

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
February 13, 2020**

A meeting of the Land Development and Transportation Committee was held on, January 30, 2020 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

Marilyn Lewis, Chair
Rob Peterson, Vice Chair
Richard Carlson
Jeffrey Brown
Ruth Daniels – Arrived at approximately 1:05

Staff Members present were:

Joe Reverman, Planning and Design Assistant Director
Julia Williams, Planning and Design Supervisor
Joel Dock, Planner II
Dante St. Germain, Planner II
Laura Ferguson, Legal Counsel
Beth Stuber, Engineering Supervisor
Pamela M. Brashear, Planning and Design Management Assistant

Others present:

Tony Kelly, Metropolitan Sewer District

The following matters were considered:

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APPROVAL OF MINUTES

JANUARY 30, 2020 LD&T COMMITTEE MEETING MINUTES

On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted.

RESOLVED, that the Land Development & Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on January 30, 2020.

The vote was as follows:

YES: Commissioners Brown, Carlson, Peterson and Lewis
NOT PRESENT FOR THIS CASE: Commissioner Daniels

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NEW BUSINESS

19-MSUB-0007

Project Name: Cedar Creek Springs Subdivision
Location: 7910 Cedar Creek Road and Heights Drive (parcels 064702220000 and 064702210000)
Owner(s): Robert and Judy Allen
Applicant: Cedar Heights Mobile Home Park LLC
Representative(s): Mindel Scott
Project Area/Size: 40.85 acres
Jurisdiction: Louisville Metro
Council District: 22 – Robin Engel
Case Manager: Dante St. Germain, Planner II

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:0:04 Ms. St. Germain stated the applicant requests that this case be heard by the full Planning Commission on March 5, 2020. There has been opposition since it was noticed and the applicant would like the full Planning Commission to hear it.

Deliberation

00:03:35 Planning Commission deliberation.

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the March 5, 2020 Planning Commission meeting.

The vote was as follows:

YES: Commissioners Brown, Carlson, Peterson and Lewis
ABSTAINING: Commissioner Daniels

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NEW BUSINESS

19-ZONE-0094

Request: Change in zoning from R-5 to C-1, with Detailed District Development Plan and Binding Elements, and associated landscape waiver

Project Name: Westport Road Retail

Location: 917 and 919 Fountain Avenue, 4700 Westport Road

Owner: Estate of Evelyn Kaelin

Applicant: 4700 Westport LLC

Representative: Dinsmore & Shohl LLC

Jurisdiction: Louisville Metro

Council District: 7 – Paula McCraney

Case Manager: Dante St. Germain, AICP, Planner II

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:06:14 Ms. St. Germain discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore and Shohl, LLC, 101 South 5th Street, Suite 2500, Louisville, Ky. 40202

Kent Gootee, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

Summary of testimony of those in favor:

00:11:07 Mr. Ashburner gave a power point presentation. The required planting will be provided within the 20 ft. and the buffer area will be reduced from 35 ft. to 25 ft., which can be done under the code by providing 1.5 times the required plantings. The waiver is to reduce the 25 ft. to 20 ft. while also providing 1.5 times the normal buffering that would be in that area.

Mr. Ashburner gave the history of the property. The glazing question will be answered in more detail at the public hearing.

Mr. Ashburner said he hasn't seen the email from the opposition (received 1.5 hrs. ago). Also, more information regarding landscaping between the site and residents to the south will be provided at the public hearing.

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19-ZONE-0094

00:15:03 Commissioner Carlson asked the applicant/representative what they think about a zoning change to C-N as recommended by staff. Mr. Ashburner said it is restrictive and could be problematic.

00:18:05 Commissioner Brown asked Mr. Ashburner if he will be able to discuss hours of operation and lighting at the public hearing. Mr. Ashburner said he will be able to discuss lighting but will need to consult with his client regarding hours of operation.

Commissioner Brown asked about a direct pedestrian connection between the parking lot and the main access. Mr. Ashburner said the plan shows a proposed sidewalk on the south side of the building to the public side and around. There's a pedestrian access to the proposed 4 ft. walk just off the property up to the 5 ft. sidewalk along Westport.

00:19:39 Commissioner Brown stated for rezoning we can require right-of-way dedication on a local road without a curb and gutter that's typically 30 ft. from centerline. The plan shows 25 feet and a typical cross section (bottom left). Mr. Gootee said because there's no gutter or curb on Fountain Ave., we worked it out with MSD to put it on the adjacent property on lot 30 to receive water coming off south of the entrance on Fountain Ave. A ditch north of the entrance shouldn't be needed. Commissioner Brown said the problem is the fact that there is no recoverable shoulder – need 4 ft. between the edge of pavement. Mr. Gootee said it will be resolved with Transportation Planning.

Deliberation

00:22:56 Planning Commission deliberation.

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus placed this case on the March 5, 2020 public hearing at the Old Jail Building.

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NEW BUSINESS

19-MSUB-0016

Request: Major Preliminary Subdivision Plan with waivers
Project Name: Highland Preserve
Location: 2814, 2816, 2830 and 2898 Newburg Road
Owner: Highland Preserve, LLC
Applicant: Highland Preserve, LLC
Representative: Sabak, Wilson, & Lingo, Inc.
Jurisdiction: Louisville Metro
Council District: 10 – Pat Mulvihill
Case Manager: Joel P. Dock, AICP, Planner II

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:25:06 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

00:28:47 Mr. Dock discussed the conditions of approval – number 4 can be removed because there are no stub streets proposed; gated entrance for emergency personnel, options 1 and 2; and addition of number 14 regarding a bond amount for the private roadway.

The following spoke in favor of this request:

Kelli Jones, Sabak, Wilson and Lingo, Inc., 608 South 3rd Street, Louisville, Ky. 40202
Allan Morris, 2806 Newburg Road, Louisville, Ky. 40205
Bob Marrett, 318 Longview Park Place, Louisville, Ky. 40245

Summary of testimony of those in favor:

00:31:44 Ms. Jones introduced Mr. Morris.

00:32:28 Mr. Morris said he has been a landowner in the Highlands for 50 years and would like to preserve the character of the neighborhood. The proposal is a very good use for the property.

00:34:26 Ms. Jones gave a power point presentation. There are 2 existing entrances to the site. There's a total of 16 buildable lots including the existing house. The gate is 116 ft. from the edge of pavement and 98 ft. from the right-of-way of Newburg Rd. Lot 16 is the closest to Newburg Rd. and setback 80 ft. from the right-of-

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way to the corner of the lot. There's a natural low area on the site which will be the detention basin and a 40 ft. private access easement with a cul-de-sac that will serve all of the lots. There will be trees planted as well as preserving as many as can be saved. Also, we're meeting the requirements for site distance. There will only be 1 entrance, bringing it up to grade with fill (safety purposes). Many of the existing trees have constraints or do not meet the specific requirements of the Land Development Code. Some of the trees on the site are not in good condition. They will need to be in good or excellent condition to remain. The sidewalk is not buildable on the site – there are powerlines, a fence, retaining wall and a lot of existing vegetation.

00:45:59 Mr. Marrett said he has received a number of waivers where sidewalks were not practical and was never asked to build a sidewalk elsewhere or pay a fee-in-lieu. Waivers are still allowable, however rare. The circumstance is unique and this proposal qualifies.

00:50:03 Commissioner Carlson asked if staff has determined that the sidewalk is buildable, and if so, where should it be placed? Mr. Dock said Transportation Planning is primarily responsible for determining whether a sidewalk is constructible or not. A fee-in-lieu was offered due to the topographic issues and there is a Comprehensive Plan that calls for mobility, connectivity and multi-modal. The regulations were written for the benefit of Louisville Metro as a whole.

The following spoke neither for nor against the request:

Honi M. Goldman, 2727 Lamont Road, Louisville, Ky. 40205
Siobhan Sheehan, 2703 Lamont Road, Louisville, Ky. 40205

Summary of testimony of those neither for nor against:

00:52:15 Ms. Goldman stated she is the president of the Upper Highlands Neighborhood Association. The applicant has not been forthcoming and transparent – plans have changed and questions are not being answered.

Ms. Goldman wants to know where the construction vehicles will be parking (on Newburg Rd.). The speed limit is not adhered to on Newburg Rd. The cars are causing horrific accidents to the historic wall across from the proposed entrance of the site. There are no shoulders on either side of the road. There will also be a decrease in property values. The design of the development has the back of all the houses facing Newburg Rd. Flooding, environmental precautions and removal of trees are also issues. Also, why can't there be a separate entrance going onto Schuff Ln. to divert some of the traffic?

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Ms. Goldman requests that this proposal be put on hold until questions are answered and to make it safe for the entire community.

01:00:26 Ms. Sheehan stated she is very concerned about the trees, mainly taking the tree canopy down to 41 – 75% (0) and then replanting trees at approximately 25%. An arborist needs to be consulted for making the determination of which trees can be preserved. It takes a long time for trees to mature.

Ms. Sheehan wants to know what the fence will look like. Also, why do we need a gated community?

Rebuttal:

01:05:12 Ms. Jones said she has answered questions at meetings and emails.

Ms. Jones discussed the drainage. The proposed site is downstream from the area that floods and will not impact it in any way. The proposed site is not in the flood plain. This is not a change in zoning. It's R-5 and would be permitted 7.26 dwelling units per acre and we are proposing 1.98 dwelling units per acre. The character of the neighborhood was taken into consideration. The Land Development Code accounts for the backs of houses facing an arterial level roadway and requires an additional 20 ft. landscape buffer adjacent to that roadway. It will be provided as mitigation. Erosion will be controlled per MSD requirements. Construction vehicles will not be parking on Newburg Rd. The proposed site has no access to Schuff Ln. The existing fence will be repaired and tie it into the proposed signature entrance.

01:10:23 Commissioner Carlson discussed gated communities. A list was prepared regarding emergency persons and processes for the gates. Ms. Jones said she has the list and all first responders will be accommodated. Option 2 is preferred, but Option 1 will be fine as well (as condition of approval). Commissioner Carlson prefers Option 1.

01:15:54 Commissioner Brown asked if a portion of the retaining wall will need to be removed. Ms. Jones said yes, a small portion to accommodate the entrance. Also, can you put the sidewalk in on the low side of the wall along the portion where the wall exists? Ms. Jones said it would be in a sidewalk easement and would be a liability. Commissioner Brown said the sidewalk could be constructed. Ms. Jones said potentially, but grading would be a challenge.

01:17:27 Chair Lewis asked if the existing house on lot 1 will remain a single family dwelling or is it a clubhouse. Ms. Jones said it will remain a single family dwelling.

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01:17:43 Mr. Reverman asked Ms. Jones who determines the conditions of the trees. Ms. Jones said she is a Landscape Architect and is qualified to determine if a tree is healthy or not. We can get an arborist but it's not required.

01:19:13 Ms. Goldman asked if the developers would be willing to sit down with the neighborhood, talk about and resolve issues and enter into some binding agreements. Ms. Jones said she has attended their meetings and answered questions. This development will not negatively affect traffic and flooding. We would be happy to sit down and meet with them again but they will need to listen and be willing to compromise as well. This should not affect approval of this case because it meets the requirements of the Land Development Code, except the 2 waivers.

Deliberation

01:21:40 Commissioner Carlson stated the proposal meets the subdivision requirements of the Land Development Code. The applicant/representatives have not adequately justified the sidewalk waiver, however the other waiver is fine. The traffic is heavy on Newburg Rd., but adding 16 homes should not have much of an impact. If there were more traffic, it would tend to make people slow down. The gate requirements need to be very specific.

01:23:37 Commissioner Brown stated that the Sidewalk Master Plan shows that there is a gap between Trevilian Way and Schuff Ln. and sidewalks are needed to connect the residents to the many uses in the area that are pedestrian generators. The proposal meets the threshold for sidewalks and is a high priority area. Also, they're not offering any off-site improvements.

Commissioner Brown said he supports the waiver of the private roadways and the condition of approval mitigates the impact. The proposal is very low intensity.

01:25:15 Commissioner Peterson said the plan will enhance the area. The homes will be high quality and the gate will be a nice feature. The proposed density is better than what could be done and it's a very well thought out plan.

Commissioner Peterson said he could be flexible with the sidewalk waiver with more study to see how it can be put in. With regards to the damaged wall and high speed traffic, those should not be burdens for the applicant.

01:26:45 Commissioner Daniels said she supports the plan and it should not negatively impact traffic.

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Commissioner Daniels said she supports the private roadway waiver but not the sidewalk waiver. There's a lot going on in the area for pedestrian access and that connectivity is needed.

01:27:37 Chair Lewis stated this is a well thought out plan. The private roadway waiver is justified, but not the sidewalk waiver. The sidewalk needs to be built, but if not, then a fee-in-lieu needs to be offered by the developer.

Chair Lewis asked legal counsel if the subdivision plan could be approved with a denial of the sidewalk waiver.

01:28:27 Ms. Ferguson stated, if this body decides to deny the waiver for the sidewalk but grant the other waiver, you can still grant the Major Preliminary Subdivision Plan on condition that the applicant work with staff to resolve the sidewalk issue.

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Waiver of Land Development Code (LDC), section 5.8.1.B to not provide sidewalks in the abutting right-of-way

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution based on the Standard of Review and Staff Analysis and testimony heard today was adopted.

WHEREAS, the waiver will adversely affect adjacent property owners and the larger community as relief from the requirements would deprive future users of safe access across the frontage of the development site; and

WHEREAS, Land Use & Development Goal 1, Policy 1.3 promotes sidewalks along the streets of all developments. Land Use & Development Goal 1, Policy 1 states that in order to promote healthy lifestyles and reduce congestion, new development and redevelopment should provide for the movement of pedestrians, bicyclists and transit users, where appropriate. Land Use & Development Goal 3, Policy 5 states that developments should be evaluated for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality. The granting of the waiver would violate these stated land use and development policies as the developer has multiple options to comply with the requirements and provide sidewalks either on-site, off-site, or through the payment of a

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fee-in-lieu. Each of these options furthers the mobility goals of Louisville Metro to promote healthy lifestyles and multi-modal transportation options, as well as safe pedestrian connectivity within the immediate vicinity or council district; and

WHEREAS, the applicant can reasonably comply with the listed alternative methods of compliance in LDC, section 6.2.6.C as a fee-in-lieu for construction of sidewalks and locations for off-site construction within the council district have each been offered. The applicant has declined to pursue each of these methods; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds, the strict application of the provision of the regulation does not deprive the applicant of the reasonable use of the land as alternatives for compliance to comply with the minimum standards set forth in LDC, section 6.2.6.C have been offered to the applicant and declined; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee further finds sidewalks may be likely in the future as the development is located in a residential community along a route that connects institutions of learning, parks, services and amenities, and the Louisville Zoo. Transit service is also present along the roadway. Sidewalks are present to the south moving towards and connecting with Gardiner Lane. Sidewalks are present to the north of the site beginning at Trevilian Way. Sidewalks are also present within close proximity on Dundee Road beginning at Newburg Road and moving towards a school.

RESOLVED, that the Louisville Metro Planning Commission does hereby **DENY** the waiver of the Land Development Code, section 5.8.1.B to not provide sidewalks in the abutting right-of-way.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Peterson and Lewis

Waiver of LDC, section 7.3.30.B to allow detached homes to abut a private roadway

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution based on the Standard of Review and Staff Analysis and testimony heard today was adopted.

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WHEREAS, the waiver will not adversely affect adjacent property owners as no connectivity is being provided through the development site and the roadway will be for the use and benefit of those owners within the subdivision only; and

WHEREAS, the waiver will not violate specific guidelines of the comprehensive plan as no roadways requiring extension stub into the property and no roadway stubs from the property are required as the adjacent land surrounding the subject site are built-out; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds, the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the Directors of Public Works and Planning and Design services have provided their consent to the use of private roadway in accordance with LDC 6.2.1; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee further finds the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant as no roadways requiring extension stub into the property and no roadway stubs from the property are required as the adjacent land surrounding the subject site are built-out. Further, the Directors of Public Works and Planning and Design services have provided their consent to the use of private roadway in accordance with LDC 6.2.1.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the waiver of the Land Development Code, section 7.3.30.B to allow detached homes to abut a private roadway.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Peterson and Lewis

Major Preliminary Subdivision Plan for 16 single-family residential lots

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution based on the Standard of Review and Staff Analysis and testimony heard today was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Major Preliminary Subdivision Plan for 16 single-family residential lots, **SUBJECT** to the following conditions of approval:

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1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.
2. 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."
3. 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.
4. Open space shall not be further subdivided or developed for any other use and shall remain as open space, unless approved by the Planning Commission. A note to this effect shall be placed on the record plat.
5. 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.
6. 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.
7. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code.

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8. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
9. 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 / conditions of approval.
 - c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
10. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.
11. Any signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
12. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
13. Covenants, Conditions, and Restrictions ("CCRs") shall be prepared by the developer to be submitted to and reviewed and approved by Planning Commission legal counsel, prior to recording of the subdivision's Record Plat, for consistency with any binding elements that mandate inclusion in the CCRs, as well as the inclusion of the following requirements: (a) all road, drainage, sanitary sewer, water, other necessary infrastructure and other required landscaping and

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facilities shall be installed by the developer prior to turn-over of maintenance responsibilities to the Home Owners Association ("HOA"); (b) any shared water meters and property service connections for sanitary sewers shall be the sole responsibility of the HOA; (c) any water, sewer and drainage facilities that cross lot lines shall be included in blanket easements for purposes of both lot owner and HOA access and maintenance; and (d) where attached residences are proposed, easements shall be provided to provide for incidental encroachments, property maintenance and repair.

14. Gated vehicular access must be approved by the Louisville Fire District; LMPD, 5th Division; and Louisville Emergency Services prior to receiving a building permit for the gate. Construction of the gate shall be in accordance with the following provisions, unless otherwise approved by the Louisville Fire District; LMPD, 5th Division; and Louisville Emergency Services:
 - a. The gate must provide a clearance for a horizontal distance of 20' and height of 13'6"
 - b. There shall be a 6" clearance between the bottom of the gate and pavement, as well as a stopping mechanism to prevent the gate from rolling, if applicable.
 - c. The gate shall contain "preemption operation" activated by siren and "Knox Box" keyed switch on both the ingress and egress side of the gate. The keyed switch must be clearly marked ("Emergency access") using retroreflective material.
 - d. The gate owner shall provide a reasonable number of keys to any requesting emergency agency.
 - e. Emergency/back-up power must be provided
 - f. A means of overriding gate operation must be provided
15. A bond in the amount of \$15,000 shall be posted by the developer to Transportation Planning prior to recording of the major subdivision plat for any future maintenance to the private road in case the HOA fails to fulfill their maintenance obligation. The bond shall remain in place until the road is dedicated as a public right-of-way.
16. The applicant shall work with staff to either provide sidewalks on the site or consider one of the other options available.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Peterson and Lewis

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ADJOURNMENT

The meeting adjourned at approximately 2:45 p.m.

Marilyn W. Lewis

Chair

Jo Renna

Planning Director