

# LAND DEVELOPMENT & TRANSPORTATION COMMITTEE

## REZONE R4 TO R5 CASE # 24-ZONE-0139

### APPLICANT

HABITAT FOR HUMANITY OF METRO LOUISVILLE

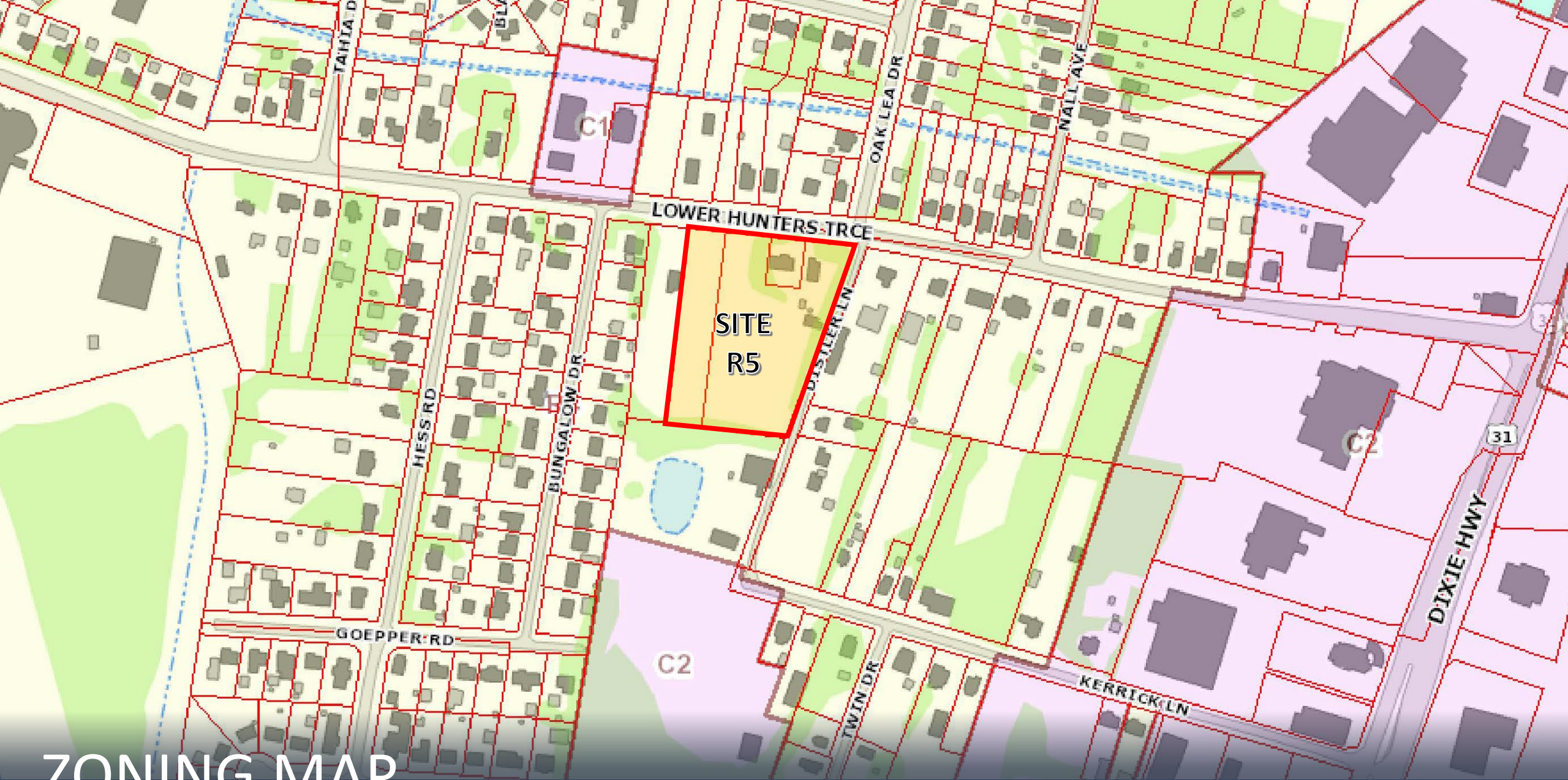
### REPRESENTATIVES

MATT WOLFF - SABAK, WILSON & LINGO, INC.

## LOWER HUNTER'S TRACE SUBDIVISION

February 13, 2025





# ZONING MAP





BIRDS-EYE VIEW LOOKING NORTH TO THE SITE



LOWER HUNTERS TRACE LOOKING SOUTH



LOOKING NORTH



DISTLER LANE LOOKING SOUTH



HOME TO REMAIN



ADJACENT PROPERTY TO THE WEST



# SITE IMAGES

February 13, 2025





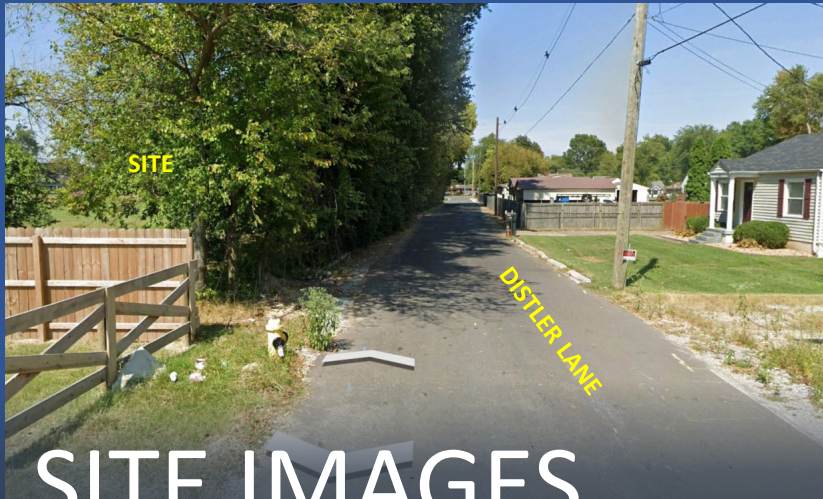
BIRDS-EYE VIEW LOOKING NORTH TO THE SITE



DISTLER LANE LOOKING NORTH TO LOWER HUNTERS TRACE



DISTLER LANE LOOKING NORTH



DISTLER LANE LOOKING SOUTH



KERRICK LANE LOOKING WEST



SITE IMAGES







R4

**C2/R4**

### GENERAL NOTES

2. THE DEVELOPMENT LIES IN THE PLEASANTIDE PARK FIRE DISTRICT.
3. NO PORTION OF THE SUBJECT PROPERTY SHALL BE WITHIN A FLOOD HAZARD AREA PER FEMA MAP (211101002Z, DATED 09/28/2002).
4. NO SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN APPROVED SHALL OCCUR.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH ALLEYS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES ARE REQUIRED PER 5.8.3 AND 10.2.8 OF THE LAND DEVELOPMENT CODE AND SHALL BE PLACED AT THE CORNERS OF THE LOT, AT THE INTERSECTION OF THE LOT AND ADJACENT STREET OR ALLEY.
7. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
8. MECHANICAL EQUIPMENT FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM EXHAUST STACKS AND NEIGHBORING PROPERTIES.
9. ALL SERVICE WELLS COMPLY WITH CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
10. SLOPES ON THE SITE NOT EXCEED 20 OR GREATER SLOPES.
11. TOWNSHIP METRO ENGAGEMENT PERMIT AND BOND ARE REQUIRED FOR ALL WORK DONE WITHIN TOWNSHIP METRO.
12. LANDSCAPE DESIGN SHALL BE TO THE DEED OF RESTRICTIONS FOR THE ADJACENT/OWNING STRAYING WAYS TREES ARE TO REMAIN AS PER THE TODA MAPPING ON THIS PLAN. THE LANDSCAPE SHALL INCLUDE TREES TO BE PLANTED TO ENHANCE THE PRESERVATION AND, WHEN NECESSARY, REPLACEMENT OF DEAD TREES.

### UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE: 811, [WWW.KENTUCKY811.COM](http://WWW.KENTUCKY811.COM)) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED SEW SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

## SWPPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

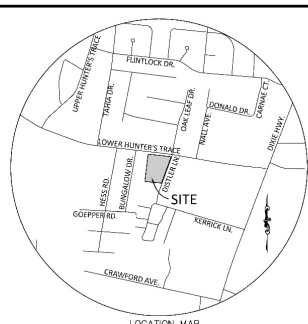
SEDIMENT--LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

## MSD NOTES

- [illegible]

### LEGEND

- |     |                                      |  |                           |
|-----|--------------------------------------|--|---------------------------|
| DNH | = OVERHEAD ELECTRIC                  |  | SCHEMATIC STORM SEWER     |
| W   | = WATER                              |  | SEWER                     |
| W   | = FENCE                              |  | SEWER DISCHARGE FLOW ARCH |
| W   | = GAS VALVE                          |  | EXISTING SANITARY SEWER   |
| X   | = GAS METER                          |  | SEWER DISCHARGE FLOW ARCH |
|     | = UTILITY POLE                       |  | EXISTING SANITARY SEWER   |
|     | = SERVICE FLOW                       |  | SEWER DISCHARGE FLOW ARCH |
|     | = ELECTRIC PANEL BOX                 |  | EXISTING SANITARY SEWER   |
|     | = SANITARY MANHOLE                   |  | SEWER DISCHARGE FLOW ARCH |
|     | = CLEAN OUT                          |  | EXISTING SANITARY SEWER   |
|     | = INGRESS & EGRESS                   |  | SEWER DISCHARGE FLOW ARCH |
|     | = BENCHMARK                          |  | EXISTING SANITARY SEWER   |
|     | = FINISH FLOOR ELEVATION             |  | SEWER DISCHARGE FLOW ARCH |
|     | = HIGH-SENSITIVITY POLYETHYLENE PIPE |  | EXISTING SANITARY SEWER   |
|     | = AIR CONDITIONING UNIT              |  | SEWER DISCHARGE FLOW ARCH |
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## SITE DATA

FORM DISTRICT:	NEIGHBORHOOD
ONING:	R4
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R6
CROSS SITE AREA:	159,421 SF 3.66 ACS
NET SITE AREA:	150,709 SF 3.46 ACS
UNDEVELOPABLE LOTS:	17 LOTS
OPEN SPACE LOTS:	1 LOT
CROSS DENSITY:	4.64 DU/AC
NET DENSITY:	4.91 DU/AC
OPEN SPACE LOT#18	.173 AC

### FREE CANOPY CALCULATIONS

ROSS SITE AREA:	159,421 SF
EXISTING TREE CANOPY:	40,315 SF (25%)
TOTAL TREE CANOPY REQUIRED:	63,768 SF (40%)
TREE CANOPY PRESERVED*:	13,277 SF
CCA CREDIT (MULTIPLIER OF 2 PER LDC 10.1.5.A.2)*:	26,554 SF
ADDITIONAL TREE CANOPY REQUIRED:	37,214 SF

## IMPERVIOUS AREA CALCULATIONS

EXISTING SITE AREA:	3.66 ACS (159,421 SF)
AREA OF DISTURBANCE:	3.09 ACS (134,498 SF)
EXISTING IMPERVIOUS AREA:	0.13 ACS (5,508 SF)
PROPOSED IMPERVIOUS AREA:	0.37 ACS (16,285 SF)
NET INCREASE OF IMPERVIOUS:	+0.24 ACS (10,777 SF)

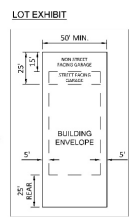
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PROPOSED ZONING:	R5
MINIMUM LOT SIZE:	6,000 SF
MINIMUM LOT WIDTH:	50'
FRONT YARD WITH FRONT STREET FACING GARAGE:	15'
FRONT YARD WITH FRONT STREET FACING GARAGE:	25'
STREET SIDE YARD:	15'
MIN. SIDE YARD:	5'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	35'


#### 4.1.4.1 网络数据源采集

WAIVER REQUESTS

WAIVER FROM LDC 7.3.30.E TO ALLOW MORE THAN 15% OF THE REAR YARDS OF LOTS TO BE OCCUPIED BY UTILITY EASEMENT, A DETENTION BASIN, A RETENTION BASIN, OR ANY OTHER DRAINAGE EASEMENT.



PROPERTY ADDRESSES:  
 1918, 1922, & 1926 LOWER HUMPHREY'S TRACE  
 LOUISVILLE, KY 40216  
  
OWNER:  
 HABITAT FOR HUMANITY OF METRO LOUISVILLE  
 1620 BANK ST  
 LOUISVILLE, KY 40203-1314  
  
PARCEL NUMBERS:  
 102500120000  
 102504260000  
 102500550000  
  
 WM # 12814  
 CASE# 24-ZONE-0139

 <b>SABAK, WILSON &amp; LINGO, INC.</b> ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS THE RENTY CLAY 608 S. THIRD STREET, COVINGTON, LOUISIANA 70022 (504) 584 - 1671		SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN	
		PROJECT TITLE: LOWER HUNTER'S TRACE SUBDIVISION	
JOB NO. 30008		SCALE 1"=30'	
DATE: 02/06/25		DEVELOPER: HABITAT FOR HUMANITY OF METRO LOUISVILLE	
DRAWING NO.		M S P	
SHEET 1 OF 1			





## DEVELOPMENT SUMMARY

FORM DISTRICT:	NEIGHBORHOOD
CURRENT ZONING:	R4
PROPOSED ZONING:	R5
SURROUNDING ZONING:	R4/C2
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
SITE AREA:	3.46 AC
BUILDABLE LOTS:	16 LOTS (6,000SF OR LARGER)
DENSITY:	4.91 DU/AC
MAX. R4 DENSITY:	4.84 DU/AC
EXISTING TREE CANOPY:	40,315 SF
PRESERVING EXISTING TREE CANOPY:	13,277 SF
<u>WAIVER REQUEST:</u>	
WAIVER FROM LDC 7.3.30.E TO ALLOW MORE THAN 15% OF THE REAR YARDS OF LOTS TO BE OCCUPIED BY UTILITY EASEMENT, A DETENTION BASIN, A RETENTION BASIN, OR ANY OTHER DRAINAGE EASEMENT.	

# MAJOR PRELIMINARY SUBDIVISION PLAN







# BUILDING ELEVATIONS

February 13, 2025





QUESTIONS?



February 13, 2025

