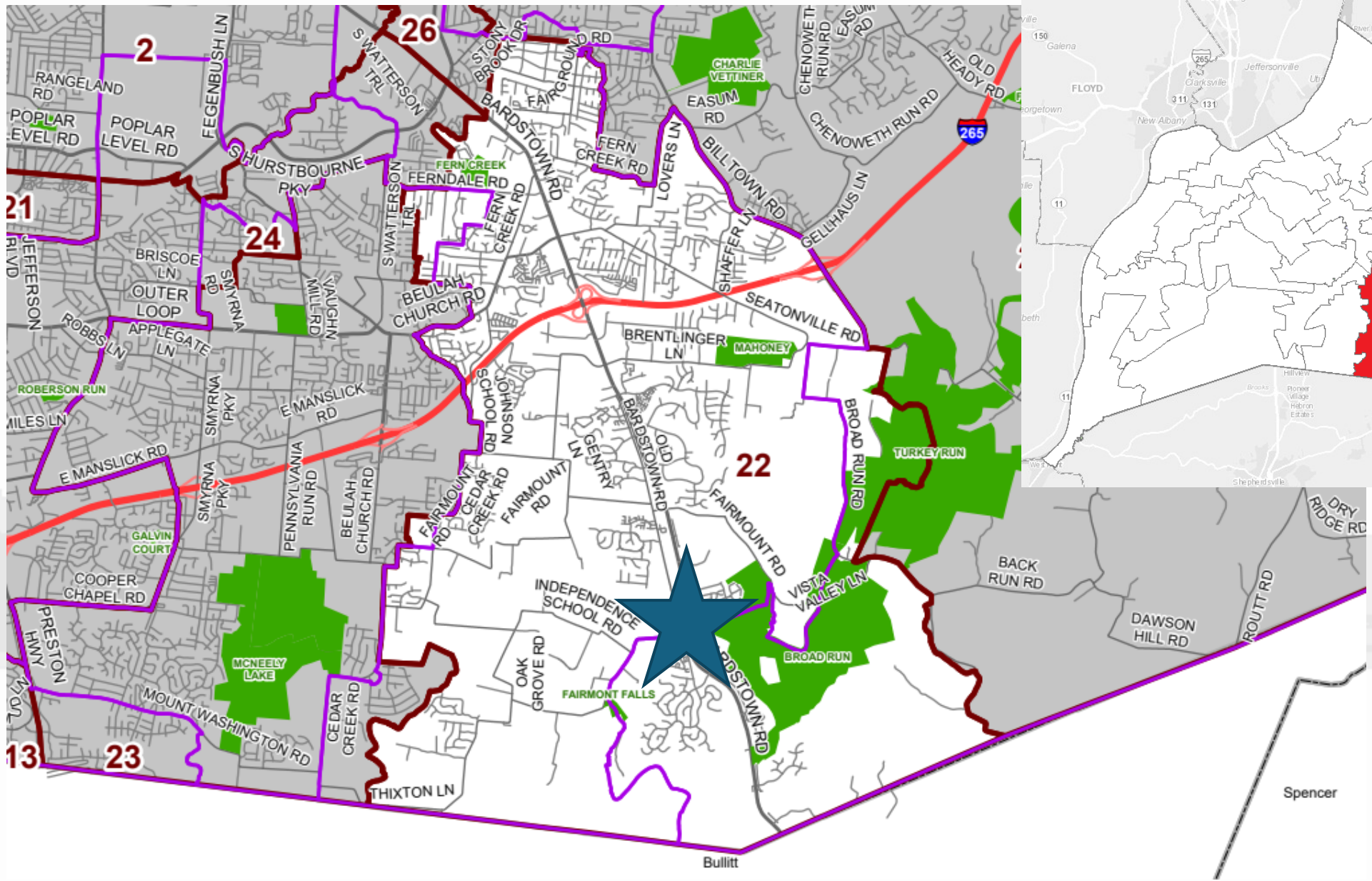


O-070-025
24-ZONE-0088

Windcrest Farms Section 3

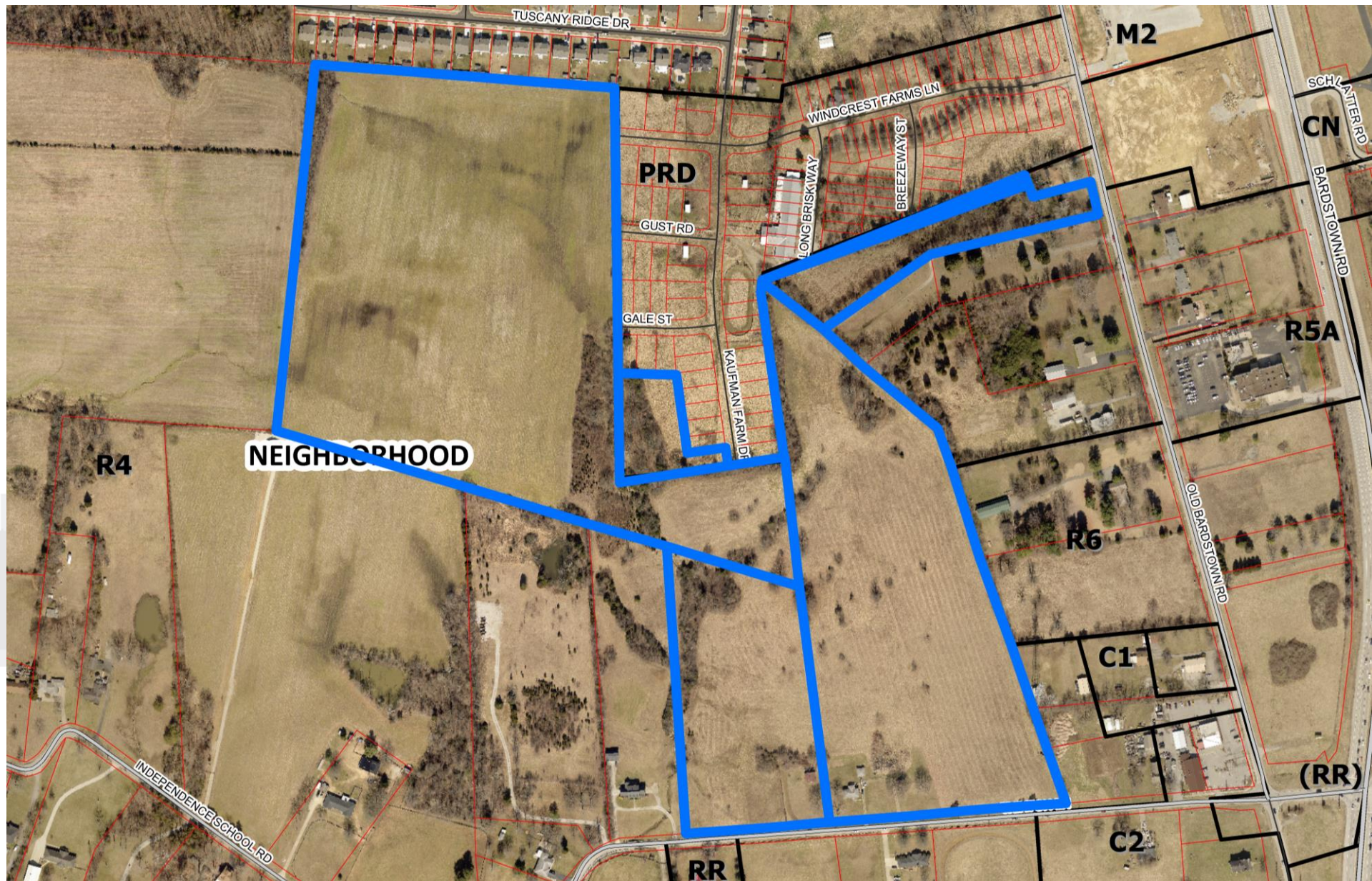
Planning and Zoning Committee
March 18, 2025





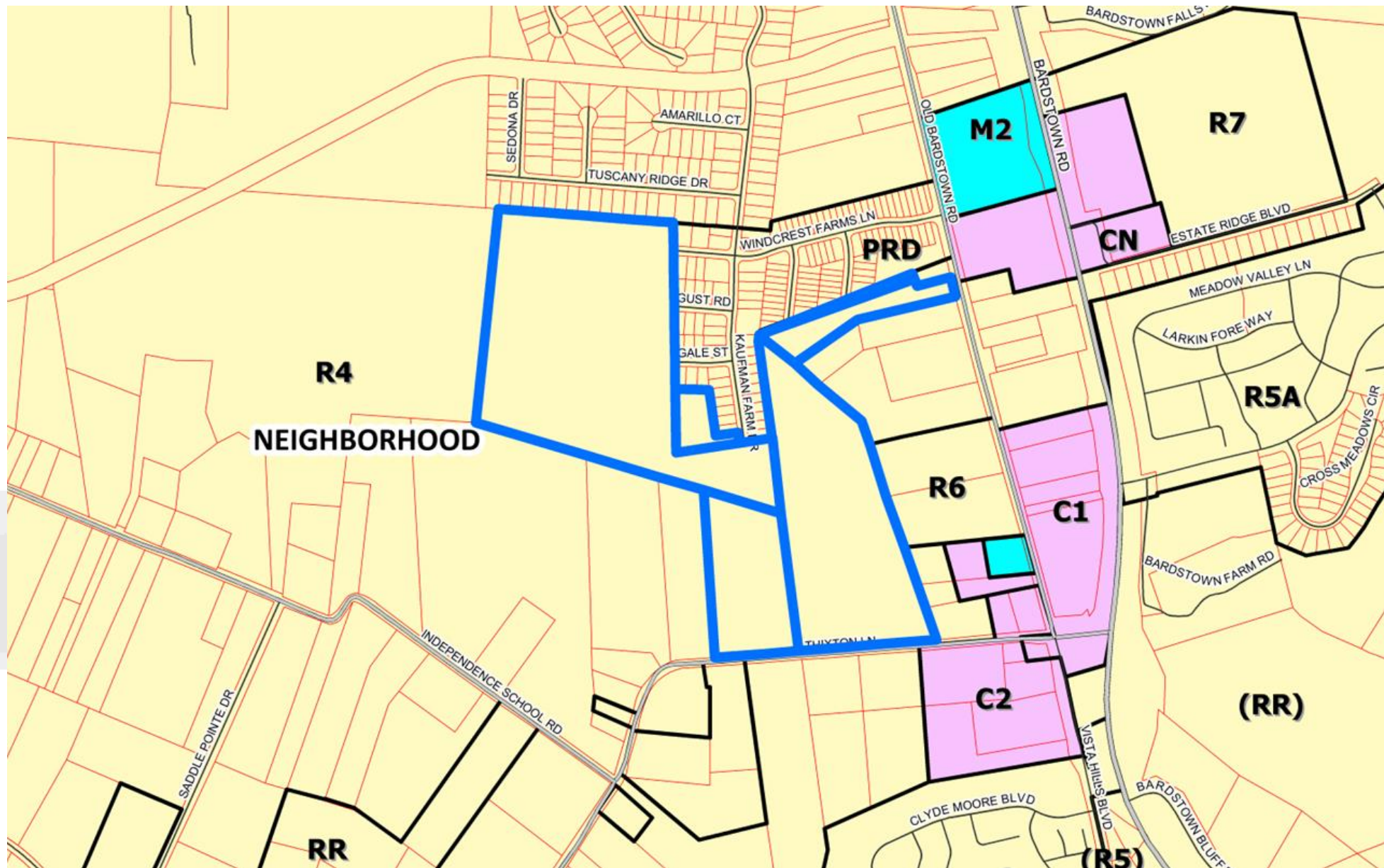
9300/9308 Old Bardstown Road, 10313/10311 R Thixton lane
District 22– Kevin Bratcher





Existing: Residential
Proposed: Residential





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



REQUESTS

- **Change in Zoning from R-4 Single Family Residential to R-5 Single Family Residential and PRD Planned Residential Development**
- **Detailed District Development Plan with Binding Elements**



CASE SUMMARY

- Mostly undeveloped site – structures not proposed to be preserved
- Proposed 288-lot subdivision
- 248 detached units, 38 semi-detached, 2 lots which may be either detached or semi-detached
- Required open space being provided



[illegible]

SUBJECT PROPERTY



Thixton Lane



SUBJECT PROPERTY

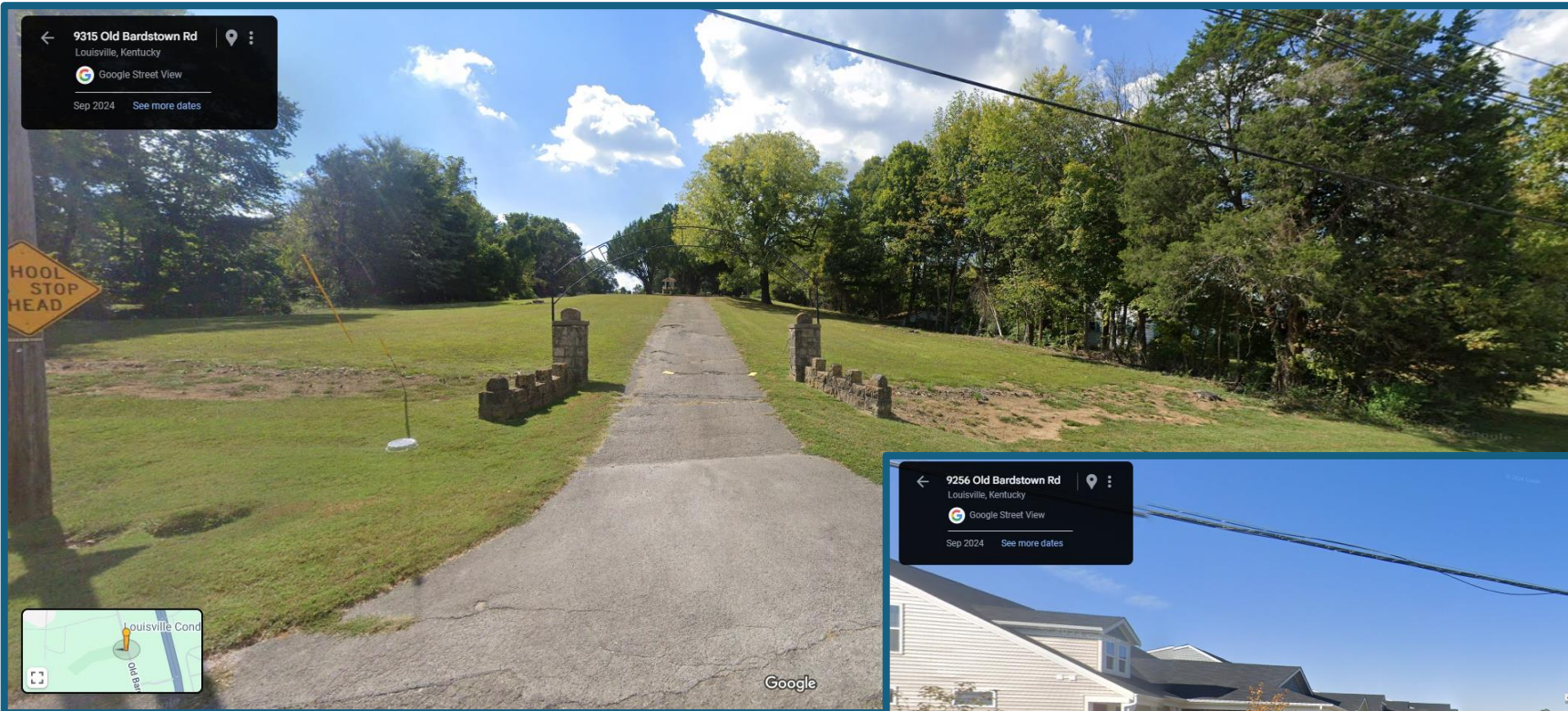


Old Bardstown Road

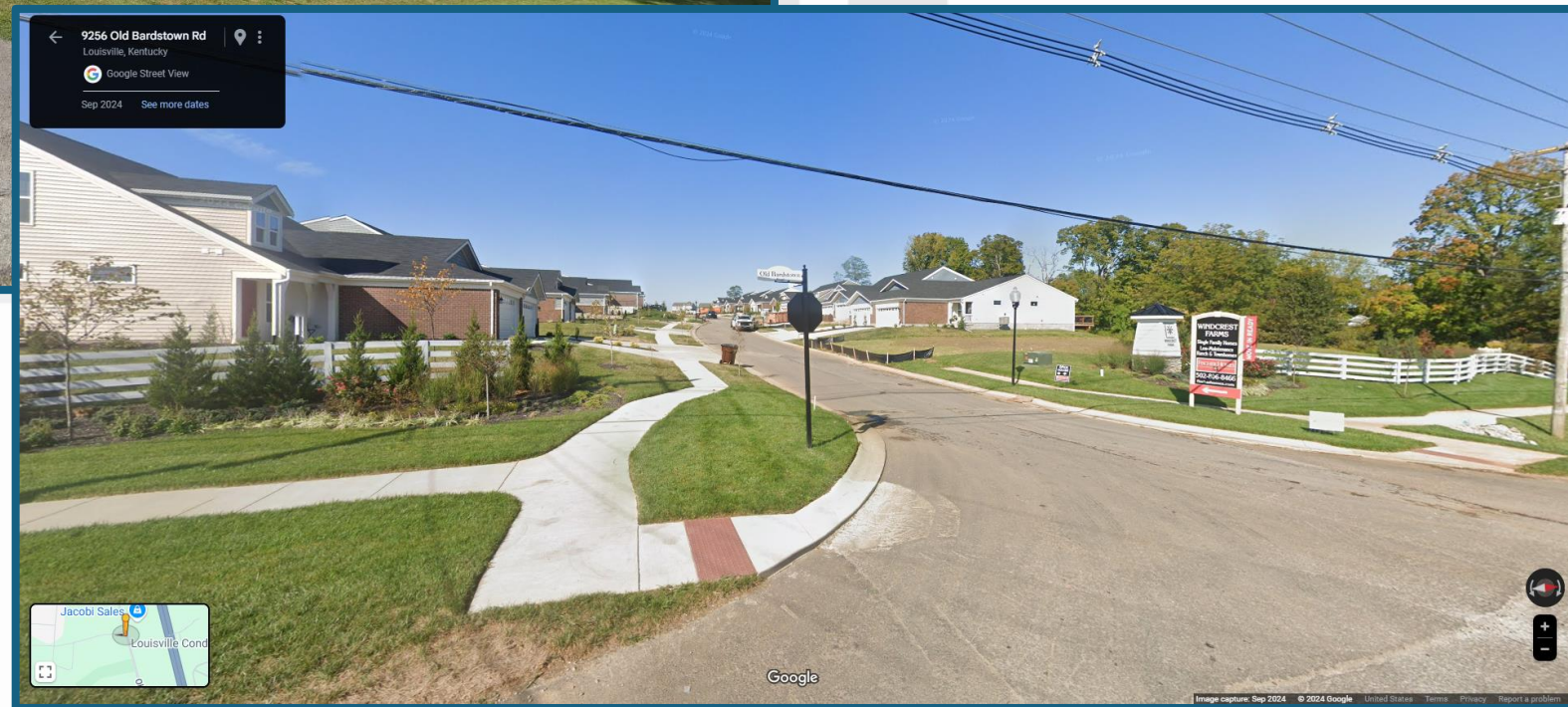


ADJACENT PROPERTY

- Cemetery on Old Bardstown Road



- Existing Windcrest Farms development on Old Bardstown Road



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on June 13, 2024
- ❖ LD&T Meeting on January 23, 2025
- ❖ Planning Commission Public Hearing on February 20, 2025
 - ❖ Motion to recommend approval of the change in zoning from R-4 to R-5 and PRD passed by a vote of 8-0

