

## Planning Commission

### Staff Report

September 21, 2017



<b>Case Number:</b>	17STREETS1008
<b>Request:</b>	Street name change from Davenport Drive to Malone Place
<b>Project Name:</b>	Davenport Drive
<b>Location:</b>	North/South Davenport Drive from Glen Lakes Drive to its current terminus north of Vista Lake Court
<b>Owner:</b>	Louisville Metro
<b>Applicant:</b>	Jim Obert, IH of KY, Inc
<b>Representative:</b>	Sabak, Wilson, & Lingo, Inc
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Julie Denton
<b>Case Manager:</b>	Laura Mattingly, AICP, Planner II

#### REQUEST

- Street Name Change from Davenport Drive to Malone Place

#### CASE SUMMARY/BACKGROUND

Davenport Drive is a 50' Right of Way within the Glen Lakes Subdivision. The portion to be renamed begins at Glen Lakes Drive and runs northeast /east, then veers north/northwest. Twenty-five of the 47 property owners abutting Davenport Drive have signed consent, meeting the 51% requirement. Davenport Drive is bounded by single family homes and is proposed to continue north/northwest to serve Section 4 of the Glen Lakes Subdivision, which has a proposed revision under case number 17SUBDIV1009. The original subdivision plan for Glen Lakes proposed that Davenport Drive loop around and connect Section 4 to the existing stub on Section 2. The revision proposes that the newly named Malone Place end in a cul-de-sac in place of the previously approved connection back to Davenport Drive, in order to avoid a stream crossing.

The subdivision plan (17SUBDIV1009) was approved August 3, 2017, along with the street name change from Davenport Drive to Treesdale Drive. Councilwoman Julie Denton's office received several comments from Glen Lakes residents that Malone Place had been discussed and was preferred over Treesdale Drive. The applicant agreed to allow this name change on condition that it did not affect the subdivision approval. Metro Council then sent this name change back for Planning Commission review.

#### Previous Cases:

- 10-21-03: Single Family Subdivision for 191 buildable lots (Approved on condition by TRC 9/16/03). Waiver of Section 6.2.5 (A) "General Layout of Streets" & Citizen Petition to not provide a stub into the northeast adjacent property (Approved by LD&T 10/9/03).

#### STAFF FINDING

The proposed street name change is in compliance with the Land Development Code.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal meets the standards established in the LDC for approving the Street Name Change.

## TECHNICAL REVIEW

- The request has been approved by E-911/MetroSafe.
- The original proposal was a street name change from Davenport Drive to Davenport Place. The case was continued from the June 29, 2017 Planning Commission Hearing, along with 17SUBDIV1009, in order to allow the applicant to address concerns over safety issues related to the similarity in street names and also the turnaround point on the south side of the subdivision, at the existing terminus of Davenport Drive.

## INTERESTED PARTY COMMENTS

Planning & Design staff has not been directly contacted regarding the street name change to Malone Place since the case was heard at Planning Commission on August 3<sup>rd</sup>.

## REQUIRED ACTIONS

- **RECOMMEND** Louisville Metro Council **APPROVE** or **DENY** this proposal.

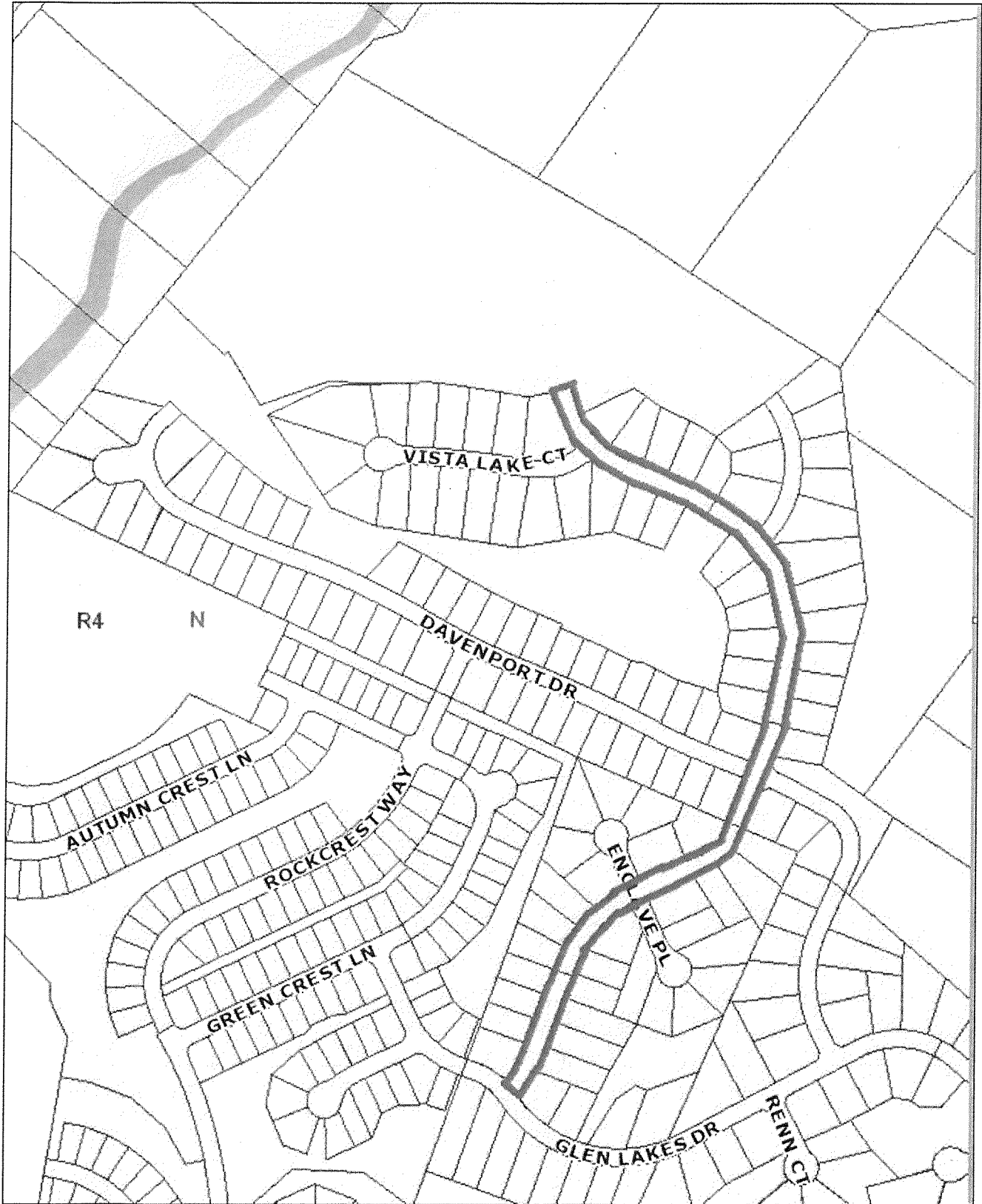
## NOTIFICATION

Date	Purpose of Notice	Recipients
5/25/17	Meeting before LDT on 6/8/17	Subscribers to Council District 19 Notification of Development Proposals
5/25/17	Meeting before LDT on 6/8/17	1 <sup>st</sup> tier adjoining property owners
6/14/17	Meeting before PC on 6/29/17	Subscribers to Council District 19 Notification of Development Proposals & 1 <sup>st</sup> tier adjoining property owners
9/7/17	Meeting before PC on 9/21/17	Subscribers to Council District 19 Notification of Development Proposals & 1 <sup>st</sup> tier adjoining property owners

## **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph





# Affidavit of Notification

Louisville Metro Planning & Design Services

Once complete, please bring to Planning and Design Services, 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

RECEIVED

Case Number: 17STREETS1008 SEP 06 2017

Primary Project Address: Davenport Drive DESIGN SERVICES

Primary Parcel ID: \_\_\_\_\_

Applicant Name: Kellie Jones

I confirm that, as required for the case noted above, the attached notice was mailed to the following on:

September 6, 2017 (mail date)

The notice was sent to (please check all that apply)\*:

- All parties required by Kentucky Revised Statutes, the Land Development Code\*\*, the Louisville Metro Code of Ordinances, and the policies of the Planning Commission and Board of Zoning Adjustments
- The PDS case manager assigned to the case

This notification was completed using the records of the Jefferson County Property Valuation Administrator to determine the addresses of the recipients described above. The records of Planning and Design Services were relied on to determine the identity of the neighborhood groups who are registered to receive notice of development applications as a courtesy through the Neighborhood Notification Program.

Kellie Jones  
Applicant/Representative Signature

9-6-17  
Date

\* For a list of required parties, please see application checklist or contact your case manager

\*\* All versions of the Land Development Code and Development Code as adopted by Municipalities within Louisville Metro

17STREETS1008



**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY • 608 S. THIRD STREET  
LOUISVILLE, KY 40202  
PHONE : (502) 584-6271 • FAX : (502) 584-6292

September 5, 2017

Ms. Emily Liu, Director  
Louisville Metro Planning & Design Services  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202


**RE: Street Name Change for Davenport Drive  
Case # 17STREETS1008**

Dear Ms. Liu,

We would like to request that our application be amended to allow Davenport Drive to be changed to Malone Place rather than Treesdale Drive.

Please let me know if you have any questions. I can be reached at 584-6271 or [kelli.jones@swlinc.com](mailto:kelli.jones@swlinc.com).

Thank you.

  
Kelli Jones, RL/ASLA

## Mattingly, Laura L

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**From:** Allen, Susan E  
**Sent:** Thursday, August 10, 2017 6:41 AM  
**To:** Kelli Jones  
**Cc:** Mattingly, Laura L  
**Subject:** RE: Street Name Availability

Kelli,

I apologize for the delay. I just heard back from Eastwood Fire that they are OK (as are we) with using Malone Place instead of Treesdale Drive for the section of Davenport Drive that is to be renamed. Please let me know if you have questions. Thanks,

Beth Allen  
GIS Specialist  
Louisville Metro Emergency Services  
410 S. 5th Street, Suite 401  
Louisville, KY 40202  
Ph: (502) 572-3494  
[susan.allen@louisvilleky.gov](mailto:susan.allen@louisvilleky.gov)

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**From:** Kelli Jones [<mailto:kelli.jones@swlinc.com>]  
**Sent:** Monday, August 07, 2017 8:44 AM  
**To:** Allen, Susan E  
**Cc:** Mattingly, Laura L  
**Subject:** RE: Street Name Availability

Beth,

I have attached the street name change plat we got approved at the Planning Commission on Thursday. The neighbors didn't like the name "Treesdale Drive" at our Public Hearing last week and asked that we look for another name. Their request was "Malone Place". Our intention is to speak with the Council Person for this district and see if we can do a name swap prior to final approval by Metro Council. If not, we will likely use Malone Place for another (yet to be determined) location in the development. Let me know if you have any questions.

Kelli Jones

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**From:** Allen, Susan E [<mailto:Susan.Allen@louisvilleky.gov>]  
**Sent:** Monday, August 07, 2017 7:26 AM  
**To:** Kelli Jones  
**Cc:** Mattingly, Laura L  
**Subject:** RE: Street Name Availability

Kelli,

It's available and has been reserved for Glen Lakes. Do you have a pdf of the plat you can send so that I can see which street you plan to use the name on and also to send for Fire Dept. approval of the name?

## Mattingly, Laura L

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**From:** Allen, Susan E  
**Sent:** Monday, August 7, 2017 7:26 AM  
**To:** Kelli Jones  
**Cc:** Mattingly, Laura L  
**Subject:** RE: Street Name Availability

Kelli,

It's available and has been reserved for Glen Lakes. Do you have a pdf of the plat you can send so that I can see which street you plan to use the name on and also to send for Fire Dept. approval of the name?

**Beth Allen**  
GIS Specialist  
Louisville Metro Emergency Services  
410 S. 5th Street, Suite 401  
Louisville, KY 40202  
Ph: (502) 572-3494  
[susan.allen@louisvilleky.gov](mailto:susan.allen@louisvilleky.gov)

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**From:** Kelli Jones [<mailto:kelli.jones@swlinc.com>]  
**Sent:** Friday, August 04, 2017 3:53 PM  
**To:** Allen, Susan E  
**Cc:** Mattingly, Laura L  
**Subject:** Street Name Availability

Beth,

Can you check on the availability of the street name "Malone Place"? If it is available, we would like to reserve it for Glen Lakes.

Thanks.

Kelli Jones, RLA  
Sabak, Wilson & Lingo, Inc.  
608 S. Third Street  
Louisville, KY 40202  
(502) 584-6271



**Planning Commission  
Staff Report  
August 3, 2017**



<b>Case Number:</b>	17STREETS1008
<b>Request:</b>	Street name change from Davenport Drive to Treesdale Drive
<b>Project Name:</b>	Davenport Drive
<b>Location:</b>	North/South Davenport Drive from Glen Lakes Drive to its current terminus north of Vista Lake Court
<b>Owner:</b>	Louisville Metro
<b>Applicant:</b>	Jim Obert, IH of KY, Inc
<b>Representative:</b>	Sabak, Wilson, & Lingo, Inc
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Julie Denton
<b>Case Manager:</b>	Laura Mattingly, AICP, Planner II

**REQUEST**

- Street Name Change from Davenport Drive to Treesdale Drive

**CASE SUMMARY/BACKGROUND**

Davenport Drive is a 50' Right of Way within the Glen Lakes Subdivision. The portion to be renamed begins at Glen Lakes Drive and runs northeast /east, then veers north/northwest. Twenty-five of the 47 property owners abutting Davenport Drive have signed consent, meeting the 51% requirement. Davenport Drive is bounded by single family homes and is proposed to continue north/northwest to serve Section 4 of the Glen Lakes Subdivision, which has a proposed revision under case number 17SUBDIV1009. The original subdivision plan for Glen Lakes proposed that Davenport Drive loop around and connect Section 4 to the existing stub on Section 2. The revision proposes that the newly named Treesdale Drive end in a cul-de-sac in place of the previously approved connection back to Davenport Drive, in order to avoid a stream crossing. The case was continued from the June 29<sup>th</sup> Planning Commission hearing and was at that time proposed to change the street name to Davenport Place. The case was continued in order to resolve issues with the similarity of the proposed street name with the Davenport Drive.

Previous Cases:

- 10-21-03: Single Family Subdivision for 191 buildable lots (Approved on condition by TRC 9/16/03). Waiver of Section 6.2.5 (A) "General Layout of Streets" & Citizen Petition to not provide a stub into the northeast adjacent property (Approved by LD&T 10/9/03).

**STAFF FINDING**

The proposed street name change is in compliance with the Land Development Code.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal meets the standards established in the LDC for approving the Street Name Change.

**TECHNICAL REVIEW**

- The request has been approved by E-911/MetroSafe.
- The original proposal was a street name change from Davenport Drive to Davenport Place. The case was continued from the June 29, 2017 Planning Commission Hearing, along with 17SUBDIV1009, in order to allow the applicant to address concerns over safety issues related to the similarity in street names and also the turnaround point on the south side of the subdivision, at the existing terminus of Davenport Drive.

**INTERESTED PARTY COMMENTS**

Staff has received emails in opposition to the street name change and revised subdivision plan (17SUBDIV1009) from three residents.

There has been one email received in support of the proposed changes of the related case 17SUBDIV1009.

**REQUIRED ACTIONS**

- **RECOMMEND** Louisville Metro Council **APPROVE** or **DENY** this proposal.

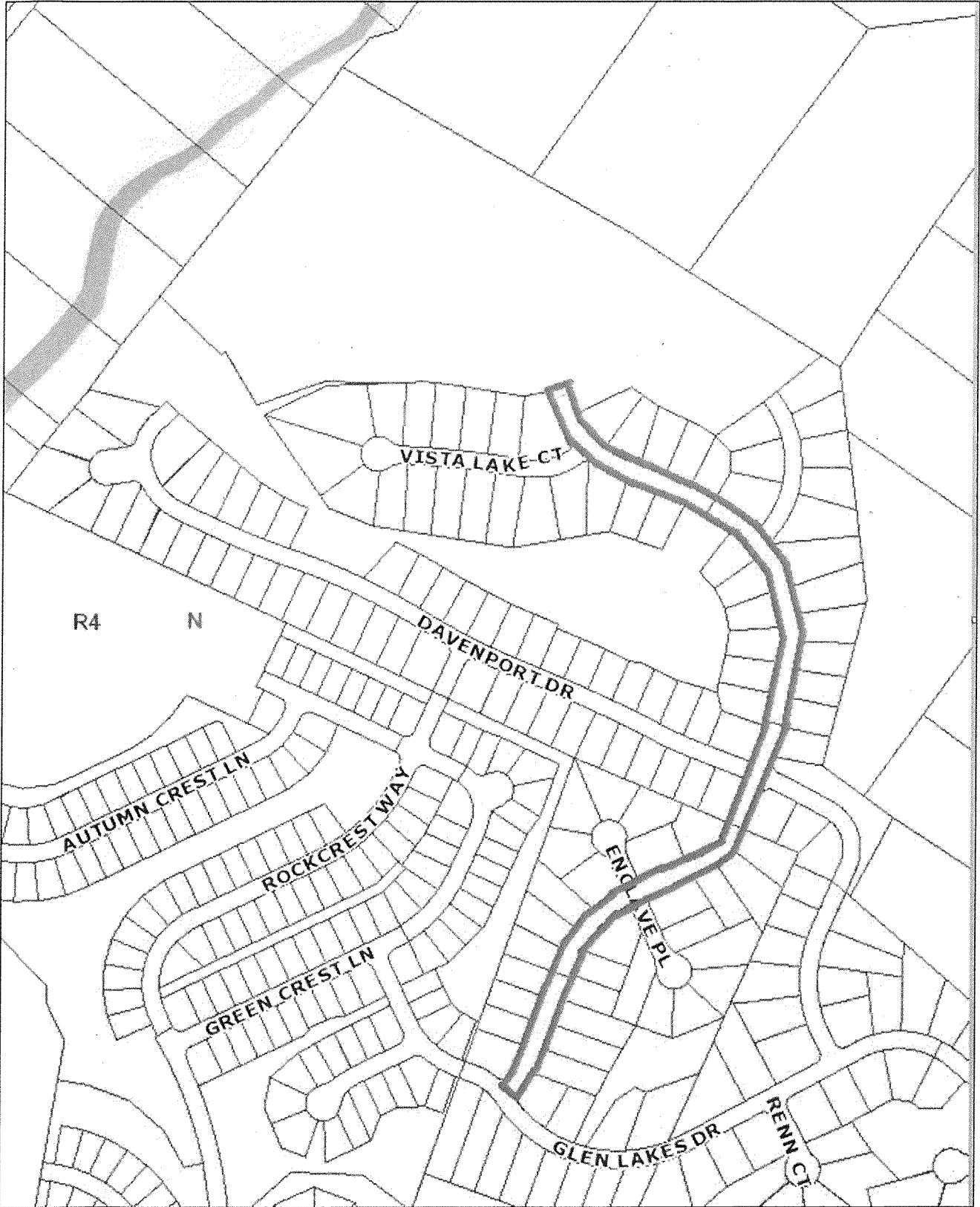
**NOTIFICATION**

Date	Purpose of Notice	Recipients
5/25/17	Meeting before LDT on 6/8/17	Subscribers to Council District 19 Notification of Development Proposals
5/25/17	Meeting before LDT on 6/8/17	1 <sup>st</sup> tier adjoining property owners
6/14/17	Meeting before PC on 6/29/17	Subscribers to Council District 19 Notification of Development Proposals & 1 <sup>st</sup> tier adjoining property owners

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph



## **Mattingly, Laura L**

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**From:** Kelli Jones <kelli.jones@swlinc.com>  
**Sent:** Tuesday, July 11, 2017 1:58 PM  
**To:** Mattingly, Laura L  
**Cc:** jimo@hillsinc.com  
**Subject:** FW: Docket# 17Streets1008 (Davenport Drive Street Name Change)

Laura,

See below for the approved new street name in lieu of Davenport Place. What do you need from me to make this the official request?

FYI, We have a meeting tomorrow with Jeff and Tammy to talk about the cul-de-sac and work out our exact plan of action. It is at 2:00 if you can think of any reason you need to attend.

Kelli Jones

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**From:** Allen, Susan E [<mailto:Susan.Allen@louisvilleky.gov>]  
**Sent:** Tuesday, July 11, 2017 8:58 AM  
**To:** Kelli Jones  
**Subject:** Docket# 17Streets1008 (Davenport Drive Street Name Change)

Kelli,

Metro Emergency Services has reviewed, approved, and reserved the street name of **Treesdale Drive** to replace the portion of Davenport Drive within Glen Lakes Subdivision which was previously proposed to be changed to Davenport Place as indicated on the Street Name Change Exhibit dated October 24, 2016 (prepared by Sabak, Wilson, & Lingo). Thank you.

**Beth Allen**  
GIS Specialist  
Louisville Metro Emergency Services  
410 S. 5th Street, Suite 401  
Louisville, KY 40202  
Ph: (502) 572-3494  
[susan.allen@louisvilleky.gov](mailto:susan.allen@louisvilleky.gov)

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**Planning Commission  
Staff Report**  
June 29, 2017



<b>Case Number:</b>	17STREETS1008
<b>Request:</b>	Street name change from Davenport Drive to Davenport Place
<b>Project Name:</b>	Davenport Drive
<b>Location:</b>	North/South Davenport Drive from Glen Lakes Drive to its current terminus north of Vista Lake Court
<b>Owner:</b>	Louisville Metro
<b>Applicant:</b>	Jim Obert, IH of KY, Inc
<b>Representative:</b>	Sabak, Wilson, & Lingo, Inc
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Julie Denton
<b>Case Manager:</b>	Laura L. Mattingly, Planner II

**REQUEST**

- Street Name Change from Davenport Drive to Davenport Place

**CASE SUMMARY/BACKGROUND/SITE CONTEXT**

Davenport Drive is a 50' Right of Way within the Glen Lakes Subdivision. The portion to be renamed begins at Glen Lakes Drive and runs northeast /east, then veers north/northwest. Twenty-five of the 47 property owners abutting Davenport Drive have signed consent, meeting the 51% requirement. Davenport Drive is bounded by single family homes and is proposed to continue north/northwest to serve Section 4 of the Glen Lakes Subdivision, which has a proposed revision under case number 17SUBDIV1009. The original subdivision plan for Glen Lakes proposed that Davenport Drive loop around and connect Section 4 to the existing stub on Section 2. The revision proposes that the newly named Davenport Place end in a cul-de-sac in place of the previously approved connection back to Davenport Drive, in order to avoid a stream crossing.

**LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE**

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	ROW	NA	NA
<b>Proposed</b>	ROW	NA	NA
<b>Surrounding Properties</b>			
<b>North</b>	Single Family Residential	R-4	N
<b>South</b>	Single Family Residential	R-4	N
<b>East</b>	Single Family Residential	R-4	N
<b>West</b>	Single Family Residential	R-4	N

*Cont. to Aug 3*

## PREVIOUS CASES ON SITE

10-21-03: Single Family Subdivision for 191 buildable lots (Approved on condition by TRC 9/16/03). Waiver of Section 6.2.5 (A) "General Layout of Streets" & Citizen Petition to not provide a stub into the northeast adjacent property (Approved by LD&T 10/9/03).

## INTERESTED PARTY COMMENTS

Staff has received emails in opposition to the street name change and revised subdivision plan (17SUBDIV1009) from three residents in the area.

There has been one email received in support of the proposed changes of the related case 17SUBDIV1009.

## APPLICABLE PLANS AND POLICIES

Land Development Code

## TECHNICAL REVIEW

The request complies with the regulations within the Land Development Code and has been approved by E-911/MetroSafe and the Eastwood Fire Protection District.

## STAFF CONCLUSIONS

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must **RECOMMEND** Louisville Metro Council **APPROVE** or **DENY** this proposal.

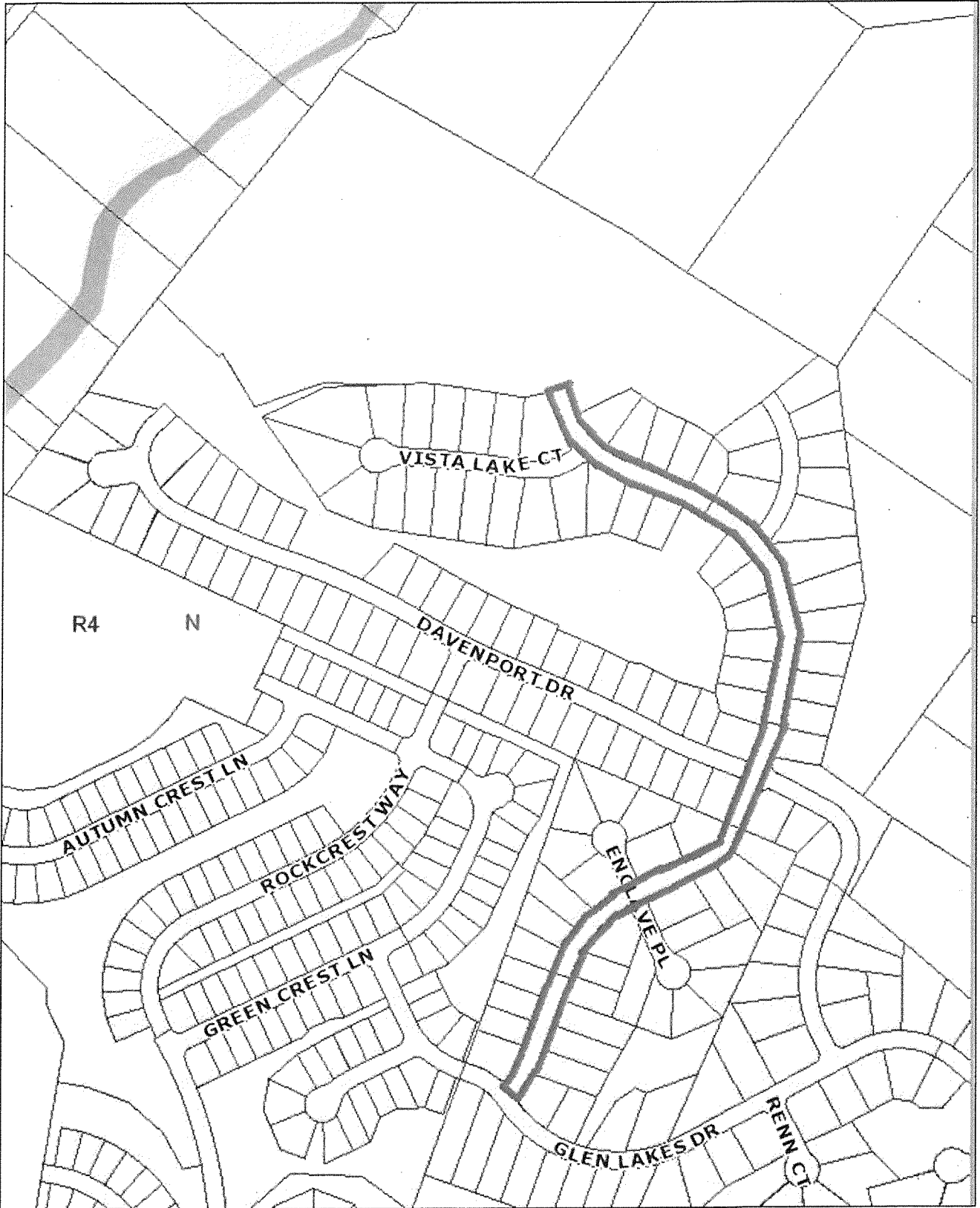
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## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map





2. **Aerial Photograph**



**Land Development and Transportation Committee  
Staff Report  
June 8, 2017**



<b>Request:</b>	Street name change from Davenport Drive to Davenport Place
<b>Project Name:</b>	Davenport Drive
<b>Location:</b>	North/South Davenport Drive from Glen Lakes Drive to its current terminus north of Vista Lake Court
<b>Owner:</b>	Louisville Metro
<b>Applicant:</b>	Jim Obert, IH of KY, Inc
<b>Representative:</b>	Sabak, Wilson, & Lingo, Inc
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Julie Denton
<b>Case Manager:</b>	Laura L. Mattingly, Planner II

**REQUEST**

- Street Name Change from Davenport Drive to Davenport Place

**CASE SUMMARY/BACKGROUND/SITE CONTEXT**

Davenport Drive is a 50' Right of Way within the Glen Lakes Subdivision. The portion to be renamed begins at Glen Lakes Drive and runs northeast /east, then veers north/northwest. ~~Twenty-five~~ <sup>47</sup> of the ~~47~~ <sup>52</sup> property owners abutting Davenport Drive have signed consent, meeting the 51% requirement. Davenport Drive is bounded by single family homes and is proposed to continue north/northwest to serve Section 4 of the Glen Lakes Subdivision, which has a proposed revision under case number 17SUBDIV1009. The original subdivision plan for Glen Lakes proposed that Davenport Drive loop around and connect Section 4 to the existing stub on Section 2. The revision proposes that the newly named Davenport Place end in a cul-de-sac in place of the previously approved connection back to Davenport Drive, in order to avoid a stream crossing.

**LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE**

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## PREVIOUS CASES ON SITE

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## INTERESTED PARTY COMMENTS

Staff has received one email in opposition to the street name change and revised subdivision plan (17SUBDIV1009) from Mr. Ken Long.

## APPLICABLE PLANS AND POLICIES

Land Development Code

## TECHNICAL REVIEW

- The request complies with the regulations within the Land Development Code and has been approved by E-911/MetroSafe and the Eastwood Fire Protection District.

## STAFF CONCLUSIONS

Staff recommends that this case be scheduled to be heard at the June 29, 2017 Planning Commission Public Hearing.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must **SCHEDULE** this proposal for a Planning Commission **PUBLIC HEARING** or **CONSENT AGENDA**.

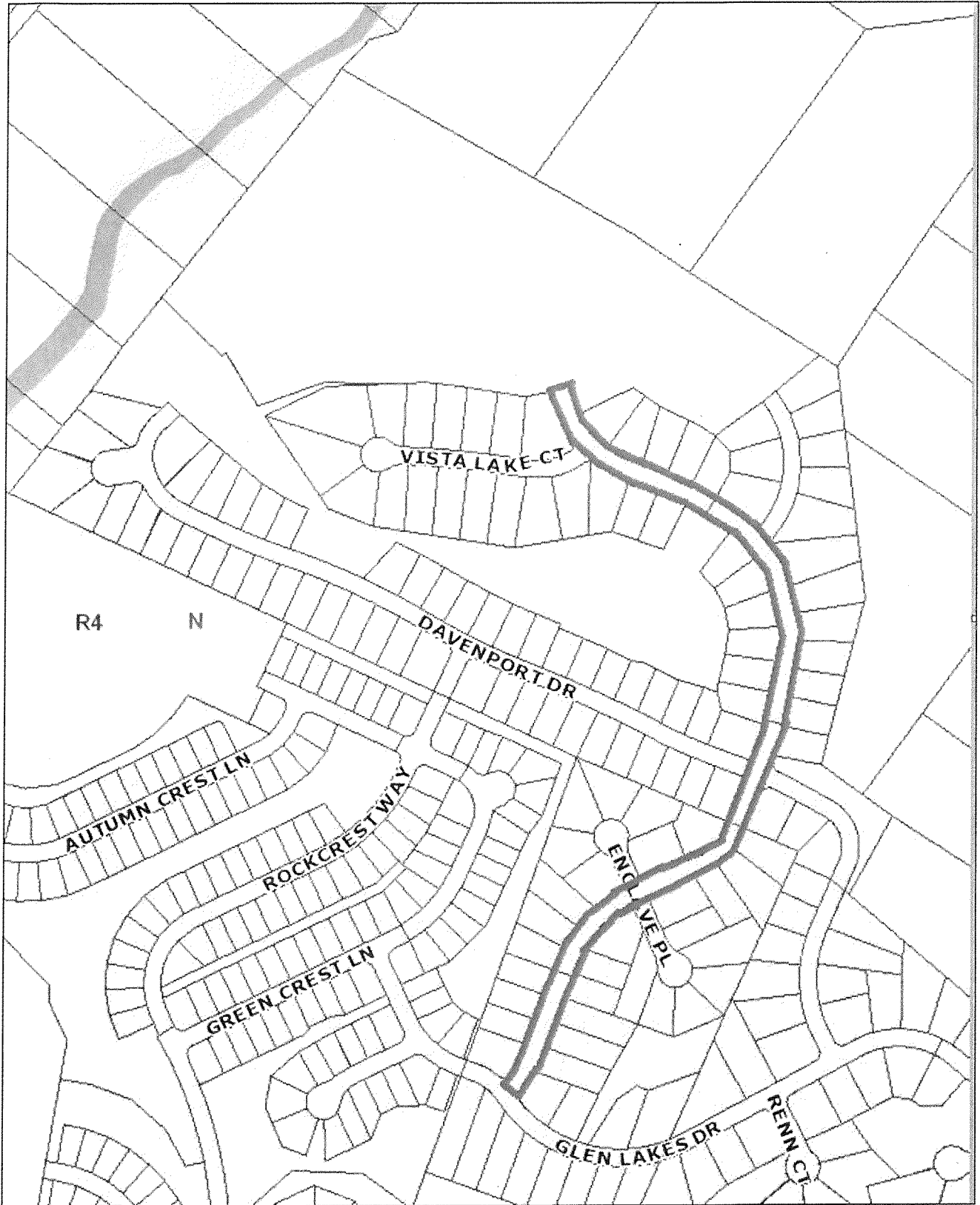
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**Land Development and Transportation Committee  
Staff Report  
June 8, 2017**



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<b>Applicant:</b>	Jim Obert, IH of KY, Inc
<b>Representative:</b>	Sabak, Wilson, & Lingo, Inc
<b>Jurisdiction:</b>	Louisville Metro
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## INTERESTED PARTY COMMENTS

Staff has received one email in opposition to the street name change and revised subdivision plan (17SUBDIV1009) from Mr. Ken Long.

## APPLICABLE PLANS AND POLICIES

Land Development Code

## TECHNICAL REVIEW

- The request complies with the regulations within the Land Development Code and has been approved by E-911/MetroSafe and the Eastwood Fire Protection District.

## STAFF CONCLUSIONS

Staff recommends that this case be scheduled to be heard at the June 29, 2017 Planning Commission Public Hearing.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must **SCHEDULE** this proposal for a Planning Commission **PUBLIC HEARING** or **CONSENT AGENDA**.

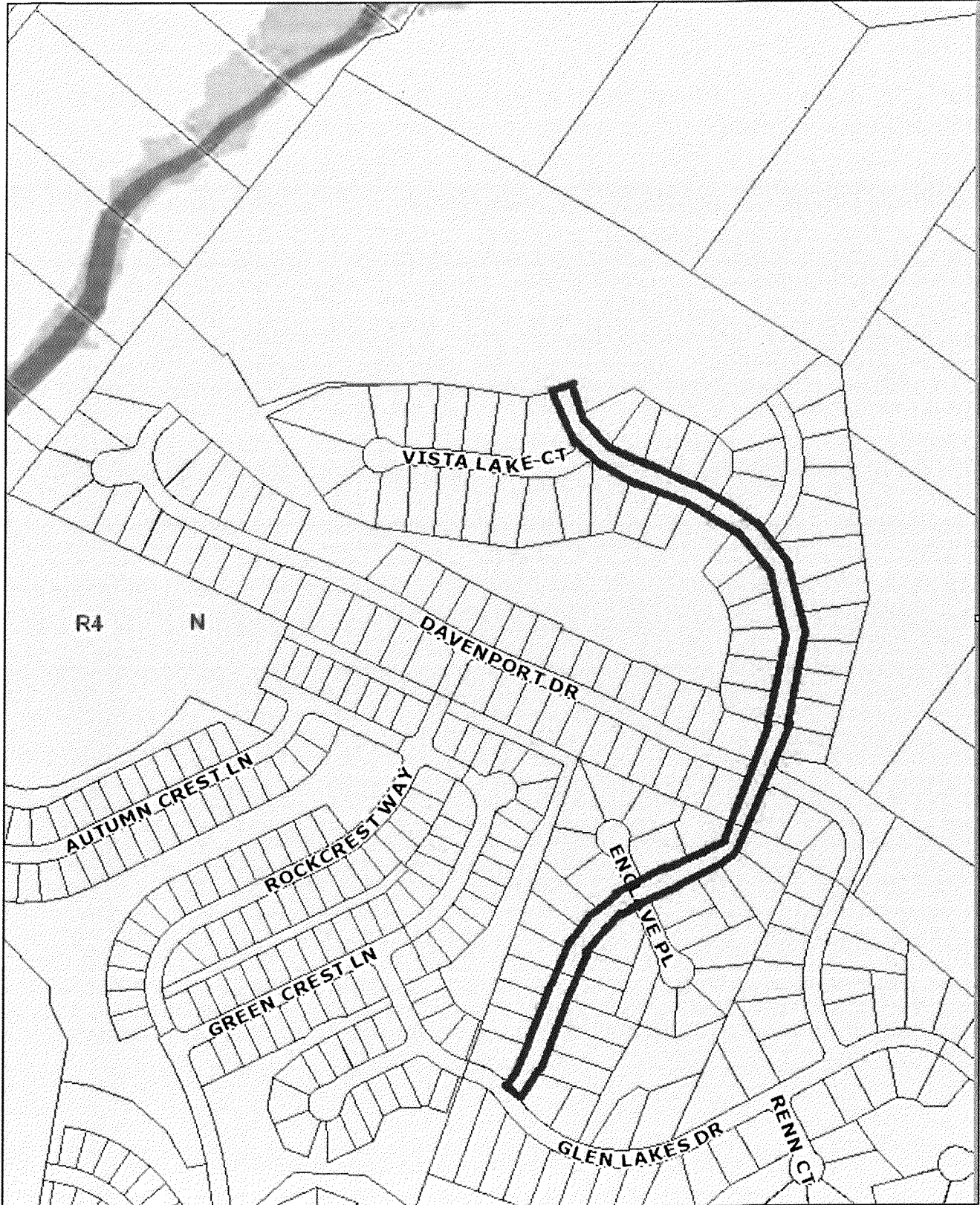
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## ATTACHMENTS

- Zoning Map
- Aerial Photograph

1. Zoning Map





2. Aerial Photograph

