

DEVELOPMENT REVIEW COMMITTEE
July 16, 2014

NEW BUSINESS

CASE NO. 14MINORPAT1009

Request: Minor Plat
Project Name: Lake Forest – Tract A
Location: Golf Course between 2123 and 2207 Highland Springs Place
Owner: Lake Forest Country Club, Inc.
Applicant: Lake Forest Country Club, Inc.
Representative: Land Design and Development, Inc.
Jurisdiction: Louisville Metro
Council District: 19 – Jerry Miller
Case Manager: Matthew R. Doyle, Planner I

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

Agency Testimony:

02:07 Mr. Doyle discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Bill Bardenwerper, Bardenwerper, Talbott and Roberts, 1000 Hurstbourne Parkway, Louisville, Ky. 40222
David Winkler, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222
Phil Gregory,

Summary of testimony of those in favor:

07:40 Mr. Bardenwerper said the applicant wants to create lots on holes 1 and 2. They wish to decrease their debt.

17:02 Mr. Winkler said the lots are large enough to build on. They will be comparable to the size of the homes around them.

The following spoke in opposition to this request:

Suzanne Zoeller, 2206 Highland Springs Place, Louisville, Ky. 40245
Steve Otis, 2204 Highland Springs Place, Louisville, 40245
Joseph Chandler, 2202 Highland Springs Place, Louisville, Ky. 40245
Ron Sweitzer, 2207 Highland Springs Place, Louisville, Ky. 40245

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Tom Power, 2123 Highland Springs Place, Louisville, Ky. 40245

Summary of testimony of those in opposition:

20:43 Ms. Zoeller, member of Lake Forest, said she paid premium for her lot across the street. The size of the proposed homes are not compatible with the neighborhood and will decrease the value of her home.

23:41 Mr. Otis said the proposal will be detrimental to his investment.

25:55 Mr. Chandler said he was told he was paying premium prices (for his home) for a premium view.

27:02 Mr. Sweitzer asked, "If they're going to build one house, why subdivide these two pieces? Also, if they're going to build this car path, it's going to go right through my driveway."

28:02 Mr. Power stated, "If their dimensions are right, they own part of my driveway and all of my pine trees. Can they get the house on there?" Mr. Winkler said the driveway and trees are located on the plat.

34:51 Mr. Gregory said there's no movement of the cart path on number 2. There is an easement on that for the irrigation water line.

The following spoke neither for nor against the request:

No one

Summary of testimony of those neither for nor against:

None

Deliberation

47:47 Commissioner Brown said there's no justification to deny the minor plat, which is typically staff approvable.

Commissioner Peterson said he wonders if any thought was given to building one home on two lots, making it a single lot. He's also concerned about the residents directly across the street because the view change will be very dramatic.

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

51:25 On a motion by Commissioner Brown, seconded by Commissioner Kirchdorfer, the following resolution was adopted.

WHEREAS, the Louisville Metro Development Review Committee finds that the motion failed.

WHEREAS, the Louisville Metro Development Review Committee further finds this case will be heard at the August 21, 2014 Planning Commission meeting.

RESOLVED, that the Louisville Metro Planning Commission does hereby **SCHEDULE** this case to be heard at the August 21, 2014 Planning Commission meeting.

The vote was as follows:

YES: Commissioners Brown, Kirchdorfer and White

NO: Commissioner Peterson

NOT PRESENT AND NOT VOTING: Commissioner Tomes

ABSTAINING: No one