

Planning Commission Staff Report

September 21, 2017



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| Case Number: | 17STREETS1008 |
| Request: | Street name change from Davenport Drive to Malone Place |
| Project Name: | Davenport Drive |
| Location: | North/South Davenport Drive from Glen Lakes Drive to its current terminus north of Vista Lake Court |
| Owner: | Louisville Metro |
| Applicant: | Jim Obert, IH of KY, Inc |
| Representative: | Sabak, Wilson, & Lingo, Inc |
| Jurisdiction: | Louisville Metro |
| Council District: | 19 – Julie Denton |
| Case Manager: | 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 3rd.

REQUIRED ACTIONS

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

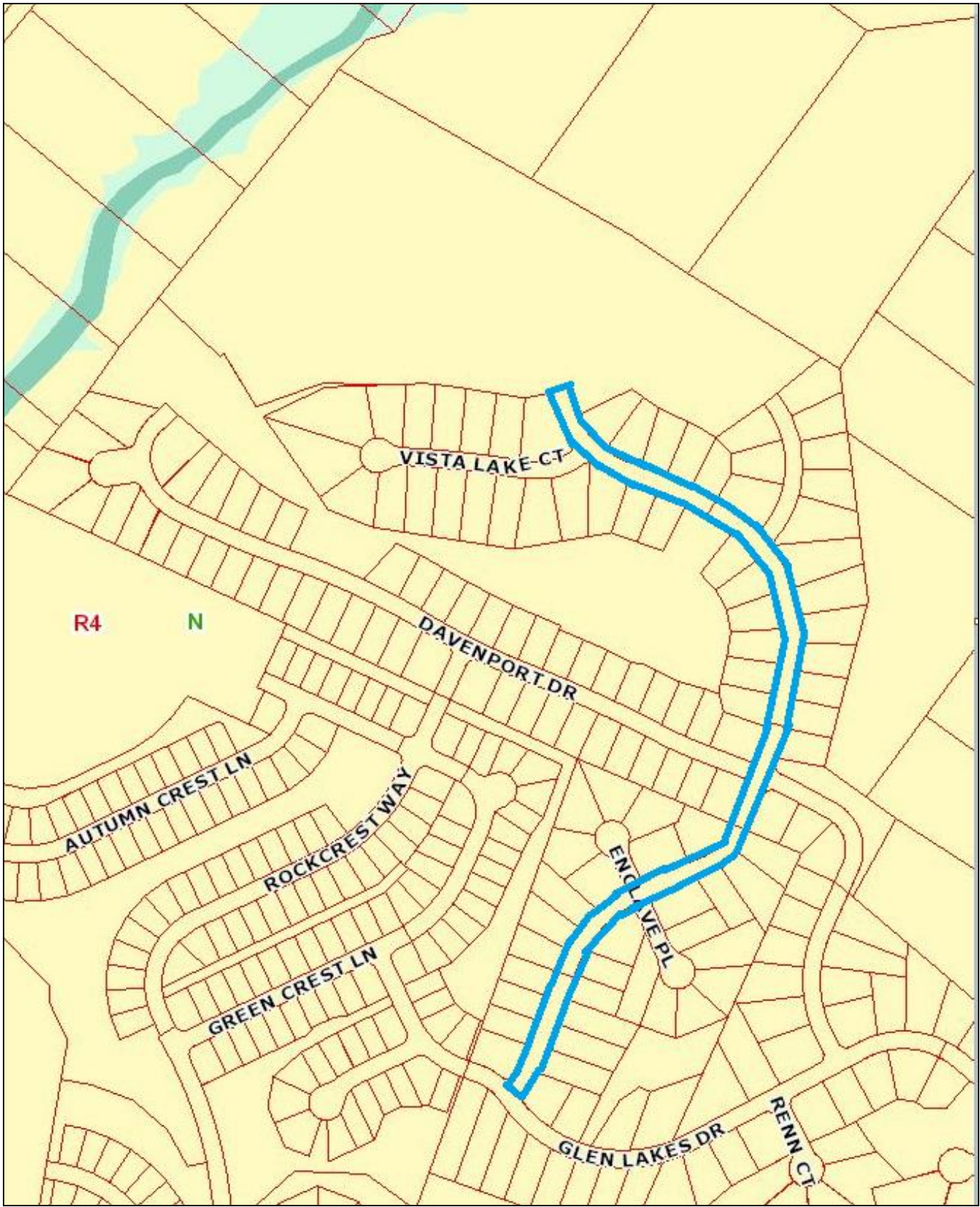
NOTIFICATION

| 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 st tier adjoining property owners |
| 6/14/17 | Meeting before PC on 6/29/17 | Subscribers to Council District 19 Notification of Development Proposals & 1 st tier adjoining property owners |
| 9/7/17 | Meeting before PC on 9/21/17 | Subscribers to Council District 19 Notification of Development Proposals & 1 st tier adjoining property owners |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

