

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2004-4: URBAN COUNTY PLANNING COMMISSION

DESCRIPTION

Zone Change: To a Neighborhood Character Design Overlay (ND-1) zone

Acreage:

Area 1	327.5± gross acres
<u>Area 2</u>	<u>82.8± gross acres</u>
Total	410.3± gross acres

Location:

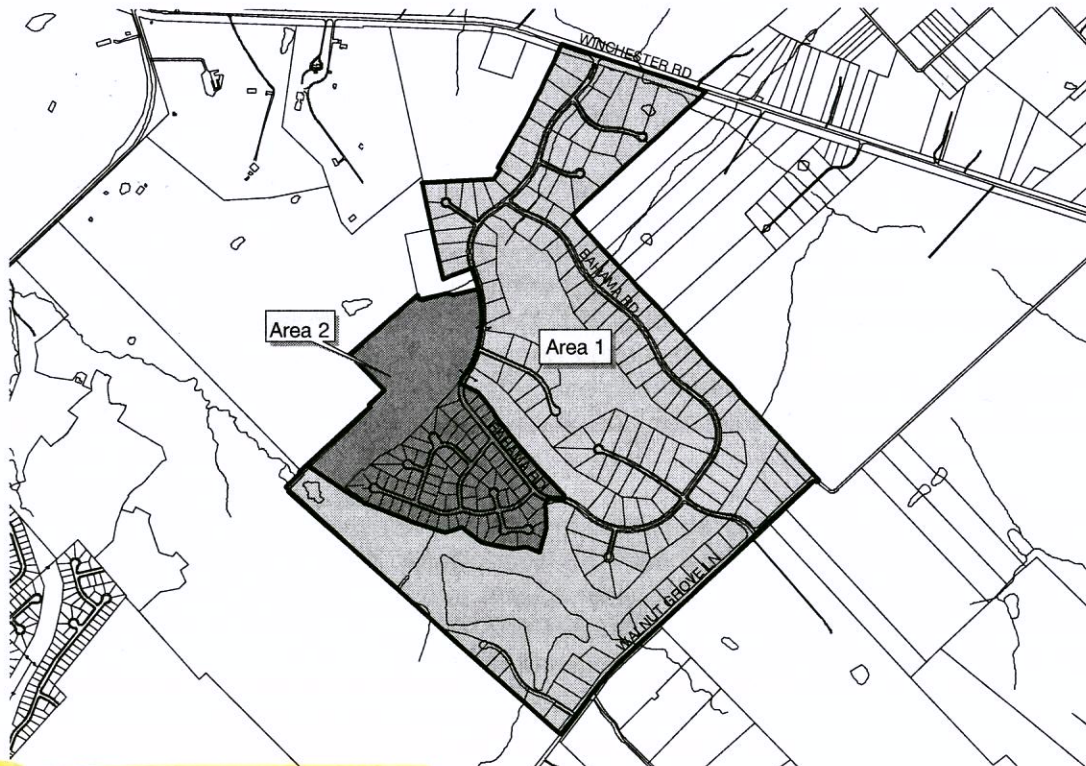
Area 1:

2358-2584 Walnut Grove Lane
2707-2739 Martinique Lane
3778-3794 Katkay Drive
3612-3701 Cayman Lane
3776-3793 Jamaica Court
3500-3520 Trinidad Court
3184-3201 Tabago Court

2703-2728 Barbados Lane
2170-2298 Bahama Road (even)
2203-2299 Bahama Road (odd)
1693-2033 Bahama Road (odd)
1684-2026 Bahama Road (even)

Area 2:

3500-3637 Antilles Drive
2101-2149 Marquesas Lane
3500-3517 Caicos Court
2101-2181 Antigua Drive
3624-3665 Eleuthera Court
3600-3609 Montego Court
2042-2163 Bahama Road
2179 Bahama Road



PROPOSED DESIGN STANDARDS:

For Area 1: Minimum Lot Size of One (1) Acre
Minimum Building Setback of 34 Feet
Maximum Building Setback of 105 Feet

For Area 2: Minimum Lot Size of 15,000 Square Feet
Minimum Building Setback of 34 Feet
Maximum Building Setback of 105 Feet

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2007-2: URBAN COUNTY PLANNING COMMISSION

DESCRIPTION

Zone Change: To a modified Neighborhood Design Character Overlay (ND-1) zone

Acreage: 38.20 net (47.07 gross) acres

Location: Greenbrier Subdivision, Units 3A and 3B
2101-2181 Antigua Drive 3500-3637 Antilles Drive
2042-2138 Bahama Road 2145-2163 Bahama Road (*odd addresses only*)
3500-3517 Caicos Court 3624-3665 Eleuthera Court
2101-2149 Marquesas Lane 3600-3609 Montego Court

Proposed Design Standards:

- A. Accessory Structures:
 - 1. Detached accessory buildings are prohibited
 - 2. Above-ground pools (not in-ground pools) are prohibited

- B. Fences
 - 1. Must be located behind the front of the principal building
 - 2. Materials cannot include wire (i.e., chain link fencing, etc.)

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	R-1T	Single Family Residential
To North	A-R	Golf Course, Single Family Residential
To East	A-R	Golf Course, Single Family Residential
To South	A-R	Golf Course
To West	A-R	Golf Course

URBAN SERVICES REPORT

Roads – Greenbrier Subdivision has access to Winchester Road (US 60) to the north via Bahama Road, and Walnut Grove Lane to the east via Cayman Lane. Within the subdivision, Bahama Road serves as a collector street, and several local streets branch off of the collector street. No changes are expected as a result of the modification of the Neighborhood Character Design Overlay zone.

Curb/Gutter/Sidewalks – The street system is suburban in character as this portion of Greenbrier has curbs, gutters and sidewalks. No changes are expected as a result of the modification of the Neighborhood Character Design Overlay zone.

Storm Sewers – Storm sewer facilities, including curbing and storm water inlets along local streets, supplemented by roadside drainage ditches outside of the subject area, carry the stormwater to the nearby ponds and streams, some of which are utilized by the Greenbrier golf course. Drainage and floodplain areas are primarily in the area below the larger lake. This area has a history of flooding problems, and soils in the area are often moist and saturated. Future planned basins in the general area, discussed in the EAMP, will be designed to control both water quality and the quantity of runoff into the large lake area.

Sanitary Sewers – Sanitary sewers exist in the Greenbrier subdivision. There are two sanitary sewer pump stations serving the subdivision, which, along with the sewer lines, are owned and maintained by the Urban County Government. This subdivision is served by the West Hickman Wastewater Treatment facility, located in northern Jessamine County. The EAMP plans for both sewer pump stations in this area to be taken off line, as other facilities are constructed between Greenbrier and Interstate 75 in this area.