

Development Review Committee

Staff Report

July 16, 2014



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| Case No: | 14MINORPLAT1009 |
| Project Name: | Lake Forest – Tract A |
| Location: | Golf Course between 2123 and 2207 Highland Springs Place |
| Owner/Applicant: | Lake Forest Country Club, Inc. |
| Representative: | Land Design & Development, Inc. |
| Project Area/Size: | 11.16 acres |
| Existing Zoning District: | R-4, Single Family Residential |
| Existing Form District: | N, Neighborhood |
| Jurisdiction: | Louisville Metro |
| Council District: | 19 – Jerry Miller |
| Case Manager: | Matthew R. Doyle, Planner I |

REQUEST

- Minor Plat

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create 3 tracts from 1 on the Lake Forest Golf Course. Technically, the minor plat could have been approved at staff level, but given the recent and controversial Glenmary Golf Course minor plats – Cases 19173, 19174, and 19219 – Planning Commission staff decided that this request should go before DRC at a minimum. No discretionary items are requested and this is not an amendment to a record plat. The proposed plat meets or exceeds the minimum regulations of the Land Development Code.

Planning Commission staff reviewed the applicable case files and other documents for this section of Lake Forest and presents the following facts below.

- The preliminary plan for the Lake Forest North Subdivision was approved in Docket 10-27-89. This section of the golf course was created by minor plat in 1995 under Docket 157-95 in the area of the approved preliminary plan. The record plats for this section of the subdivision created lots around the golf course holes.
- Docket 157-95 was later revised in 2000 under Docket 267-00 to shift boundary lines and access easements.
- The conditions of approval in Docket 10-27-89 do not prevent further subdivision of the golf course holes, nor do they restrict its use to recreation, or open space.
- Last, there was a 'Certificate of No Interest of Lot Owners in Lake Forest Country Club' on Docket 267-00 that states the following:

"The Lake Forest Country Club is a private golf course and country club, with separate, private and limited membership, and its attendant golf course and facilities shall not constitute an amenity or recreational facility of Lake Forest Subdivision nor will the same be conveyed to, or otherwise be made subject to the control or jurisdiction of, Lake Forest Community Association, Inc., or otherwise

used in common by lot owners in Lake Forest. No lot owner in Lake Forest shall obtain or be entitled to any membership or other right, title or interest, or right of use, in or to the Lake Forest Country Club or its facilities, including without limitation, the golf course, by virtue of ownership of any lot or lots in Lake Forest, membership in Lake Forest Community Association, Inc., residence in Lake Forest Subdivision, or location of a Golf Course Play Easement on the lot or lots.”

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

| | Land Use | Zoning | Form District |
|-------------------------------|---------------------------|---------------|----------------------|
| Subject Property | | | |
| Existing | Golf course | R-4 | N |
| Proposed | Single family residential | R-4 | N |
| Surrounding Properties | | | |
| North | Golf course | R-4 | N |
| South | Single family residential | R-4 | N |
| East | Single family residential | R-4 | N |
| West | Single family residential | R-4 | N |

PREVIOUS CASES ON SITE

- 267-00:** Large Format Minor Plat to shift boundary lines and access easements.
- 157-95:** Minor plat to create a total of 9 lots and a 50’ access and utility easement.
- 10-27-89:** Preliminary Plan approved for Lake Forest North Subdivision in 1989 and later revised in 1995.

INTERESTED PARTY COMMENTS

Staff has received one formal comment, which stated the following:

“Matthew, I name is Ron Schweitzer, I live at 2207 Highland Springs Place, which borders this plat of land in question. I am against the approval of this plat change, dividing and creating three lots where there is now actually none. This action, if approved, will have serious ramifications to the value of my house and lot and the ones close by. Several of my neighbors are also upset about this action, and several, including myself, will be at this meeting. The plat in question is now part of the golf course, and this is where the championship tee for hole number 2 currently resides. There may be enough frontage to create lots on this piece of property, but these future houses would have absolutely no back yard, thereby forcing the buyers to use the golf course as their back yard or using my yard. I don’t agree with either alternative. The plat of land is just not deep enough. Then you would be in a situation, similar to behind hole no. 5, with shoehorning in houses where there was never plans for any, again due to the lack of depth of the piece of property. I have been a member of the Lake Forest Country Club for 20 years, but I oppose this action.”

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, MSD, and the Eastwood Fire Department.

STAFF CONCLUSIONS

- The proposed plat meets or exceeds the minimum regulations of the Land Development Code.

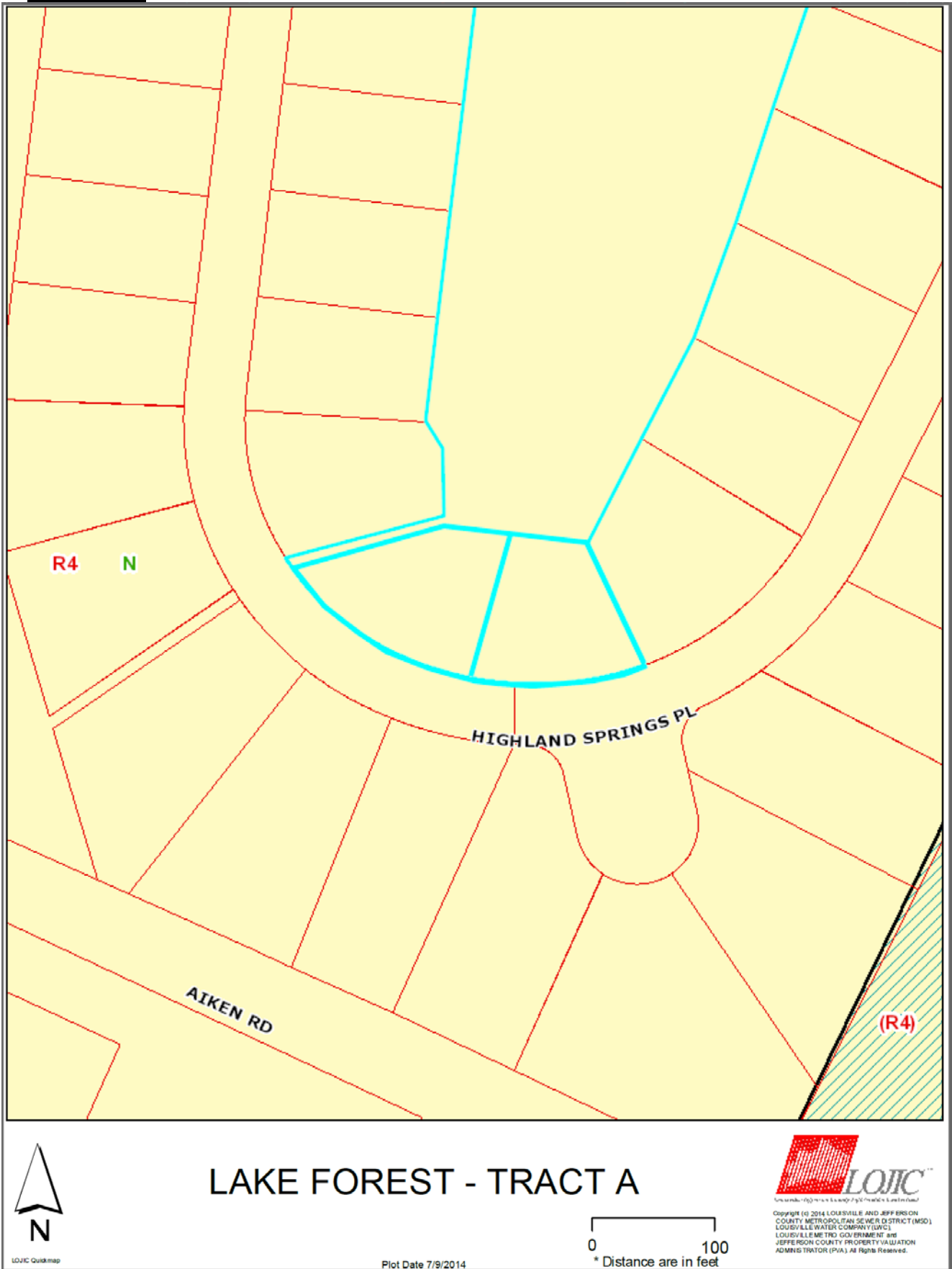
NOTIFICATION

| Date | Purpose of Notice | Recipients |
|--------|--------------------|--|
| 7/1/14 | Hearing before DRC | 1 st tier adjoining property owners Registered neighborhood groups |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. **Aerial Photograph**

