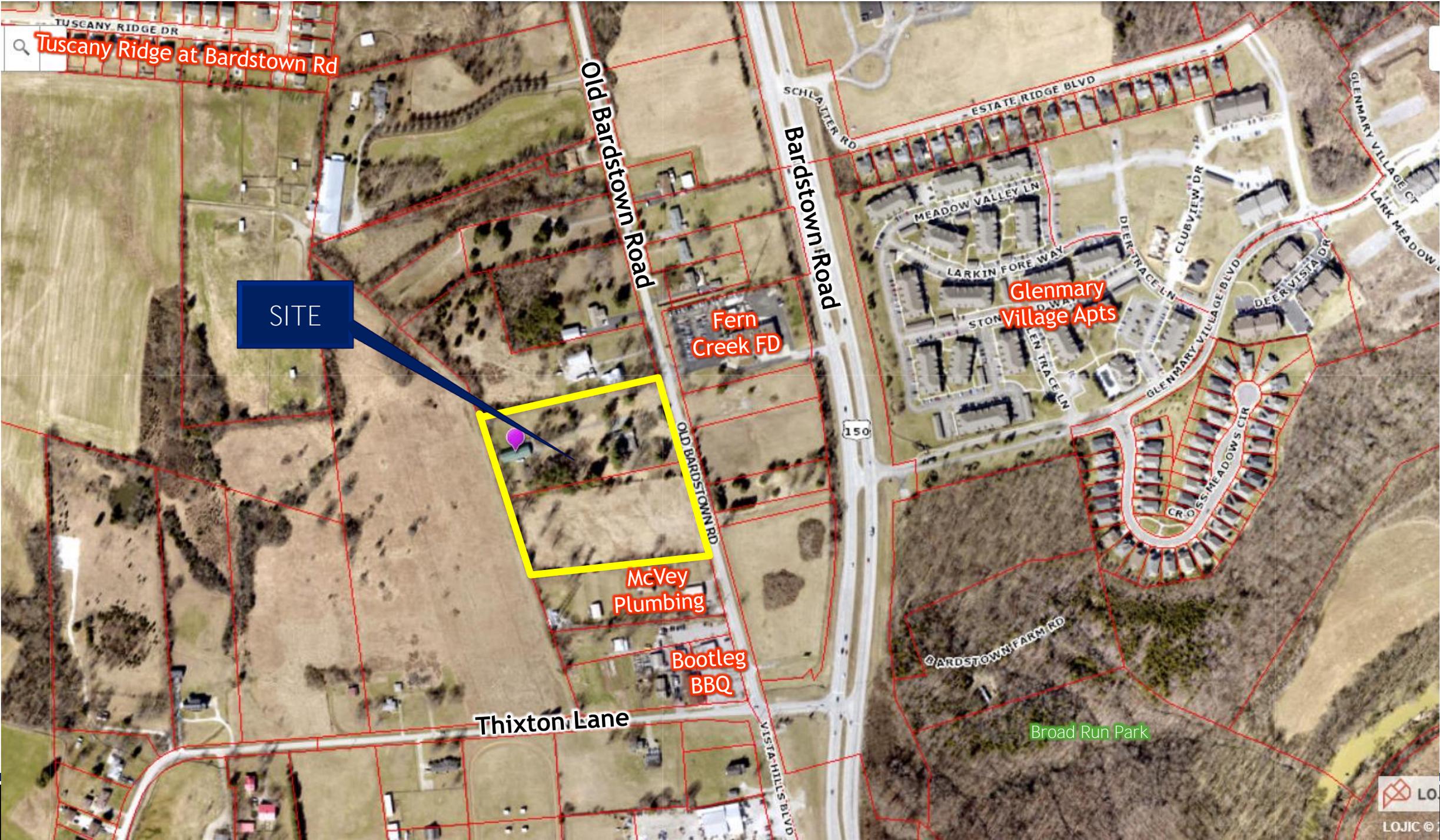
Glenmary Village Apts

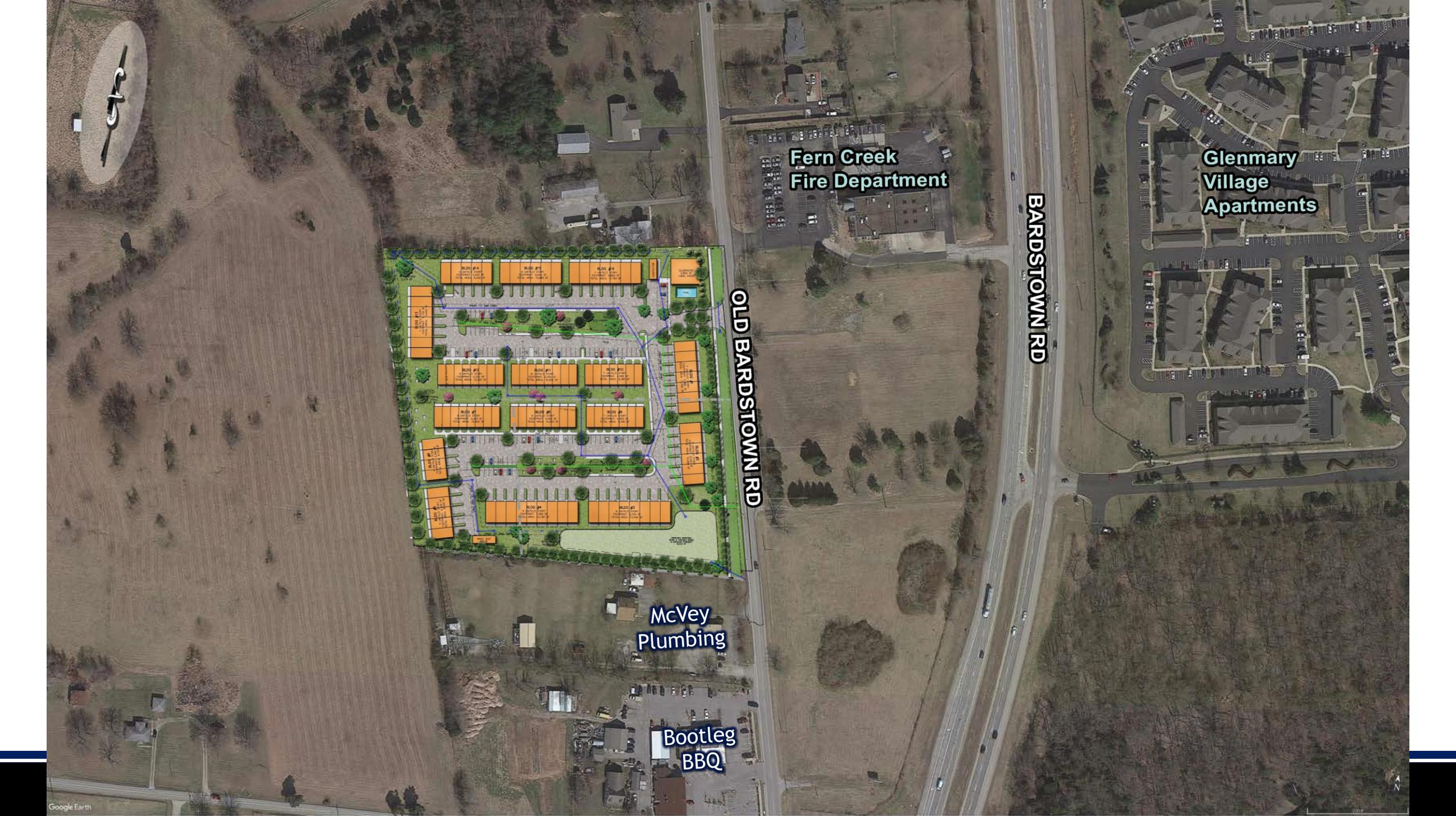
McVey Plumbing

Bootleg BBQ

Thixton Lane

Broad Run Park





**Fern Creek
Fire Department**

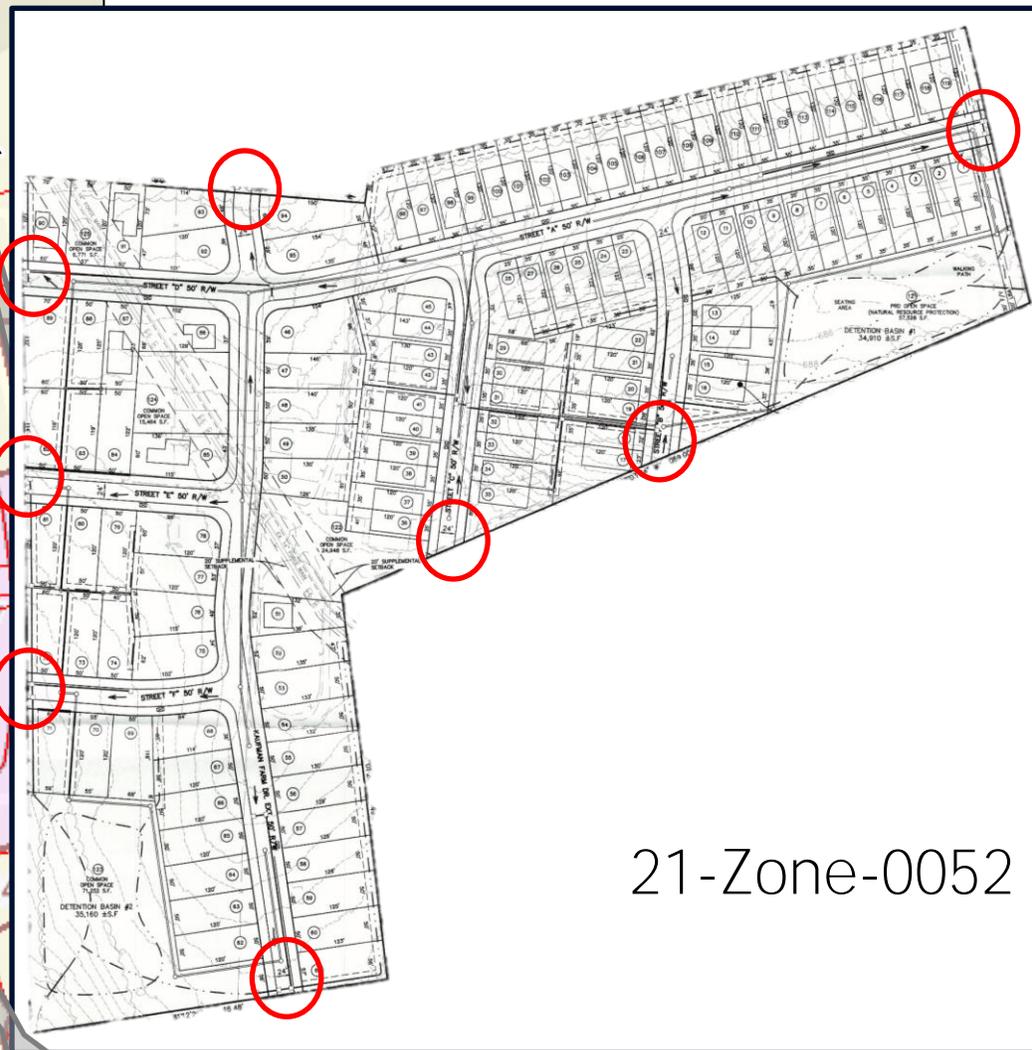
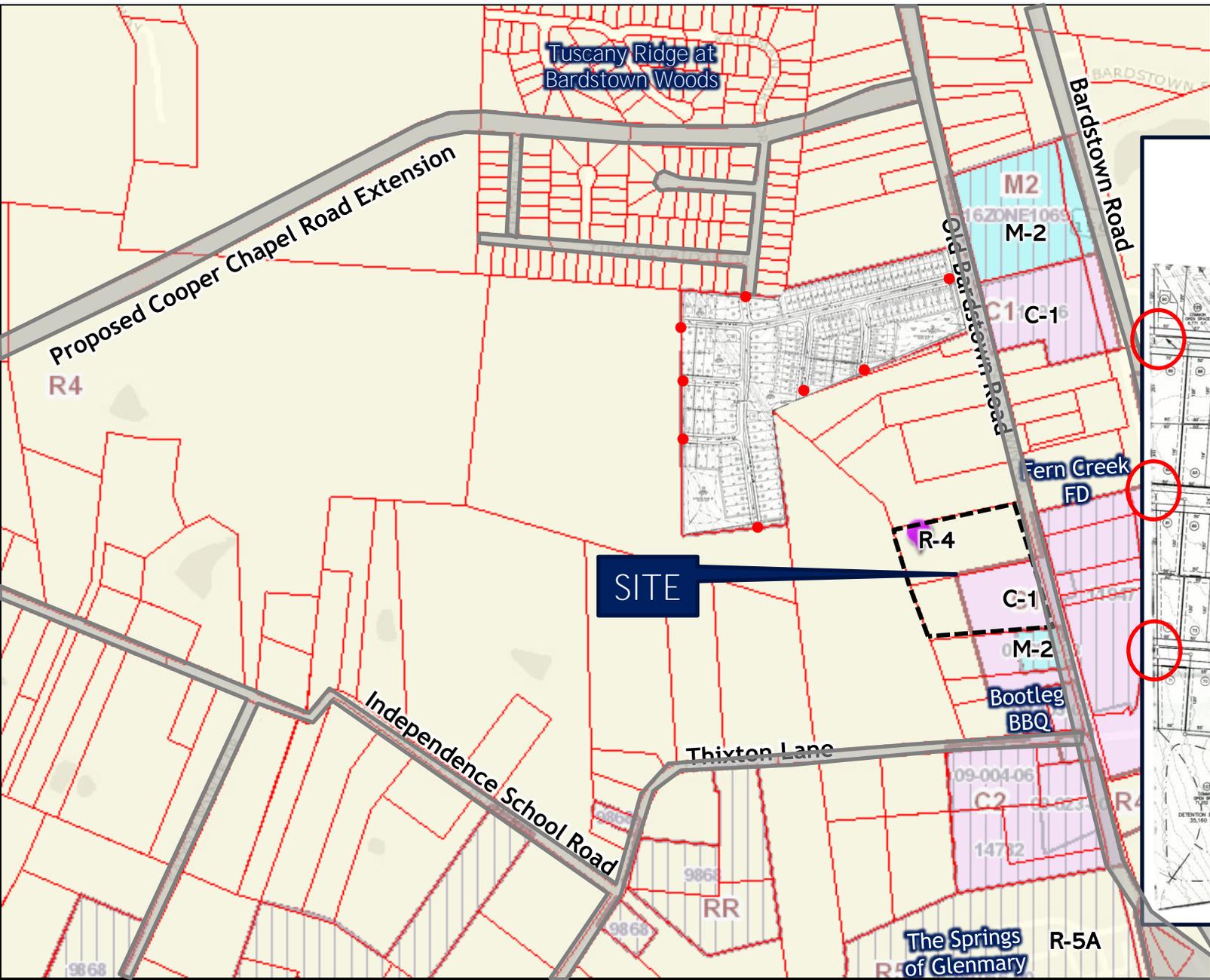
**Glenmary
Village
Apartments**

BARDSTOWN RD

OLD BARDSTOWN RD

**McVey
Plumbing**

**Bootleg
BBQ**

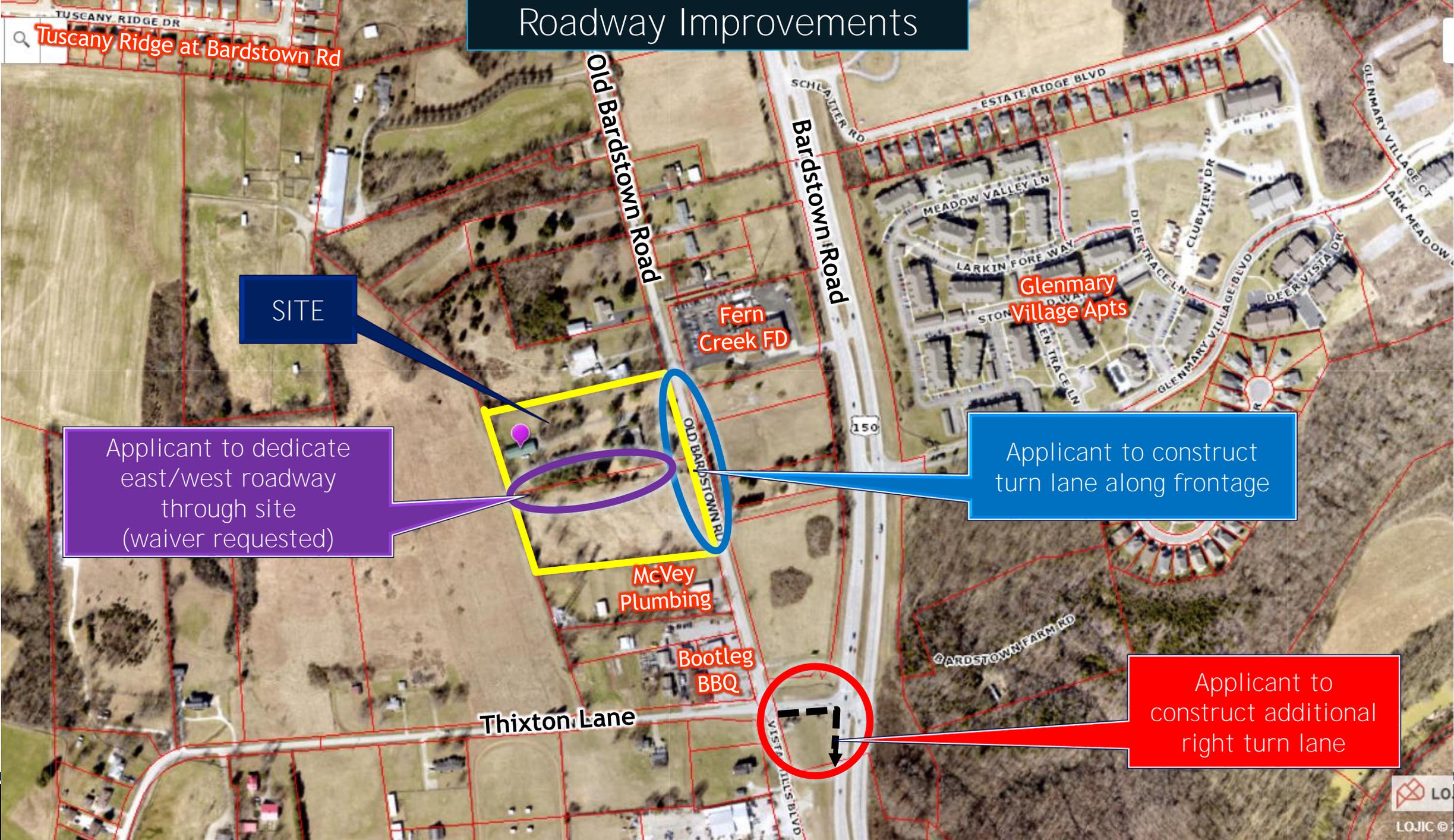


21-Zone-0052

Roadway Waiver Summary (LDC 5.9.2.A.1.a.ii)

- Applicant is proposing a high-quality and low-density townhome development that cannot sustain the loss of units and costs associated with the construction of an east-west roadway.
- Applicant is proposing to construct an off-site improvement to Thixton Lane at Old Bardstown Road as mitigation for this waiver.
- As will be shown, the east-west roadway makes the current proposal financially impossible. In order to construct the east-west roadway (ie., to not require the waiver), the applicant would need to switch to a more standard 3-story stacked apartment style product with 160 units (50% more than proposed).

Roadway Improvements



Tuscany Ridge at Bardstown Rd

SITE

Applicant to dedicate east/west roadway through site (waiver requested)

OLD BARDSTOWN RD

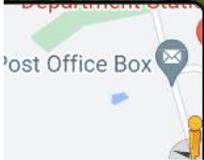
Applicant to construct turn lane along frontage

Applicant to construct additional right turn lane

Applicant to construct additional right turn lane

9605 Old Bardstown Rd
Louisville, Kentucky
Google
Street View - Jul 2021

SITE



Applicant to construct left turn lane along frontage

Looking north down Old Bardstown Road from the southern most point of site.



Bardstown Road

Old Bardstown Road

Applicant proposes to construct additional right turn lane as waiver mitigation

View of Thixton Lane looking east towards Old Bardstown Road and Bardstown Road

Applicant proposes to construct additional right turn lane as waiver mitigation



View of Old Bardstown Road looking south towards Thixton Lane

Larger Unit
w/o
garage

Clubhouse
& Pool

Regular Units

Larger Units



1-4/N
y Williams
2nd Run Road
e, KY 40291
57, Pg. 0802

- LEGEND**
- PROPOSED STORM SEWER, CATCH BASIN
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE
 - Utility Pole
 - Guy Anchor
 - Light Pole

C-1/R-4/M-2/N
John D & Patricia M McVey
9113 Old Bardstow Road
Louisville, KY 40291
D.B. 7076, Pg. 0997

DETENTION BASIN CALCULATI

Elevations - Regular



Front elevation



Rear elevation



Side elevation

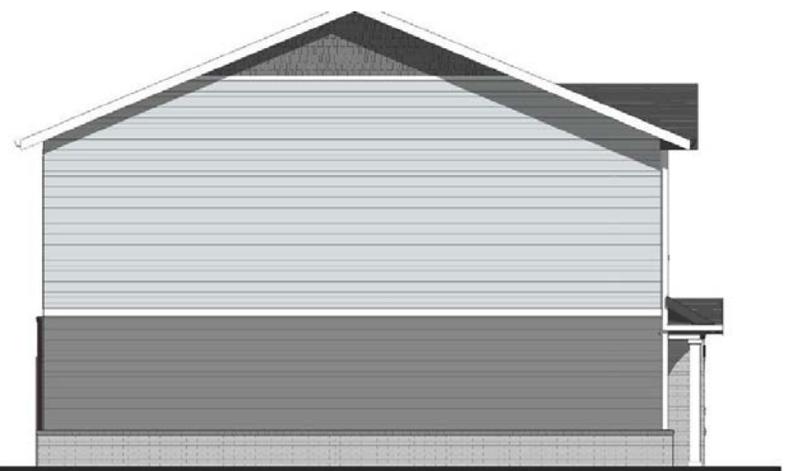


Front elevation

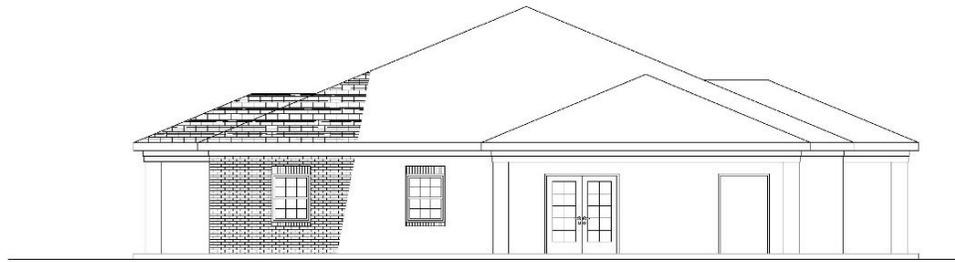


Rear elevation

Elevations - Larger Units w/garages



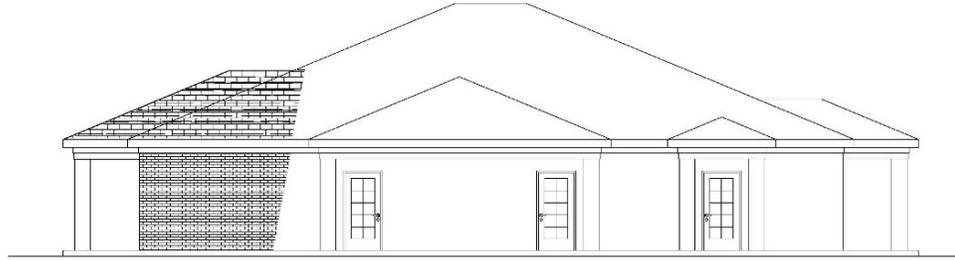
Side elevation



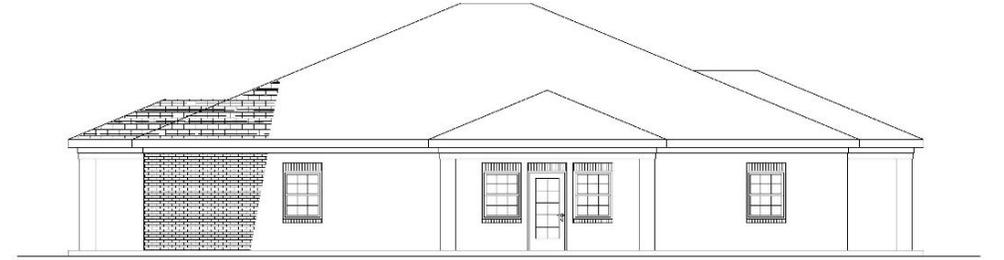
PROPOSED WEST – FRONT – ELEVATION



PROPOSED EAST – BARDSTOWN ROAD – ELEVATION

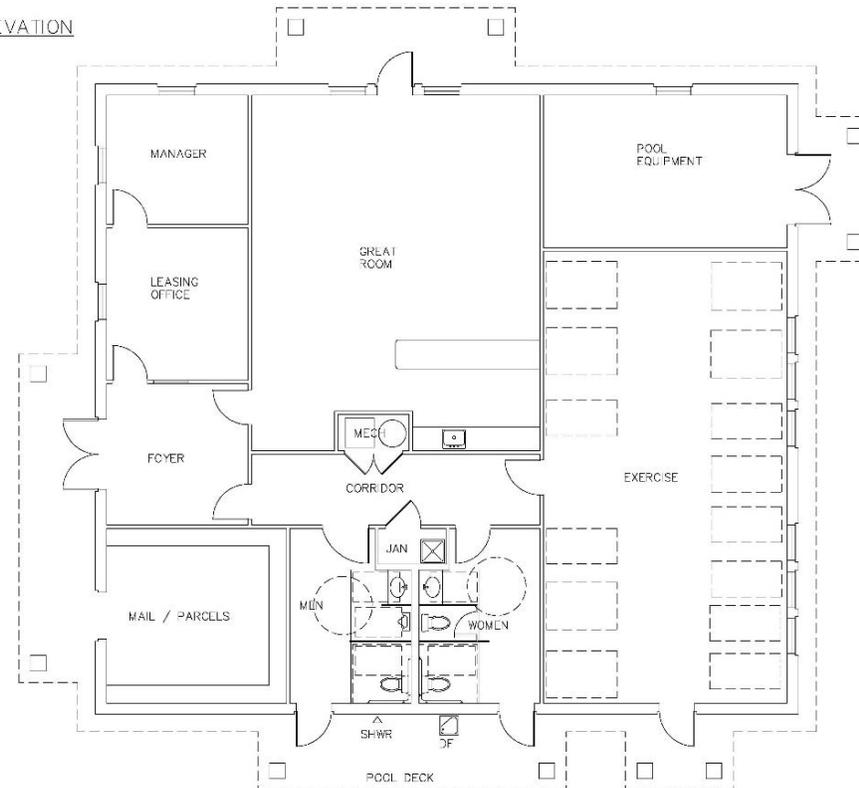


PROPOSED SOUTH – POOLSIDE – ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Proposed Clubhouse Elevation



NORTH



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

Roadway Improvements

Tuscany Ridge at Bardstown Rd

SITE

Applicant to dedicate east/west roadway through site (waiver requested)

Applicant to construct turn lane along frontage

Applicant to construct additional right turn lane

Old Bardstown Road

Bardstown Road

Fern Creek FD

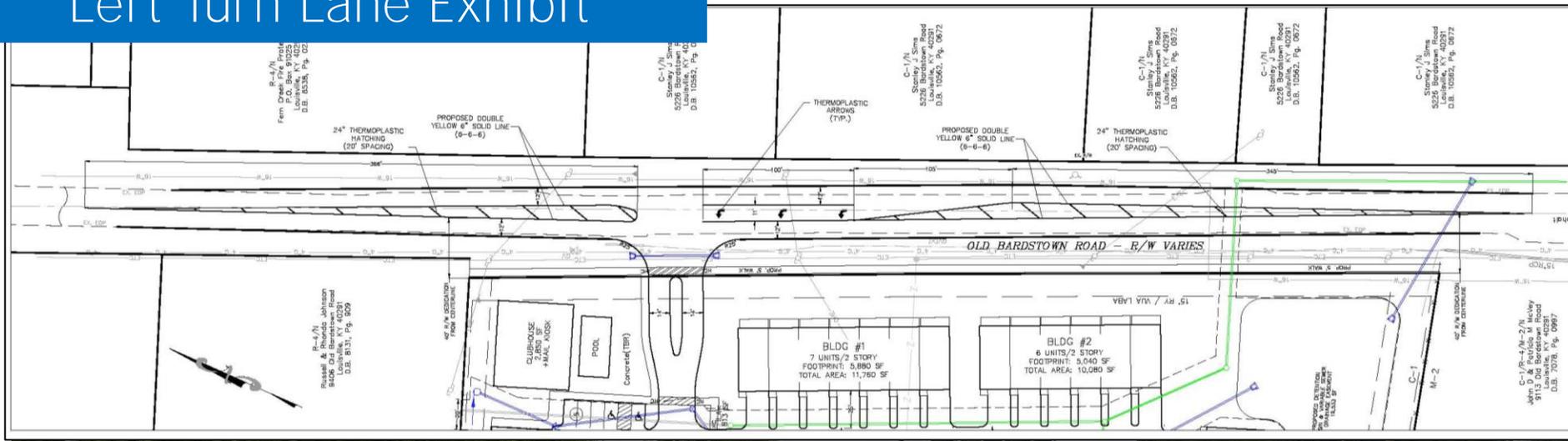
Glenmary Village Apts

McVey Plumbing

Bootleg BBQ

Thixton Lane

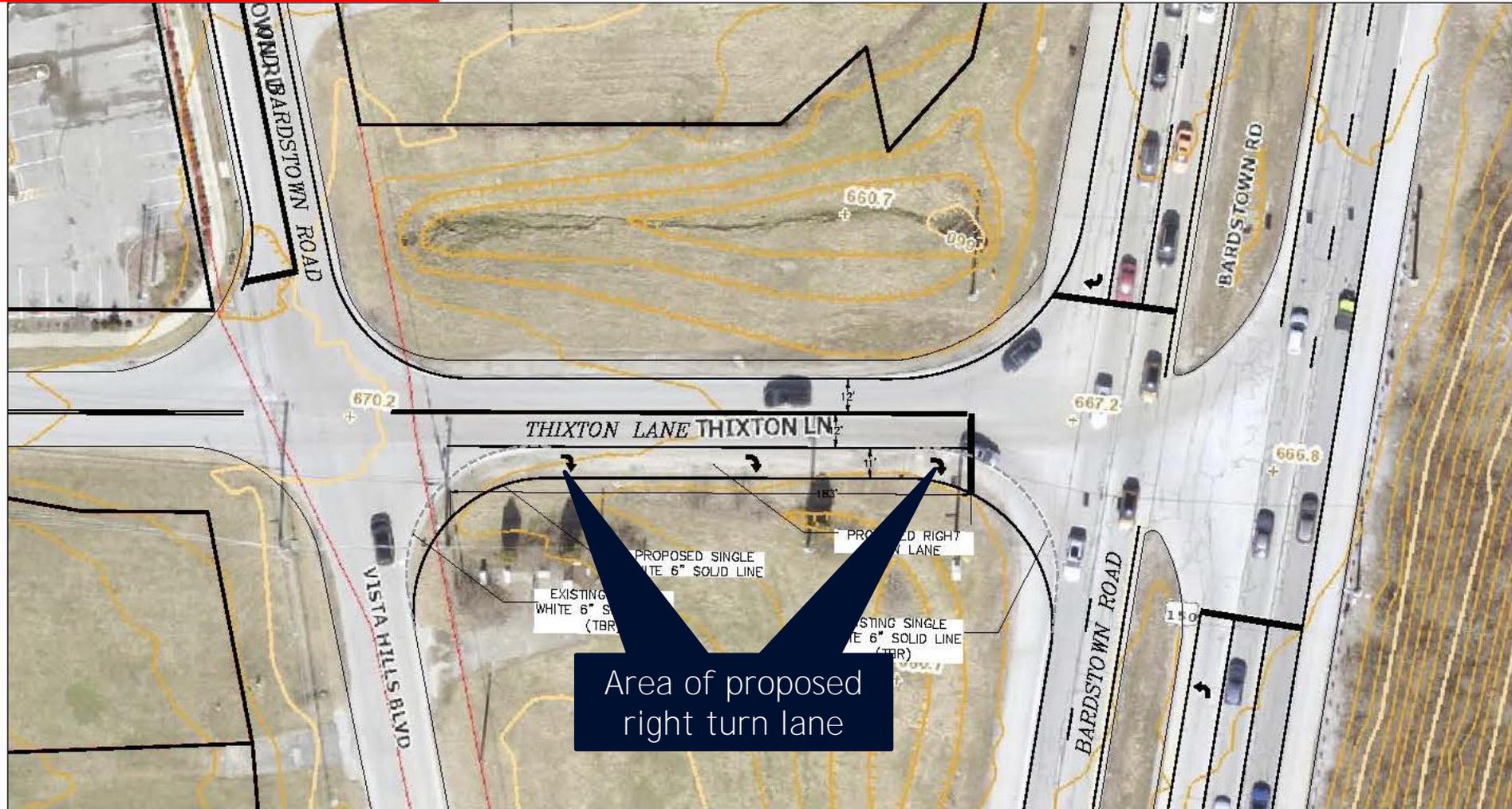
Left Turn Lane Exhibit



Looking north down Old Bardstown Road from the southern most point of site.

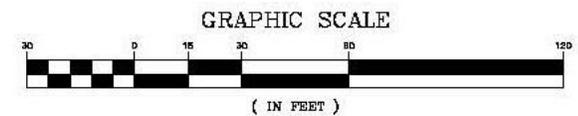
Applicant to construct left turn lane along frontage

Right Turn Exhibit Proposed Waiver Mitigation

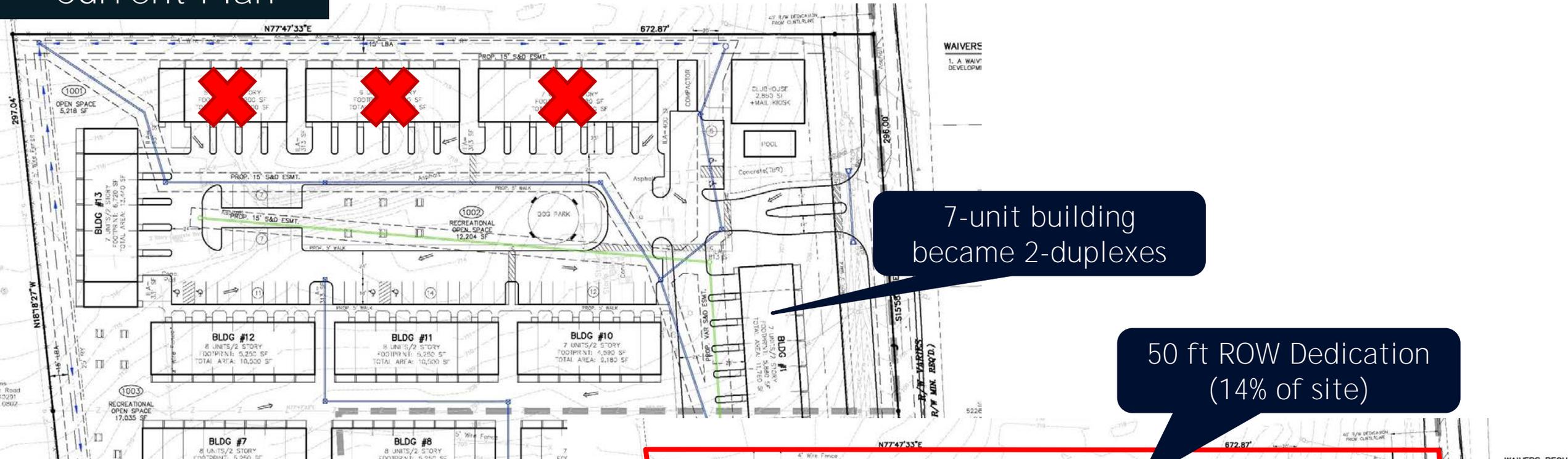


RIGHT TURN EXHIBIT

THIXTON LANE & BARDSTOWN ROAD

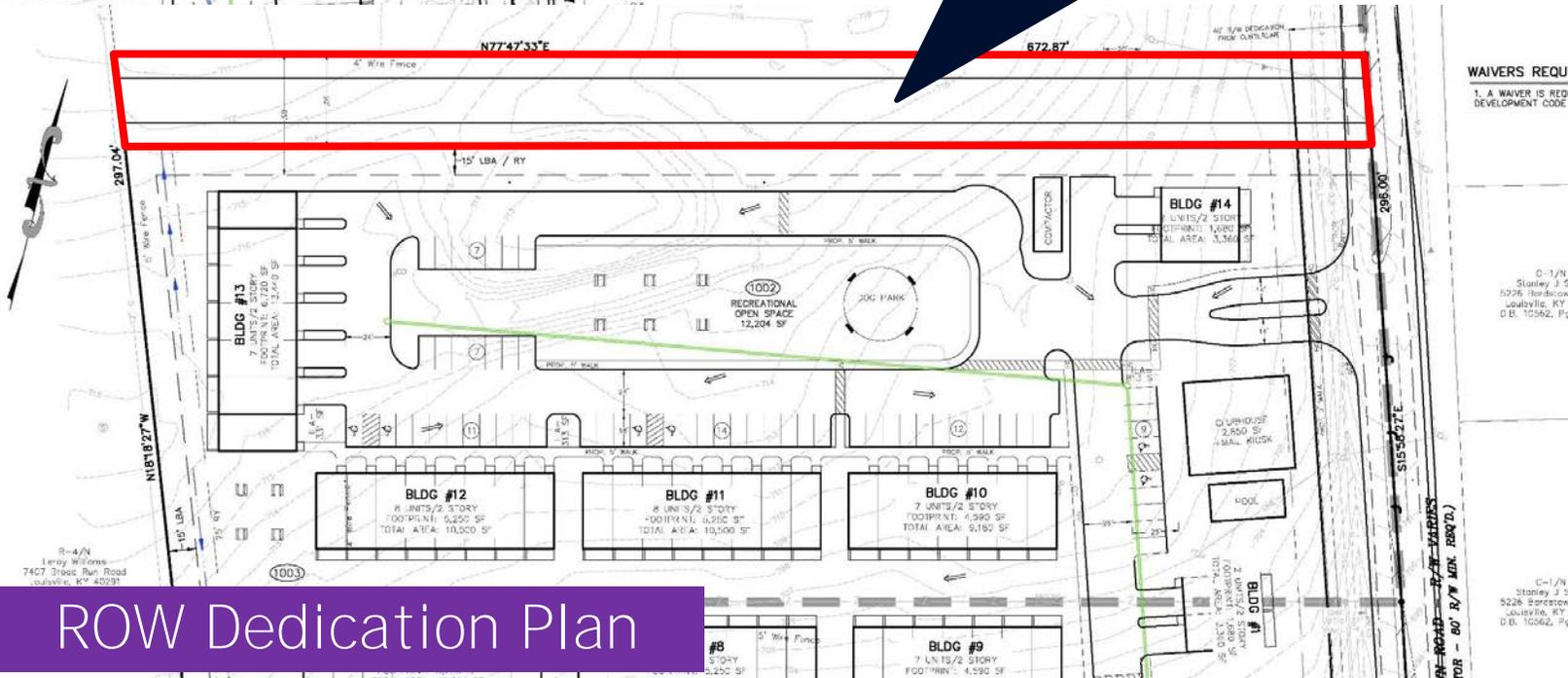


Current Plan



Loss of 21 units with 50 ft ROW dedication

ROW Dedication Plan



WAIVERS
1. A WAIVER DEVELOPM

WAIVERS REQUIRE
1. A WAIVER IS REQUIRED DEVELOPMENT CODE

C-1/N
Stanley J. 58
K026 - Bardonia
Louisville, KY
D.B. 10562, Pg.

C-1/N
Stanley J. 58
K228 - Bardonia
Louisville, KY
D.B. 10562, Pg.

LDC 5.9.2.A.1.a.ii

Sites abutting vacant parcels shall create stub streets to serve future developments unless the Director of Works and the Planning Director jointly determine such extension is infeasible due to physical or environmental constraints.

1. Waiver approved
2. Connection not required
3. Connection required and provided

Waiver Approved

Waiver LDC 5.9.2.A.1.a.ii
Approved (22-WAIVER-0041)

DOCKET NO. 21-ZONE-0157

ZONE CHANGE FROM R-4 TO OR-3 TO ALLOW 340 MULTI-FAMILY UNITS
IN 10 BUILDINGS ON A PORTION OF THE PROPERTY LOCATED AT 200,
250 & 13309 URTON LANE, IN THE CITY OF MIDDLETOWN



Property has
direct frontage
on Urton Lane

Undeveloped Property
(has frontage on Urton
Lane)



DOCKET NO. 21-WAIVER-0046 & 20-ZONE-0120

DDDP AND WAIVER TO OMIT REQUIRED STUB STREET FOLLOWING APPROVAL OF ZONE CHANGE FROM R-4 TO R-6 TO ALLOW A 252-UNIT APARTMENT COMMUNITY ON PROPERTY LOCATED AT 6001 OUTER LOOP

C/O MIVE PROPERTIES, LLC

Waiver LDC 5.9.2.A.1.a.ii
Approved (21-WAIVER-0046)

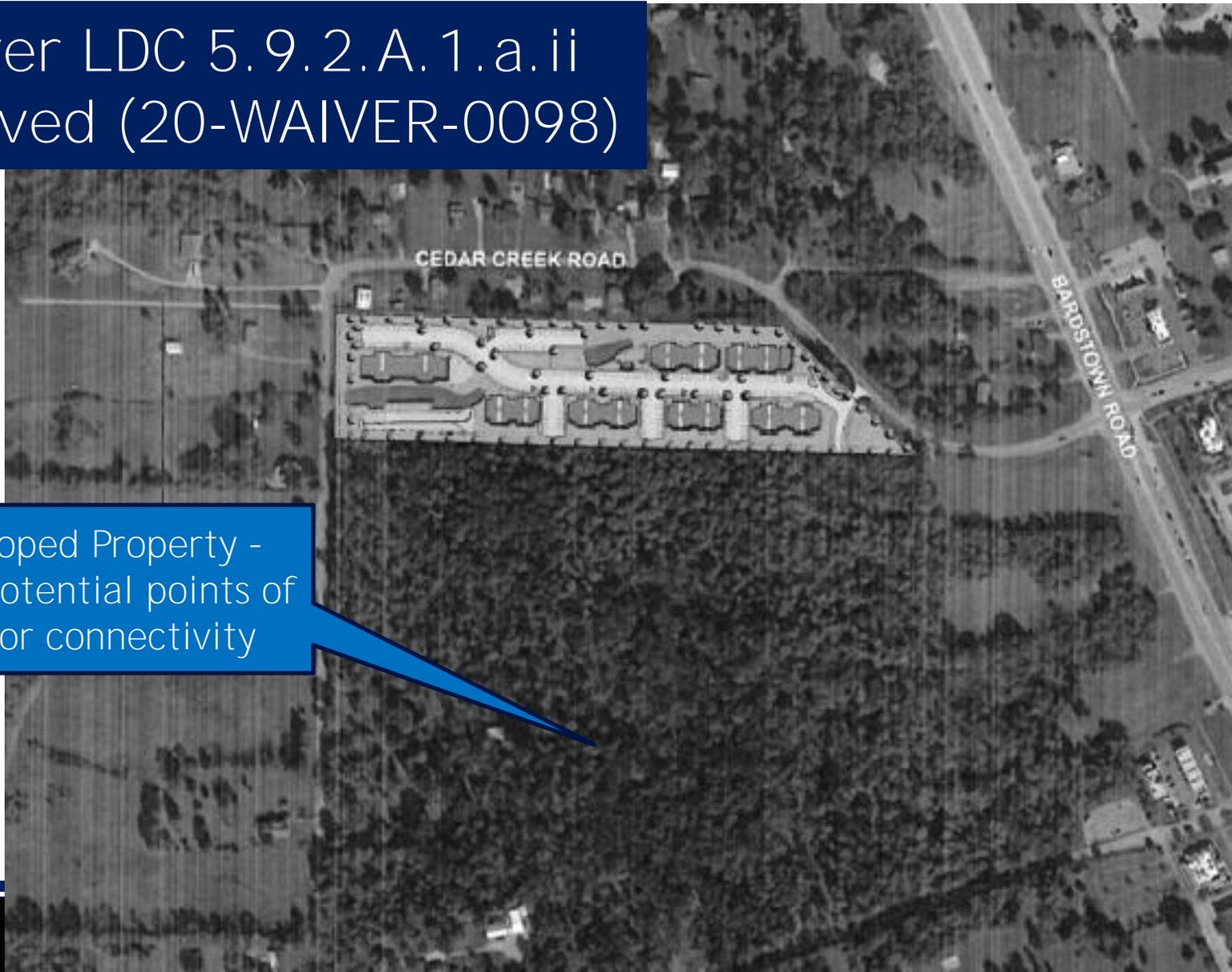


DOCKET NO. 20-ZONE-0080

ZONE CHANGE FROM R-4 TO R-7 ON PROPERTY LOCATED AT 7703-7705 CEDAR CREEK ROAD

C/O HIGHGATES DEVELOPMENT

Waiver LDC 5.9.2.A.1.a.ii
Approved (20-WAIVER-0098)



Attorneys: Frost Brown Todd, PLLC

Land planners, Landscape
Architects & Engineers: Mindel
Scott & Associates

Traffic Engineer: CDM Smith

Undeveloped Property -
multiple potential points of
access for connectivity

Connection Not
Required

DOCKET NO. 17ZONE1005

ZONE CHANGE FROM R-4 TO R-6 TO ALLOW AN APARTMENT COMMUNITY ON 39.50 +/- ACRES AND A ZONE CHANGE FROM R-4 TO PEC TO ALLOW A SMALL BUSINESS PARK ADDITION ON 6.24 +/- ACRES AT 1411 TUCKER STATION RD

Connection not required



Attorneys:
Bardenwerper, Talbott &
Roberts, PLLC

Land Planners, Landscape
Architects & Engineers:
Mindel Scott & Associates,
Inc.

Traffic Engineer:
Parsons Brinckerhoff



DOCKET NO. 16ZONE1020

ZONE CHANGE FROM R-4 AND R-5 TO R-5A AND A HEIGHT VARIANCE FOR AN APARTMENT COMMUNITY ON PROPERTY LOCATED AT 11312, 11314 & 11404 TAYLORSVILLE ROAD

C/O DEL INVESTMENTS, INC.

Connection not required



Undeveloped Property - multiple potential points of access for connectivity

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land planners, Landscape Architects & Engineers: Mindel Scott & Associates

Traffic Engineer: CDM Smith

Building Architects: STUDIO A architecture

Market Analysts: Integra Realty Resources (IRR)

Connection Required
and Provided

Docket No. 20-ZONE-0060

DDDP and Waiver following Metro Council rezoning decision and Findings of Fact as respects 324-unit apartment community on property located at 8000 and 8006 Cedar Creek Road

HAGAN PROPERTIES

Connection provided

Undeveloped Property

Attorneys: Bardenwerper Talbott & Roberts, PLLC

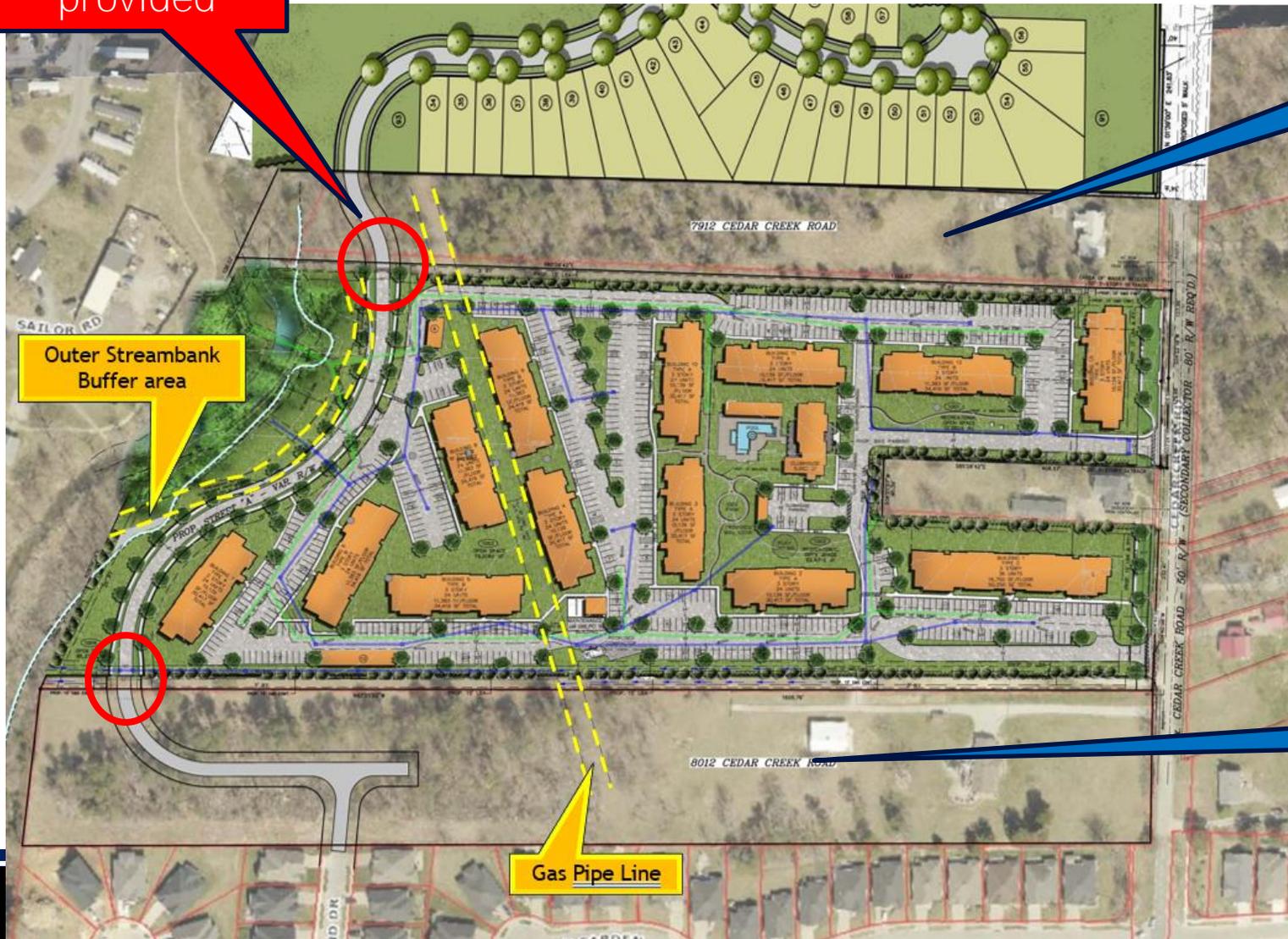
Land Planners, Landscape Architects & Engineers:
Land Design & Development, Inc.

Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC

Outer Streambank Buffer area

Undeveloped Property

Gas Pipe Line





Undeveloped Property

Property's only means of access is through development - no other road frontage

Connection provided

Docket No. 20-ZONE-0117
Proposed zone change from PRD to R-6 to allow a 128-unit apartment community (reduced from 136) on property located at 9418 Pirouette Ave.

c/o Corcoran Home Building & Remodeling, LLC

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development Inc.

Docket Nos. 20-ZONE-0056, 20-Variance-0129, 20-Waiver-0094, 20-Waiver-0095

Proposed change in zoning from R-4 to R-5A, plus 3 Waivers and 1 Variance to allow 54 patio home-style units in 6 tri-plex and 9 four-plex buildings, and a 172-unit apartment community in seven, 3-story buildings on approximately 21.8 acres located at 1007 South English Station Road

c/o Sunshine English Station Development, LLC
W. Damon Garrett



Connection provided

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects and Engineers: Land Design & Development, Inc.
Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC

Connection not provided in the apartment portion

Undeveloped Property



DOCKET NO. 21-ZONE-0104
ZONE CHANGE FROM R-4 TO R-7 TO ALLOW
A 174-UNIT MULTI-FAMILY DEVELOPMENT ON
PROPERTY LOCATED AT
10410 & 10414 OLD PRESTON HIGHWAY



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects, & Engineers: Mindel Scott
& Associates, Inc.

Undeveloped Property -
residence's current access
through site

21-Zone-0052 PRD Subdivision

WATER COMPANY, THE
 TO BE BOUND BY THE
 ER'S EXPENSE.
 TO THE PLANNING
 APPROVAL PRIOR TO BEGINNING
 CONSTRUCTION.
 TO ANY GRADING OR
 ROOT SYSTEMS OF TREES
 THE AREA BENEATH THE DRIP
 AN AREA OF 10' FROM THE
 STORAGE OR CONSTRUCTION
 TO BE BOUND BY THE
 ER'S EXPENSE.
 TO THE LDC SHALL BE
 TO THE LDC SHALL BE

- ADJACENT PROPERTY OWNERS:**
- 221 KAMAL E LAMBERT
 9908 TUSCANY RIDGE DR
 T.B. 3137 LOT 237
 D.B. 11564, PG. 635
 NFD/R4
 - 228, SERRIX A WILCHER
 9910 TUSCANY RIDGE DR
 T.B. 3138 LOT 228
 D.B. 11564, PG. 686
 NFD/R4
 - 229 CHRISTINA LISA JUSTICE &
 WATKINS T. OSBY
 9912 TUSCANY RIDGE DR
 T.B. 3138 LOT 229
 D.B. 11566, PG. 756
 NFD/R4
 - 183 TERRY WAYNE SPEARS
 9914 TUSCANY RIDGE DR
 T.B. 3138 LOT 183
 D.B. 11170, PG. 250
 NFD/R4
 - 184 RYAN & MARIA ISABEL NICHOLAS
 9916 TUSCANY RIDGE DR
 T.B. 3138 LOT 184
 D.B. 11092, PG. 90
 NFD/R4
 - 185 MEGAN KEANE
 11203 KAUFMAN FARM DR
 T.B. 3138 LOT 185
 D.B. 11170, PG. 250
 NFD/R4

BENCHMARK
 BERNSTEIN TOP SECURITY MONUMENT SET 0.7' BELOW GROUND, TO REACH TRAVEL 1600' SOUTH
 ALONG BARSTOWN ROAD FROM THE INTERSECTION OF FARMINGTON ROAD AND BARSTOWN ROAD.
 THE MONUMENT IS ON THE RIGHT AT HOUSE FROM BARSTOWN ROAD. MONUMENT IS 94' SOUTH
 OF DRIVE TO HOUSE #8004, 36' WEST OF THE CENTERLINE OF BARSTOWN ROAD AND 3.0'
 BELOW PAVEMENT. ELEV. 867.79

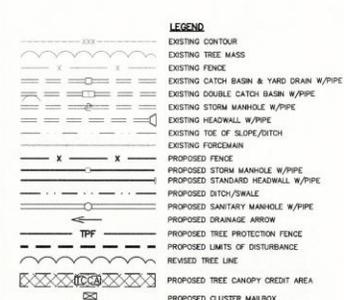
NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING CONDITIONS
 OF THIS DISTRICT DEVELOPMENT PLAN

LOCATION MAP
 NO SCALE

- THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT. THE DEVELOPER SHALL SUBMIT TO AND APPROVE BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL A FIRE FIGHTING SURVEY INDICATING THE AREA TO HAVE AN INTEREST MARKET STREET TREES SHALL BE ANELED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS FOR CHAPTER 41.3 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.8 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BRONKHORST ON 4/20/20. NO POTENTIAL KARST FEATURES WERE FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED THE AREA TO HAVE AN INTEREST MARKET POTENTIAL THEREFORE IT IS RECOMMENDED THAT A GEOTECHNICAL CONSULTANT REVIEW, PROVIDE AN ANALYSIS AND SERVICES BE REQUIRED DURING CONSTRUCTION.
- STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.8 OF THE LDC.
- DOCUMENTS ASSURING THE PERMANENT PROTECTION, PRESERVATION, AND MAINTENANCE OF THE OPEN SPACE SHALL BE RECORDED FROM THE RECORDING OF A RECORD PLAT.
- ABOVE AND BELOW GROUND OBSTRUCTIONS SHALL NOT BE PERMITTED ON LGA'S RIGHT-OF-WAY, EASEMENT OR LEASE AREA WITHOUT LGA'S EXPRESS PRIOR WRITTEN APPROVAL. THIS RESTRICTION SHALL BE CLEARLY NOTED ON THE RECORDED PLAT OF THE DEVELOPMENT.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. ACCEPTANCE OF FLOW FROM THIS SUBDIVISION NOT PERMITTED UNTIL MSD'S COMPLETION OF THE FARMINGTON PUMP STATION PHASE 3 UPGRADES (EXCEPT AS COMPLETED AND NOTED), AND THE COMPLETION AND ACCEPTANCE OF THE JACOB SALES LATERAL EXTENSION PROJECT. MSD DOES NOT HAVE CONTROL IN THE SYSTEM THAT FLOWS TO THE OLD BARSTOWN ROAD PUMP STATION.
 - GRAVAGE/STORMWATER DETENTION DETENTION IS TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT FLOW FROM ALL SCHEDULED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR 1, 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY. (SCHEDULED PEAK FLOWS FROM DEVELOPMENT ARE INDICATED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - EROSION AND SEDIMENTATION CONTROL A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USGS NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITH A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211103 11447).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

- PUBLIC WORKS NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEVIATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - COMPARIBLE UTILITY LINES (ELECTRIC, GAS, WATER) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLACED IN A MANNER THAT DOES NOT IMPAIR PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS OR SIGNAGE ACCESS TO THE SITE.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALKS SHALL CONFORM TO A.S.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER ITC STANDARD DRAINAGE PRACTICES (SDDP) AND PER METROWORKS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - LATEST EDITION.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL CURB-TO-CURB AND ROADWAY PAVEMENT WIDTHS, RADIUS, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - THE REQUIRED GARAGE DETACHMENT MUST BE A MINIMUM OF 25' FROM THE RIGHT-OF-WAY.



OPEN SPACE CHART

LOT AREA <6000	LOT AREA >6000	LOT AREA <6000	LOT AREA >6000
1 4200 1800	34 4200 1800	67 5840 150	100 4200 1800
2 4200 1800	35 6630 630	68 6601 601	101 4200 1800
3 4200 1800	36 4200 1800	69 7372 1372	102 4200 1800
4 4200 1800	37 4200 1800	70 6500 600	103 4200 1800
5 4200 1800	38 4200 1800	71 7646 1646	104 4200 1800
6 4200 1800	39 4200 1800	72 6599 599	105 4200 1800
7 4200 1800	40 4200 1800	73 6000 0	106 4200 1800
8 4200 1800	41 4200 1800	74 5708 292	107 4200 1800
9 4200 1800	42 4200 1800	75 7357 1357	108 4200 1800
10 4200 1800	43 4333 1669	76 6841 841	109 4200 1800
11 4200 1800	44 4786 1214	77 6288 288	110 4200 1800
12 5997 403	45 6194 194	78 7007 1207	111 4200 1800
13 6429 429	46 9484 3484	79 6000 0	112 4200 1800
14 4733 1267	47 7151 1151	80 6000 0	113 4200 1800
15 4884 1616	48 6881 881	81 6599 599	114 4200 1800
16 5165 2165	49 6611 611	82 6285 285	115 4200 1800
17 6816 816	50 7082 1082	83 5886 114	116 4200 1800
18 4200 1800	51 6523 523	84 6021 21	117 4200 1800
19 4201 1799	52 6737 737	85 6739 2739	118 4200 1800
20 4200 1800	53 6708 708	86 6275 2075	119 4200 1800
21 4200 1800	54 6635 635	87 6239 229	
22 4876 1124	55 6561 561	88 6364 364	
23 5598 402	56 6487 487	89 8463 2463	
24 4233 1747	57 6424 424	90 7813 2813	
25 4253 1747	58 6340 340	91 5978 22	
26 4253 1747	59 6266 266	92 7300 1300	
27 4253 1747	60 6193 193	93 6966 966	
28 5825 155	61 6111 611	94 6213 2213	
29 4704 1296	62 6000 0	95 7978 1978	
30 4200 1800	63 6000 0	96 7273 1273	
31 4200 1800	64 6000 0	97 4200 1800	
32 4200 1800	65 6000 0	98 4200 1800	
33 4200 1800	66 6000 0	99 4200 1800	

SITE DATA:

FORM DISTRICT: R-4
 PROPOSED ZONING: R-4
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 NET LAND AREA: 23.482 AC.
 BUILDABLE LOTS: 119
 NON-BUILDABLE LOTS: 0
 GROSS DENSITY: 5.11 D.U./AC.
 NET DENSITY (MAX. 7.26): 6.30 D.U./AC.
 OPEN SPACE: 57,508 S.F.
 PROPOSED PRIOR OPEN SPACE: 12,828 S.F.
 COMMON OPEN SPACE: 175,166 S.F.
 BULGEABLE LOTS: 31,242 S.F.
 SEMI DETACHED UNITS: 69
 DETACHED UNITS: 179
 TOTAL: 248

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Date: 9-10-21
 Louisville & Jefferson County
 METRO/OTAN SEWER DISTRICT

CONDITIONS:

DATE: 9/13/21
 Louisville & Jefferson County
 METRO PUBLIC WORKS

RECEIVED
 SEP 02 2021
 PLANNING & DESIGN SERVICES

STATE OF KENTUCKY
 KATHY M. LINARES
 REGISTERED PROFESSIONAL ENGINEER
 No. 10000

GRAPHIC SCALE 1"=80'
 CASE #21-ZONE-0052
 RELATED CASE #21-ZONEA-0022
 MSD WM #12268

DEVELOPER
 FLYNN BROTHERS
 CONTRACTING, INC.
 P.O. BOX 32065
 LOUISVILLE, KY 40232

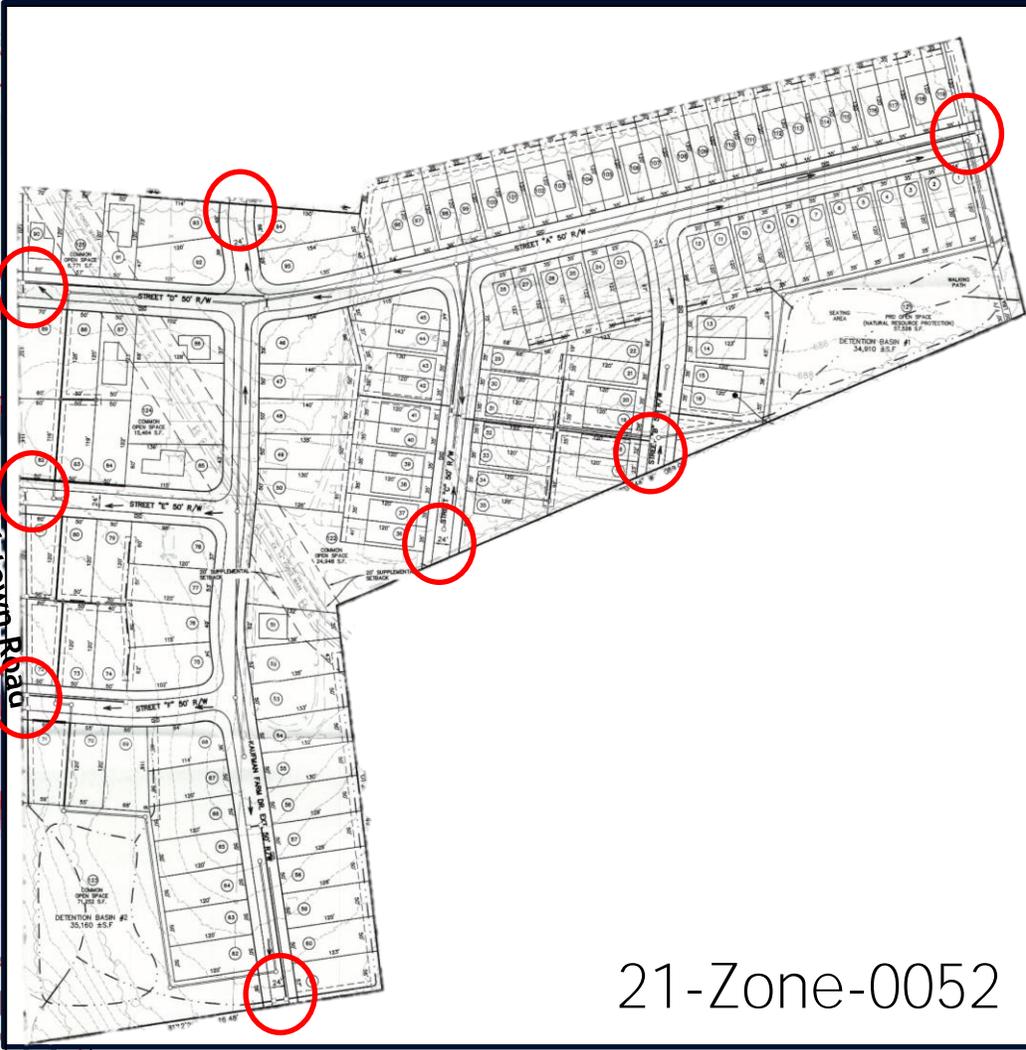
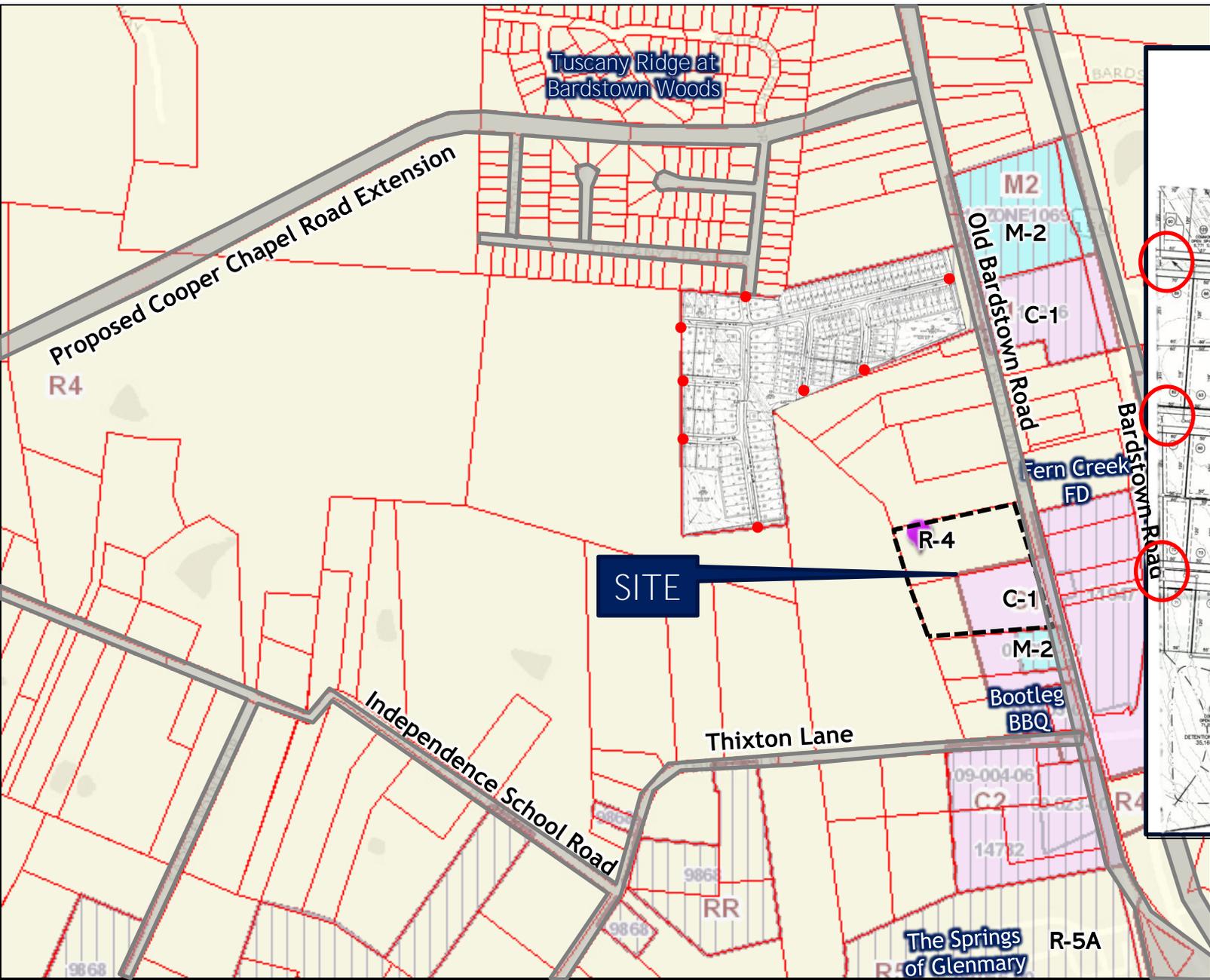
OWNER
 QUARTZ ENTERPRISES INC.
 11350 MOOREMORRIS DR, STE 200
 HUNT VALLEY, MD 21031

CHANGE OF ZONING AND PRELIMINARY PLAN
CROSBY FARM SUBDIVISION
 9.30 OLD BARSTOWN ROAD
 LOUISVILLE, KY 40291
 TAX BLOCK 666, LOT 12 & 25
 DIED BOOK 11680, PAGE 198

Vertical Scale: N/A
 Horizontal Scale: 1"=80'
 Date: 5/3/21
 Job Number: 3790
 Sheet: 1 of 1

MINDEL SCOTT
 ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
 5120 HBS 1500 > HBS1500.COM

ATTORNEYS: FARM SUBDIVISION PLAN/RECORDING PERMITS 2021-09-02 FILED 04:50:22 11/23/2021



21-Zone-0052

