



# Land Development Report

February 28, 2022 10:14 AM

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## Location

**Parcel ID:** 104906650000  
**Parcel LRSN:** 240345  
**Address:** 8102 3RD STREET RD

## Zoning

**Zoning:** R4  
**Form District:** NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** NONE  
**Plat Book - Page:** NONE  
**Related Cases:** NONE

## Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** NONE  
**National Register District:** NONE  
**Urban Renewal:** NO  
**Enterprise Zone:** NO  
**System Development District:** NO  
**Historic Site:** NO

## Environmental Constraints

### Flood Prone Area

**FEMA Floodplain Review Zone:** YES  
**FEMA Floodway Review Zone:** YES  
**Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area:** YES  
**Local Regulatory Conveyance Zone:** NO  
**FEMA FIRM Panel:** 21111C0107F, 21111C0090F

**Protected Waterways**

**Potential Wetland (Hydric Soil):** YES  
**Streams (Approximate):** NO  
**Surface Water (Approximate):** NO

**Slopes & Soils**

**Potential Steep Slope:** YES  
**Unstable Soil:** YES

**Geology**

**Karst Terrain:** NO

## Sewer & Drainage

**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** YES

## Services

**Municipality:** LOUISVILLE  
**Council District:** 25  
**Fire Protection District:** FAIRDALE, PLEASURE RIDGE PARK  
**Urban Service District:** NO