

## **NEIGHBORHOOD MEETING NOTIFICATION**

**DATE SENT:** November 14, 2014

**TO:** All 1<sup>st</sup> Tier Adjoining Property Owners of 310 Cranbury Way, Neighborhood Group Representatives expressing interest in this area, and Councilman Jerry Miller (District 19).

**FROM:** Welch Developers, LLC.

**RE:** **Major Preliminary Subdivision Plan - Notting Hills Section 4**

A proposal for a Major Preliminary Subdivision Plan will be submitted for the property located at 310 Cranbury Way.

In accordance with procedures of Louisville Metro Planning and Design Services, we have been directed to invite adjoining property owners and neighborhood group representatives to discuss this proposal. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer. This meeting will be held in addition to the established public meeting procedures of the Planning Commission.

The meeting to discuss this development proposal will be held as follows:

**November 24, 2014 at 6:00 p.m.  
Eastwood Fire Department  
Training Room  
16010 Shelbyville Road  
Louisville, KY 40245**

At this meeting, Welch Developers, LLC and their representatives from Sabak, Wilson & Lingo, Inc., will explain the proposal and answer any questions you may have. The purpose of this meeting is to increase your understanding of this proposal prior to the official hearing before the Land Development & Transportation (LD&T) Committee. We encourage you to attend this meeting and to share your thoughts.

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## Neighborhood Meeting Minutes

### **Notting Hills Section 4**

*Welch Developers, LLC*

*At the Eastwood Fire Department Training Room*

*November 24, 2014 at 6:00*

#### **PRESENTATION**

Bill Bardenwerper, the applicant's attorney opened the meeting stating that a brief presentation would be given and then we would stay to answer questions. He gave a brief history of his experience in the area and noted that he had been involved with the Notting Hills development since the beginning. He introduced the developers and representatives. He then discussed the process going forward which includes LD&T on December 11<sup>th</sup> for Preliminary Plan approval with Construction Approval to follow. He noted that this is not a rezoning where the committee has discretionary approval but simply the subdivision of property which is an administrative approval. It doesn't matter if it is 2 lots or 41 lots, as long as the regulations are met, the plan can be approved.

Kelli Jones with Sabak, Wilson & Lingo presented the proposed plan. She showed how it related to the previously approved subdivision plan for this section from 2008. She noted that although we are gaining one lot in this section, we are still under the originally approved number of lots for the development. She noted that the green space between section 2 and section 4 is now a bit wider and that there is TCPA area within this open space. She noted that this section was removed from the development in 2011 and sold to another developer but that the applicant is planning on purchasing the property back and putting it back into the subdivision and that is why we are required to have a neighborhood meeting.

#### **QUESTION & ANSWER**

Then the meeting was opened up for questions. A majority of the questions were related to HOA and Subdivision issues that had nothing to do with the portion of the development being presented. Questions that were relevant to the subject section are as follows:

Q: Will these lots pay into the HOA?

A: Yes. We plan to have these lots pay into the HOA.

Q: What is your price point?

A: That is hard to say since we won't be building all of the homes. I can tell you that the restrictions will be comparable to the restrictions in the rest of Notting Hills in regards to minimum area and materials. We can have a say over the architecture and size, but the restrictions don't address price.

Q: Will there be a connection to section 2?

A: No. The only access to the site is from the existing stub called Cranbury Way.

Q: Will there be open space between this section and the lots that front on Westbourne Grove Drive?

A: No.

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Q: What is the difference between R-4 and R-5?

A: R-4 allows 9,000 SF minimum lots with a 30' front and street side setback. R-5 allows 6,000 SF minimum lots with a 25' front and street side setback. Both zoning districts have 25' rear yards and 5' side yards. Many of the lots in this section exceed the minimum...some by a lot.

Q: Will our HOA dues go up?

A: I can't say definitely, but having 41 more lots to pay into the pot will help.

Q: How will you ensure that the trees in the TCPA are protected? What happens if trees get cut down within the TCPA areas? This happened in another location recently.

A: The code has gotten a little tougher recently with regard to Tree Canopy regulations. Not only will we be required to put up protection fence, but we will be required to put up "Stay Out" signage every 50'. It will also be listed in the deed restrictions. This isn't a guarantee. Mistakes happen, but there are regulations in place to mitigate the loss of trees within a TCPA if such a mistake should occur.

Q: Will we have to wait until this section is completely sold in order for you to turn over the HOA?

A: Typically a subdivision has to be 95% to 99% complete before the HOA is turned over. This is in part to protect the homeowners because the HOA would be responsible for road repairs and clean up after construction which can be quite expensive.

Q: Can I buy the lot that sits behind my house?

A: Possibly, but after 18 months, you would have to pay HOA dues for that lot.

Q: The stream between sections 2 and 4 holds water after a rain. Where will the drainage for this new development go?

A: MSD will review these plans. They require that our post developed runoff is less than or equal to our pre-developed runoff. We will direct drainage to existing detention basins on site and then the release rate will be controlled per MSD's requirements.

Q: Why do some documents call this section 3 and some documents call it section 4?

A: I'm not sure. It was submitted to the City as section 4.

Q: The only reason I got notified of this meeting was because someone put a copy of the notice in my mailbox. Why wasn't everyone noticed.

A: The City requires that notice be sent to 1<sup>st</sup> tier adjoining property owners and those that have registered with the city for notice of development activity within their council district. Since the subject of this meeting is the subdivision of this site, notice was not required for the entire subdivision.

**The meeting ended at approximately 8:00.**

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# Neighborhood Meeting Sign-In Sheet

## Notting Hills Section 4

November 24, 2014

	Name	Address	E-mail
1.	Robert M. Watkins	Villas	robert.watkins@tylouisville.com
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3.	NORM BILLER	403 STANWAY GLEN PL.	NWBILLER@gmail.com
* 4.	John & Debbie Linn	515 Standwick Way	johnmlinn@live.com
5.	GLENN JOHNSON	104 LADBROCK GROVE ROAD	HIRIAMJOHNSON@gmail.com
6.	Rich Sohan	517 Standwick Way	green272@aol.com
7.	Ken Herb	16530 Briston Ave. Lu.	k.herb@att.net
8.	Cathy Stich	107 LADBROCK GROVE RD.	Cathy.stich@gmail.com
* 9.	Bobby Willoughby	18310 Standwick Dr	bwilloughby@gmail.com
10.	Mike + Carol Bell	18404 Standwick Dr	carolbethbell@aol.com
11.	April & Roman Schemmel	518 Standwick Way	raschemmel@gmail.com
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15.	MURPHY ASHLEY	18415 STANDWICK DR	MPASLM@yahoo.com
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18.	Ryan Morrison	18405 Standwick Dr.	ryanmorrison.esq@gmail.com
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