

PLANNING COMMISSION

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

March 6, 2025



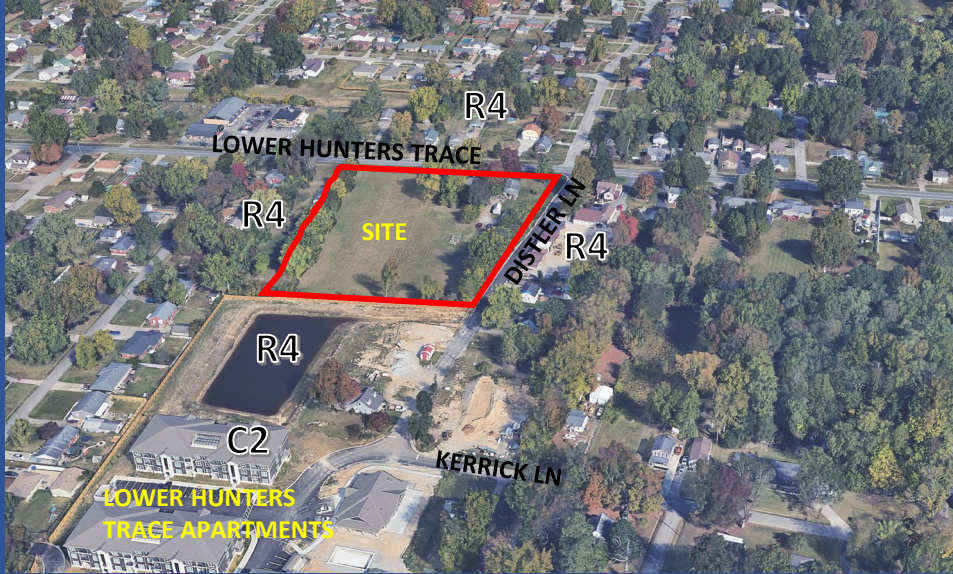


ZONING MAP

March 6, 2025



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

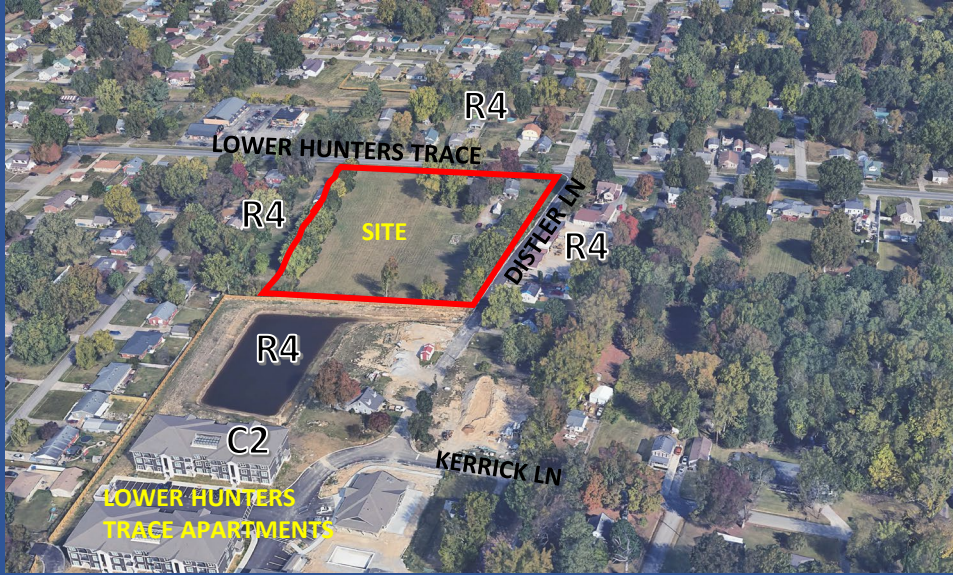


SITE IMAGES

March 6, 2025



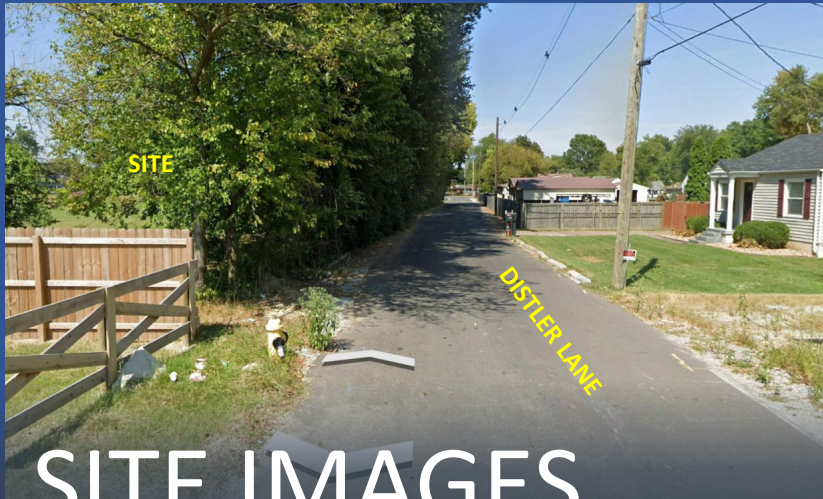
BIRDS-EYE VIEW LOOKING NORTH TO THE SITE



DISTLER LANE LOOKING NORTH TO LOWER HUNTERS TRACE



DISTLER LANE LOOKING NORTH



DISTLER LANE LOOKING SOUTH

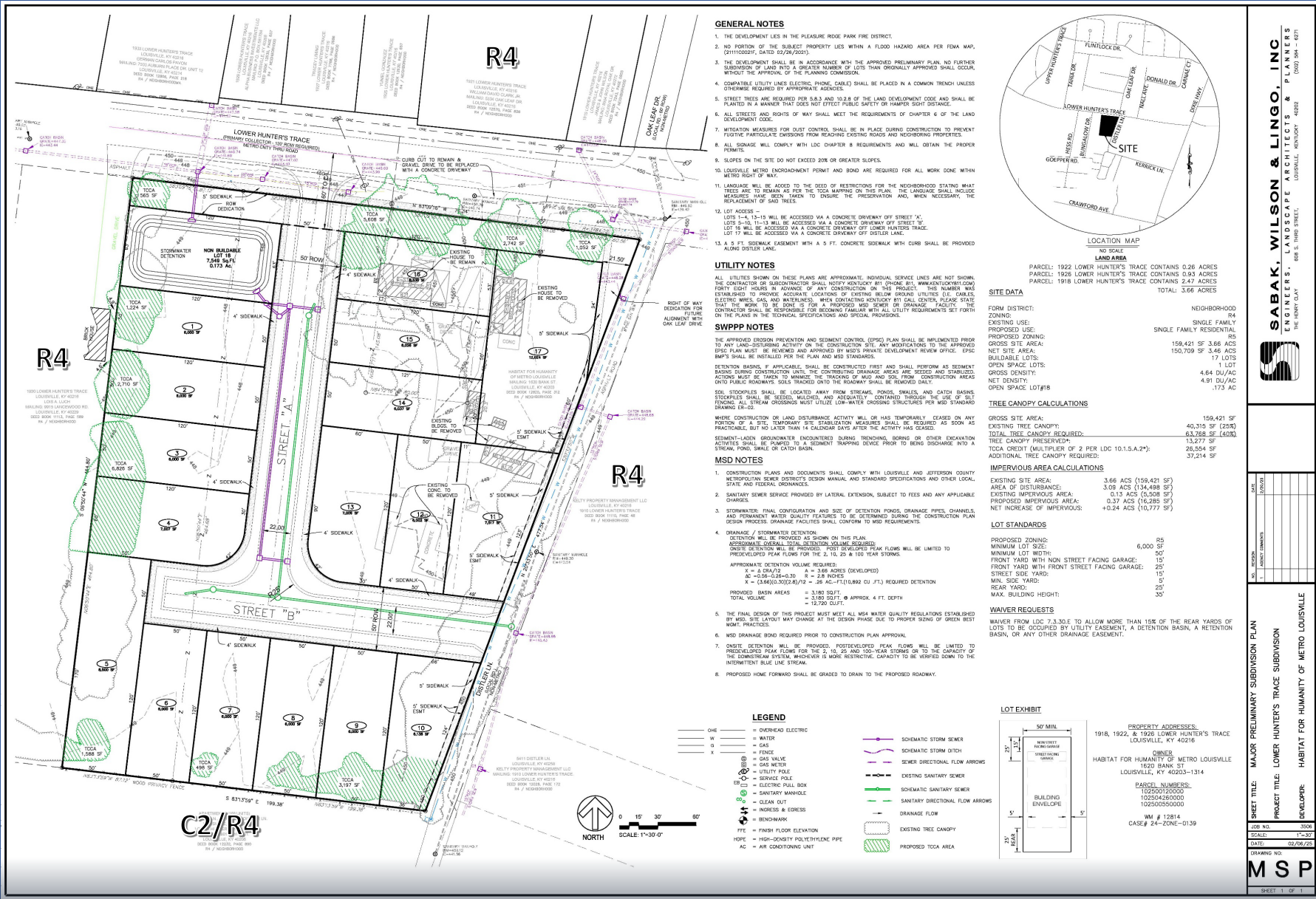


KERRICK LANE LOOKING WEST



SITE IMAGES

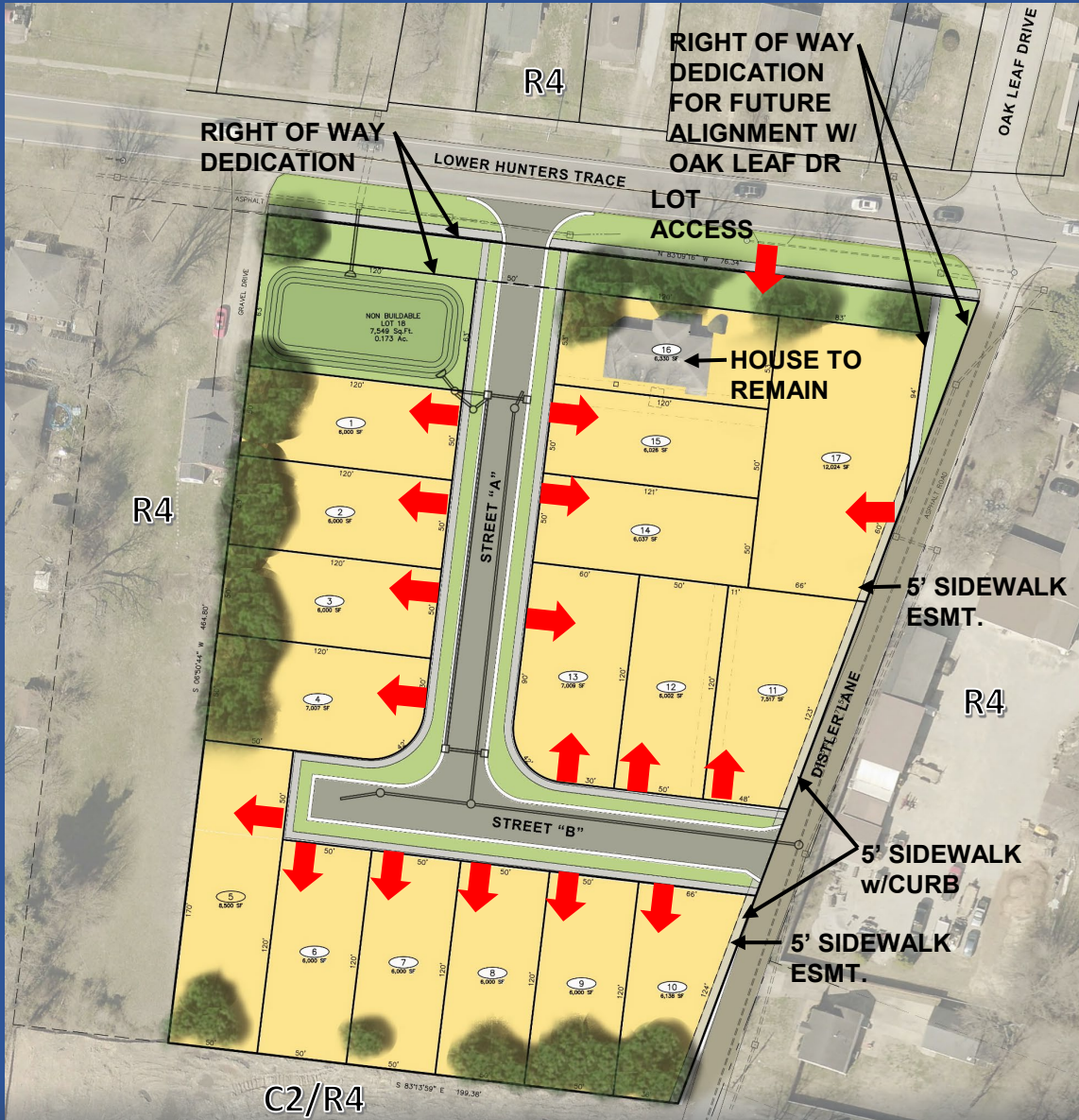




MAJOR PRELIMINARY SUBDIVISION PLAN

March 6, 2025





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

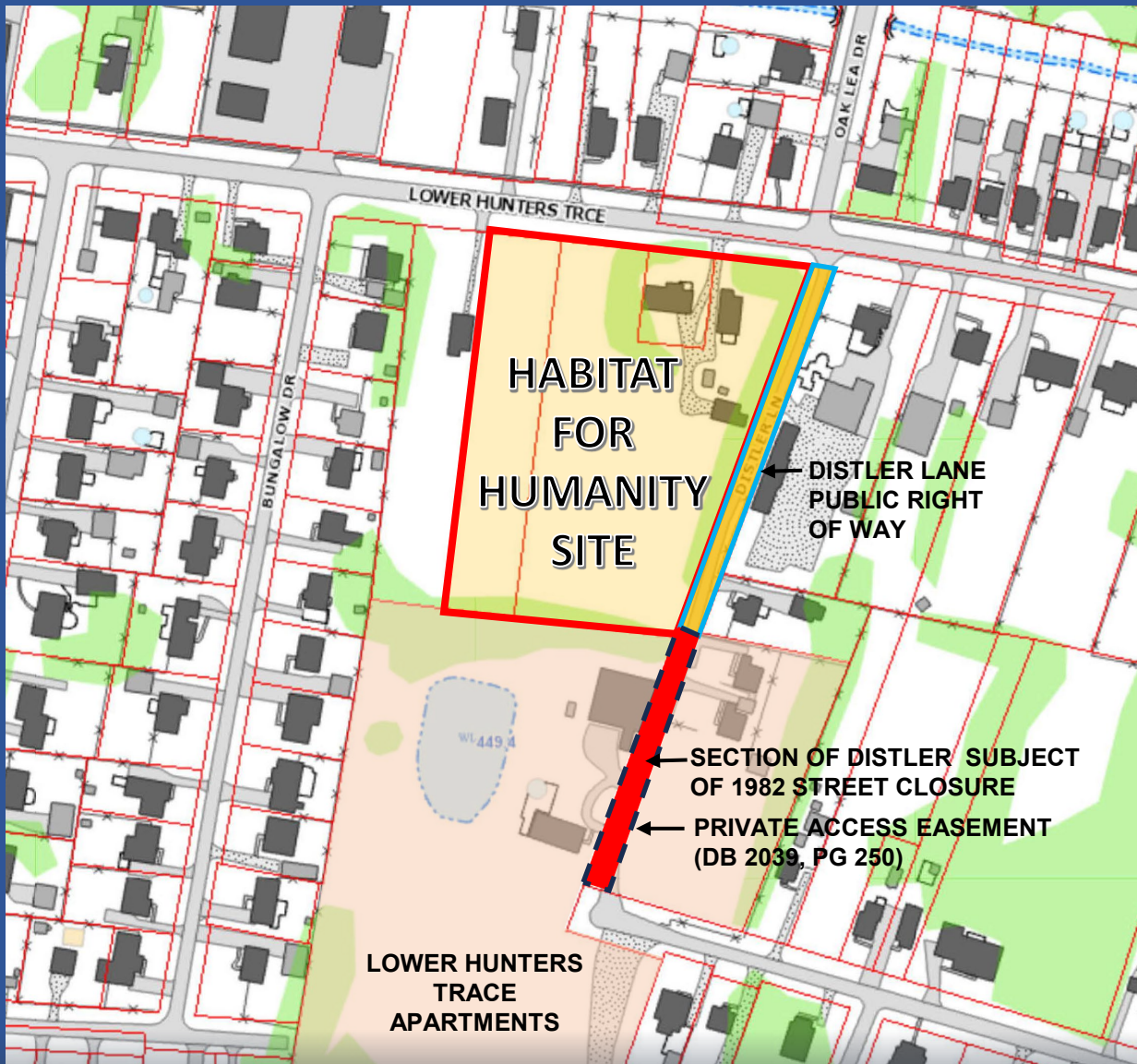




BUILDING ELEVATIONS

March 6, 2025





■ 1979 FISCAL COURT MADE DISTLER LANE A PUBLIC ROAD

■ 1982 FISCAL COURT APPROVED CLOSURE OF APPROXIMATELY 340 FEET OF DISTLER LANE, STARTING AT APPROXIMATELY 500 FEET SOUTH OF LOWER HUNTERS TRACE AND TERMINATING AT KERRICK LANE.

■ A PRIVATE ACCESS EASEMENT (DB 2039, PG 250) GIVES PROPERTIES ABUTTING CLOSED PORTION OF DISTLER LANE ACCESS TO BOTH DISTLER LANE & KERRICK LANE.

DISTLER LANE

March 6, 2025



QUESTIONS?



March 6, 2025

