

PLANNING COMMISSION MINUTES

JULY 20, 1995

DOCKET NO. 10-27-89

Lake Forest North Subdivision (Standard and Innovative)
Location: South side of Aiken Road, east of Avoca Road and West of Factory Lane, containing 771.9 acres and being in unincorporated Jefferson County.
Developer: NTS Development Company
Engineer: Sabak, Wilson & Lingo, Inc.
Request: Revised Preliminary Plan

This request was reviewed by the Land Development and Transportation Committee on July 13, 1995. Committee members deferred action for further review of DRO issues.

According to staff, the preliminary plan appears to meet the subdivision regulations.

In a business session conducted prior to the public hearing, on a motion by Commissioner Dulworth, the following resolution was adopted:

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby **APPROVE** the revised preliminary plan for Lake Forest North Subdivision, Standard and Innovative, Docket No. 10-27-89, marked "Received June 27, 1995, Planning and Development Services" **ON CONDITION** that:

1. 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."
2. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Soil Conservation Service recommendations. A copy of the approved plan shall be submitted to the Planning Commission prior to recording the plat.
3. New median construction shall be designed for sight distance to comply with all Works Department requirements. Existing medians within Lake Forest shall be reconstructed for adequate sight distance as determined by the Works Department and according to the schedule set forth in a letter from Dale Hettinger to Richard K. Johnson dated September 17, 1993.

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4. For lots 1525, 1526, 1527, 1528, and 1529 located on street "G", the 630 elevation contour line shall be used as the building limit line. Measures to avoid stream relocation of the Floyds Fork tributary located in the rear of these lots are strongly encouraged; Decks extending beyond the 630 elevation contour line shall be permitted.
5. Lots 1412 and 1413 located on Street "G" shall show slope easements (no construction activity) on each lot 140 feet from the right-of-way of Street "G" to the rear property line of the lots. Lot 1414 located on Street "G" shall show a slope easement (no construction activity) 150 feet from the right-of-way of Street "G" to the rear property line of the lot.
6. Lot 1415, 1416 and 1417 shall not be re-platted with the closest lot line nearer Floyds Fork or a tributary thereof than as currently shown.
7. Lots 1107, 1108, 1109, 1110, 1111, 1112, 1311, 1312, and 1313 located on Place "B" and Fairway Vista Drive shall have three evergreen trees planted near the rear property line of each of the lots, at the time of house construction. Trees shall be a minimum of 5 feet in height at planting and 1-1/2 inch caliper at time of planting.
8. The rear lot lines of lots 1402, 1403, 1404, 1405, 1406 and 1407 shall not extend east of the 670 contour, and such lots shall not be replatted with a lot line streamward of such 670 foot contour.
9. Except for maintenance necessary to preserve sight distance at the intersection of Beckley Station Road at Forest Oaks Drive the growth of naturally occurring vegetation shall not be inhibited in the area located in the Beckley Station Road right-of-way between lots 1062 through 1074 and the Beckley Station Road pavement edge.
10. Lots 1822 and 1823 shall show (a) a slope easement (no construction) for the portion of those lots within 100 feet of the nearest Floyds Fork bank; and (b) a rear building limit line prohibiting structures and impervious surfaces 150 feet on each lot from the nearest Floyds Fork bank. Any replat of those lots shall reflect the same easement and building limit line.

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11. Slope easements in the above conditions of approval shall run to the benefit of, and be enforceable by the Louisville & Jefferson County Planning Commission, and NTS/Lake Forest II Residential Corporation or Floyd's Fork Investment Company or an assignee thereof.

The vote was as follows:

YES: Commissioners Auerbach, Butler, Dulworth, Herron, Taylor.

NO: None.

NOT VOTING: Commissioners Spalding-Ferrell, Seraphine and Cash who were not present.

PLANNING COMMISSION MINUTES

AUGUST 17, 1989

DOCKET NO. 10-27-89

Preliminary Plan

Lake Forest North Subdivision

Location: North terminus of Lake Forest Parkway, containing 680 acres and being located in unincorporated Jefferson County

Developer: NTS Development Company
10172 Linn Station Road 40223

Engineer: Sabak, Wilson & Lingo, Inc.
315 W. Market Street 40202

Notice of consideration of this request was advertised in the Courier-Journal on August 3, 1989, and adjoining property owner notices had been mailed as instructed by the Land Development and Transportation Committee.

A summary analysis of the staff report was given.

In a business session conducted subsequent to the public hearing, on a motion by Commissioner Taylor, the following resolution was unanimously adopted:

WHEREAS, The Commission finds the proposal conforms to all existing laws; now, therefore, be it

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the preliminary plan for Lake Forest North Subdivision, Docket No. 10-27-89, marked "Received August 14, 1989, Louisville and Jefferson County Planning Commission" and does hereby WAIVE Article 3.10 (6) of the Metropolitan Subdivision Regulations to allow for three of the proposed cul-de-sacs to exceed the permitted length maximum of 1,500 feet.

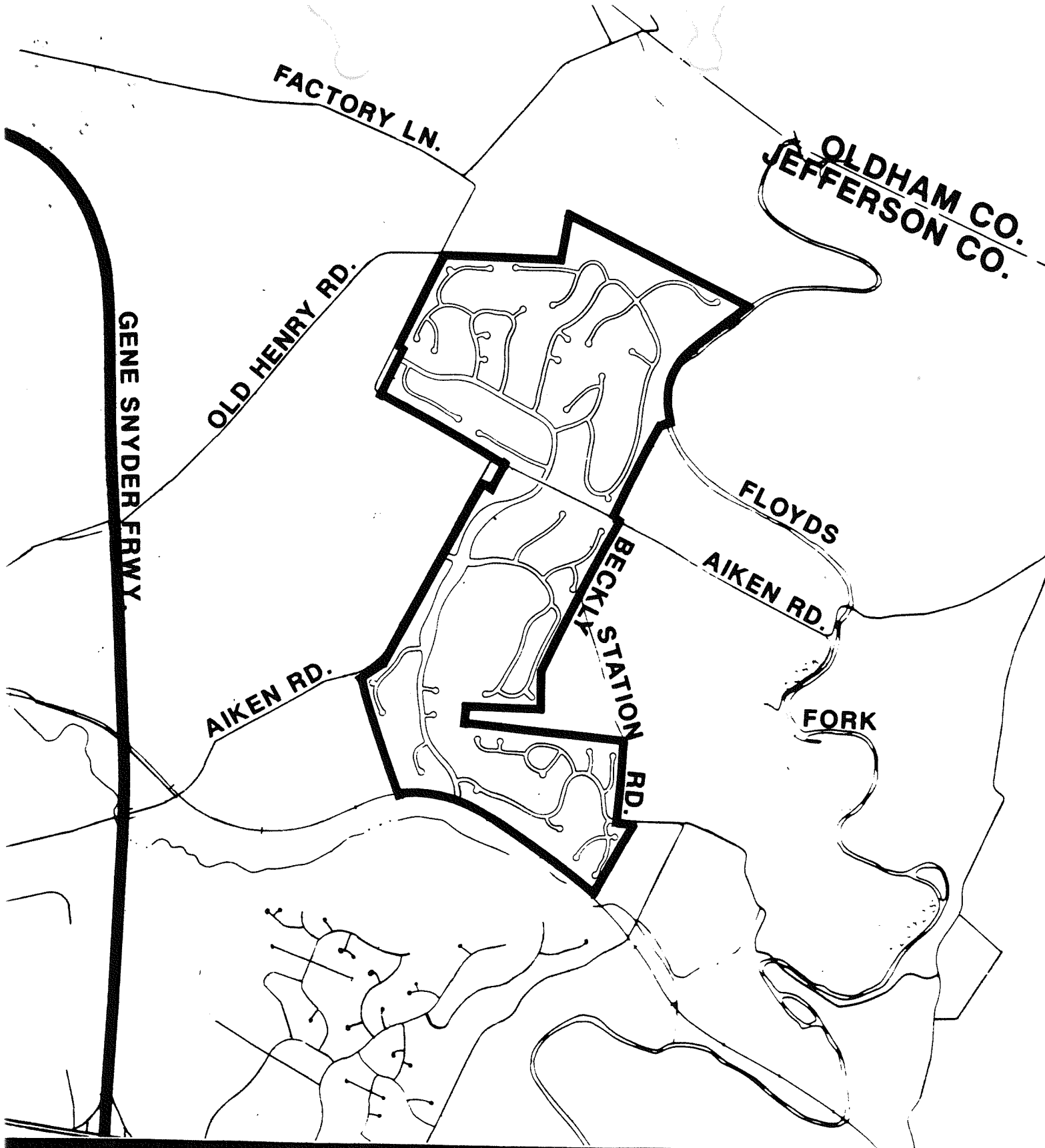
The waiver granted is as specified in the Commission's resolution and does not waive any other regulation.

The vote was as follows:

YES: Commissioners Auerbach, Fischer, Herron, Hutchinson, McDonald, Seraphine and Taylor.

NO: None.

NOT VOTING: No one.



	<p>Preliminary Subd. Plan Louisville and Jefferson County Planning Commission</p>	<p>Docket No. 10-27-89 LAKE FOREST NORTH</p>	<p>0' 1000' 2000' SCALE 1"=2000'</p>	<p>Sheet 17, 18</p>
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Existing Zoning R-4 Approx. Units 872 Proposed Lots 887

Louisville Jefferson County