

# Development Review Committee

## Staff Report

September 6, 2017



<b>Case No:</b>	17MINORPLAT1066
<b>Project Name:</b>	Clover Trace
<b>Location:</b>	1501 Clover Trace Place
<b>Owner(s):</b>	CDJ Development, LLC
<b>Applicant:</b>	Scott Corrick, Mindel, Scott & Associates
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	15 – Marianne Butler
<b>Case Manager:</b>	Brian Mabry, Planning & Design Supervisor

### REQUEST

- Amendment to Record Plat

### CASE SUMMARY/BACKGROUND

The purpose of this plat is to shift 15 property lines. The applicant proposes to shift three of these property lines into two lots recorded as open space with binding elements under Planning Commission docket number 14ZONE1045; thus, amending PB 55, PG 004, which is the Clover Trace subdivision. The parcels upon which the line shifts are proposed are located on the southwestern and northwestern portions of Clover Trace Circle (Lots 33 and 34 respectively). The proposed property line shifts for recorded open space Lot 33 will move the southern parcel line of Lot 28 16' south into open space Lot 33 and the western property line of Lot 29 west a maximum of 4.5' into open space Lot 33. The proposed property line shift for recorded open space Lot 34 will move the northern property line of Lot 17 north 13' into open space Lot 34. Under docket number 14ZONE1045, binding element #12 states, "Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat." Lot 33 is currently 8,591 square feet and the proposed property line shift would reduce it to 6,814.2 square feet. Lot 34 is currently 17,989 square feet and the proposed property line shift would reduce it to 16,495 square feet. There is an existing detention basin on Lot 34.

### STAFF FINDING

- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.
- The request complies with all zoning and subdivision regulations.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established in the Land Development Code (LDC) for amending the recorded plat.

**TECHNICAL REVIEW**

Per section 7.1.91 of the LDC, the Planning Commission shall have the power to amend any recorded plat, if reasonable notice and an opportunity to express objections or concerns have been given to all persons affected by the record plat amendment. The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, the Louisville Metro Public Health Department, and the Kentucky Transportation Cabinet.

**INTERESTED PARTY COMMENTS**

Neighbors Jan & Charlie Horton contacted staff to enquire about the proposed property line shifts. They also notified staff that when the development was first built that they were informed the detention basin was too small. They asked whether this had been corrected and enlarged.

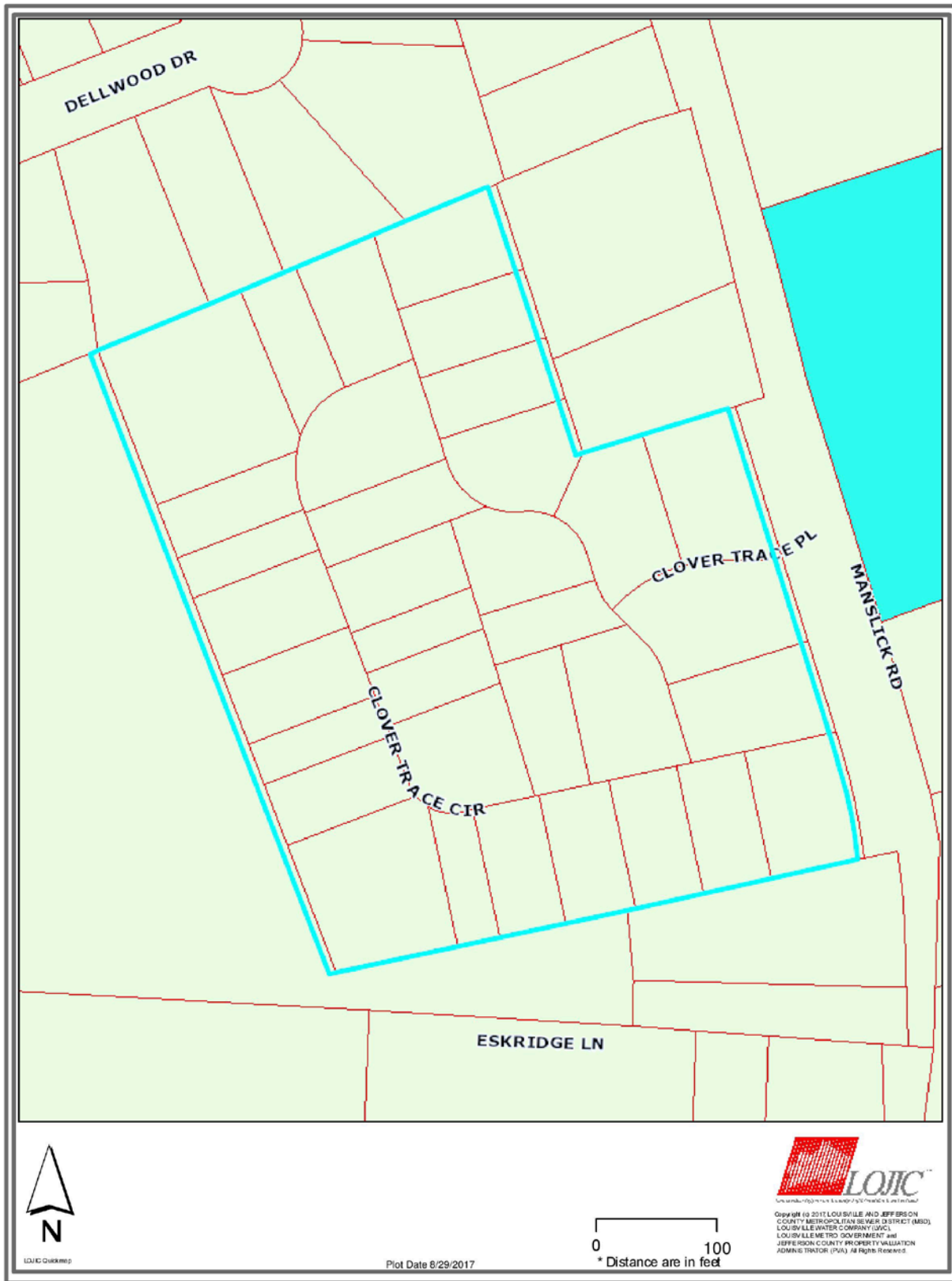
**NOTIFICATION**

Date	Purpose of Notice	Recipients
8/23/17	Hearing before Development Review Committee	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 15

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Proposed Plat
4. Existing Binding Elements

1. **Zoning Map**



2. Aerial Photograph





4. Existing and/or Proposed Binding Elements/Conditions of Approval

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1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
  - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

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5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
  - a) Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
  - b) A deed of restriction in a form approved by Counsel to the Planning Commission addressing (responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPAs, TPAs) and other issues required by these binding elements.
  - c) Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
8. At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowner's association account. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.
9. With the exception of vinyl accents, soffits, and trim, buildings shall feature 100% brick exteriors as shown in the renderings as presented at the January 29, 2015 Planning Commission meeting.

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10. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
11. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
12. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
13. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
14. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
15. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
16. Improvements to Manslick Road as required by the Kentucky Transportation Cabinet and Public Works shall be completed prior to the issuance of the third building permit of a residential unit.
17. The Applicant shall install a continuous evergreen screen along the Dellwood Drive property line to provide a buffer between existing



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residential property and the development site. The applicant shall work with the owner of 1402 Dellwood Drive to develop a supplemental landscaping plan to install additional landscape materials on the 1402 Dellwood Drive side of the evergreen screen. This supplemental landscaping plan shall be finalized and approved by PDS staff within 60 days after the final approval by the legislative body. To the extent the supplemental landscape materials are located on the property at 1402 Dellwood Drive; the owner of that property shall be responsible for the maintenance of the landscaping.

18. The applicant will work with PDS staff to develop a landscaping plan to screen the units along Manslick Road from the roadway. This can be achieved through clustering of plantings, a continuous screen where appropriate, or other similar measures.

**Binding Elements added at January 29, 2015 Planning Commission hearing:**

19. A bond will be required at record plat approval. This means all drainage will be inspected and approved before MSD takes it over.
20. The ditchline along the north property line will be re-graded and erosion repaired no later than June 1, 2015.
21. The headwalls at the outlet behind the Horton property will be replaced with poured concrete (currently blocks) no later than June 1, 2015.
22. The detention basin shall be re-graded as designed no later than October 1, 2015, or prior to the issuance of the 11th building permit for the development, whichever is sooner. The basin does have the capacity for most of their development as it stands today.

**The vote was as follows:**

**YES: Commissioners Blake, Proffitt, Brown, Jarboe, Kirchdorfer, Turner, Peterson, White, and Tomes.**

**NO: No one.**

**NOT PRESENT: Commissioner Butler.**

**ABSTAINING: No one.**