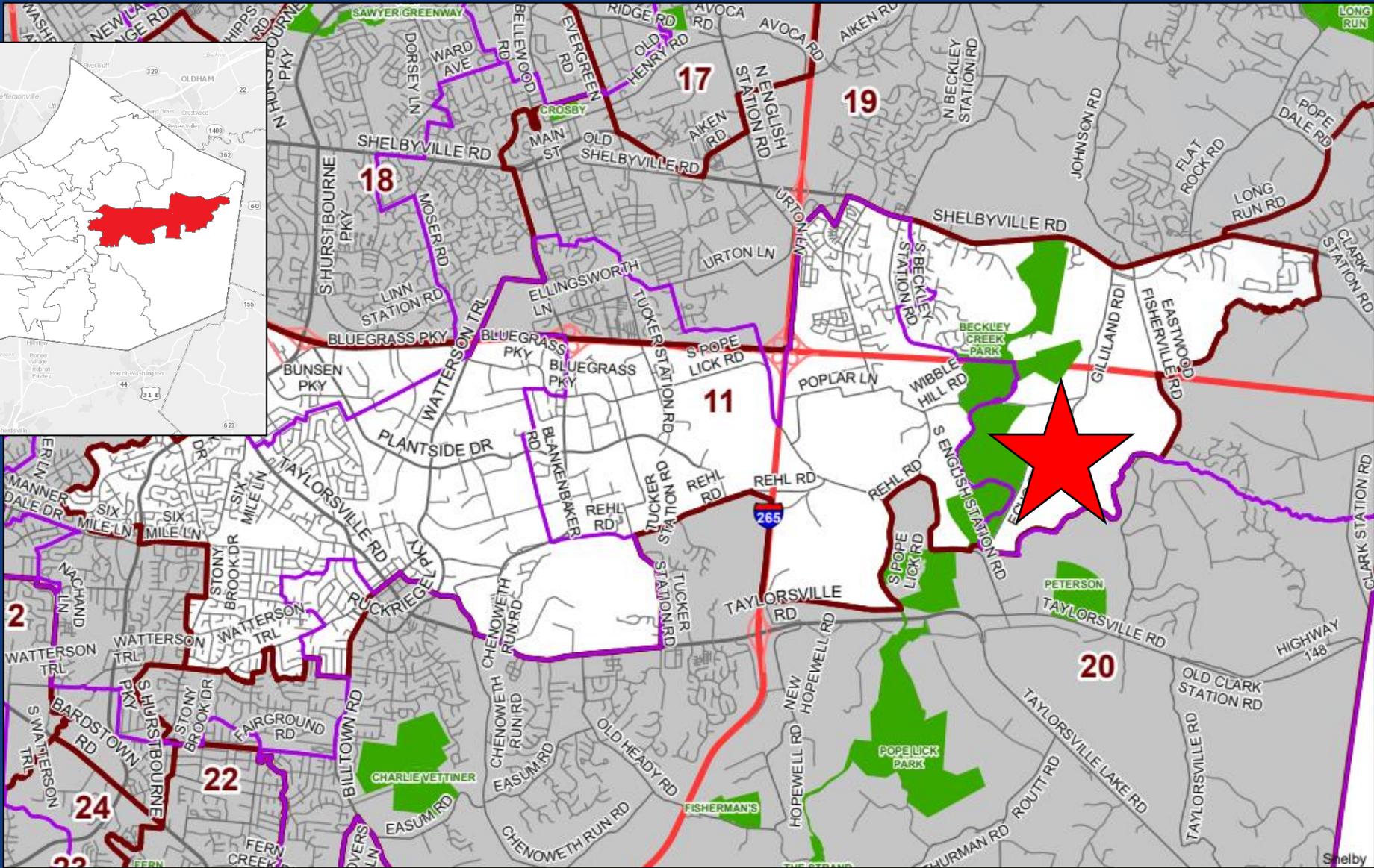
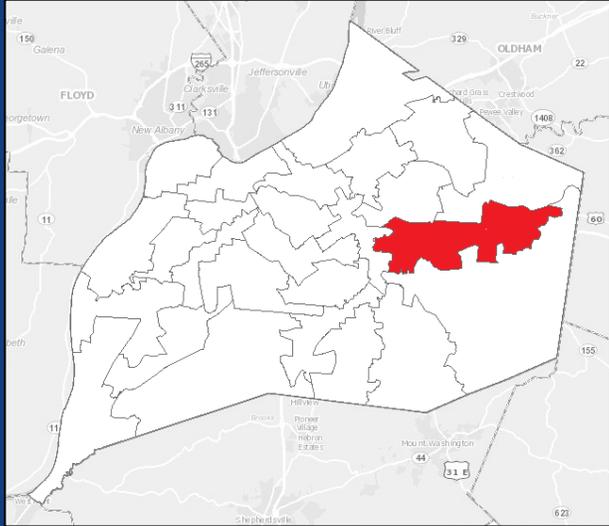


22-ZONE-0131

2405 ECHO TRAIL

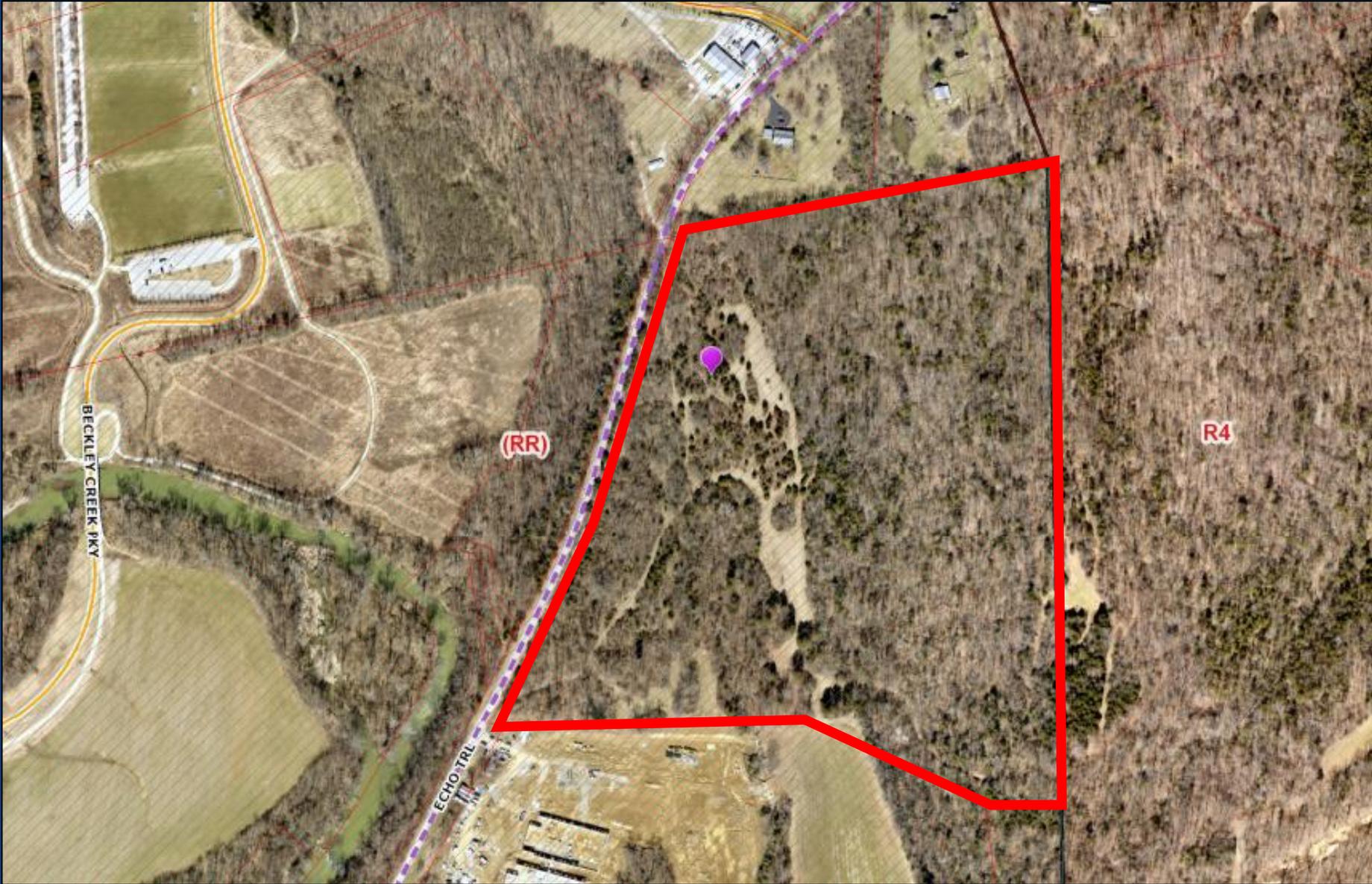
Planning & Zoning Committee
May 23, 2023





2405 Echo Trail
District 20 – Stuart Benson

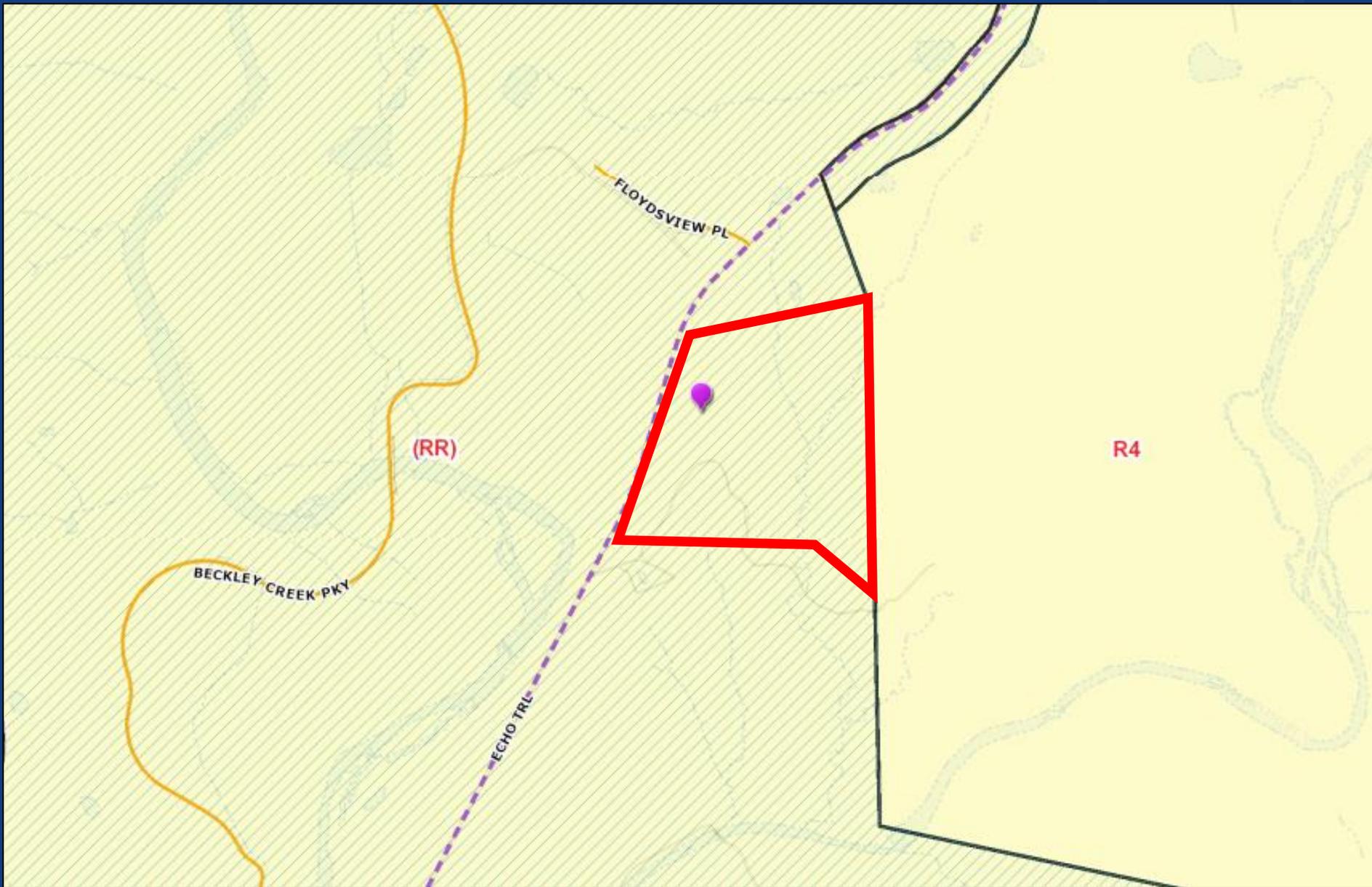
22-ZONE-0131



Existing: Vacant/Ag
Proposed: Residential

22-ZONE-0131





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

22-ZONE-0131



REQUESTS

- Change-in-Zoning from R-R Rural Residential to R-4 Single-Family Residential
- Major Preliminary Subdivision with steep slope development potential transfer and review of land disturbing activities on slopes greater than 20%.
- Floyds Fork Development Review Overlay
- District Development Plan with Binding Elements



CASE SUMMARY

- 104 buildable lots on 36.67 acres
- Steep Slope development potential transfer option
- Floyds Fork Development Review Overlay
- “Street A” is the same as shown on 18SUBDIV1023.



TECHNICAL REVIEW

- The application of development potential transfer on this project allows for the following:
- Lot sizes to be reduced in accordance with the alternative development incentives of the Neighborhood form district.
- Setbacks to be applied as required for standard subdivision development in the R-4 zoning district.



TECHNICAL REVIEW

- The transferrable potential is based on the theoretical maximum allowable density of the zoning district containing the preserved slopes; therefore, the development potential of preserved areas is incorporated through reductions in lot sizes across the total area of the subdivision.
- Areas of steep slopes may be present within single-family lots subject to the requirements of Chapter 4, Part 7.5 – Land Disturbing Activity on Slopes Greater than 20%. Areas within lots may not be used for development potential transfer.
- All areas being considered for development transfer potential must be preserved as open space or by other acceptable means.



TECHNICAL REVIEW

- The proposed subdivision includes disturbance of slopes in excess of 20%. Land Development Code, section 4.7.5 provides that Land disturbing activities on slopes greater than 20% is permitted on lots created by major subdivision after the effective date of this regulation only if the activity is in keeping with the Comprehensive Plan and the proposed activity complies with the provided standards of this part.





SITE DATA:
 TOTAL AREA: 102.00 AC
 EXISTING COVER: 10.00 AC
 PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
 NET LAND AREA: 30.74 AC (3,281,430 SF)
 TOTAL LOTS: 100
 MINIMUM LOT AREA: 3.00 AC/Lot
 MAXIMUM LOT AREA: 3.00 AC/Lot
 OPEN SPACE: 66.00 AC (7,072,800 SF)
 OPEN SPACE PERCENT: 64.71%
 TOTAL OPEN SPACE: 66.00 AC (7,072,800 SF)
 TOTAL LOT AREA: 30.74 AC (3,281,430 SF)
 TOTAL LOT AREA PERCENT: 30.29%
 TOTAL LOT AREA PERCENT: 30.29%
 TOTAL LOT AREA PERCENT: 30.29%

MAXIMUM BALANCE TRANSFER LOT CALCULATION:
 ML = MAXIMUM LOTS PER LOT
 TA = TOTAL LAND AREA (30.74 AC)
 OS = OPEN SPACE PERCENT (64.71%)
 LA = LOT AREA (3.00 AC)
 ML = $\frac{TA \times (100 - OS)}{LA} = \frac{30.74 \times (100 - 64.71)}{3.00} = 364.44$
 ML = 364

NOTE: ONLY THE AREA OF TREE COVERS WITHIN OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER AREA CALCULATION.



GENERAL NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
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PUBLIC WORKS AND UTILITY NOTES:

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GRAPHIC SCALE: 1"=100'

DATE: 09/12/2022
 SHEET: 333-002
 SHEET: 1

MINDI SCOTT
 ARCHITECTS & ENGINEERS
 2015 W. MARKET STREET, SUITE 100
 LOUISVILLE, KY 40202
 (502) 582-1111

OWNER/DEVELOPER:
 LONG RUN CREEK PROPERTIES, LLC
 3911 WILDERNESS TRAIL
 LOUISVILLE, KY 40299

CHANGE OF ZONING PLAN
ECHO TRAIL RESIDENTIAL
 DEVELOPMENT POTENTIAL TRANSFER
 (ECHO TRAIL, FLOYD'S FORK DRIVE)
 2405 ECHO TRAIL, LOUISVILLE, KY 40245
 TAX BLOCK: 0031, LOT: 0199
 ZONED: R3, R4
 ZONED BOOK: 11728, PAGE: 341

Version: 1/24
 Referred: 11/100
 Date: 09/12/2022
 Job Number: 333-002
 Sheet: 1
 of 1



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – SUBJECT PROPERTY



PUBLIC MEETINGS

- Neighborhood Meeting on August 31, 2022
- LD&T Meeting on March 9, 2023
- Planning Commission Public Hearing on April 20, 2023
 - Motion to recommend denial of the change in zoning from R-R to R-4 by a vote of 6-3.

