

Cestaro, Chris

From: Wagner, David B (PDS)
Sent: Monday, August 24, 2015 1:26 PM
To: Davis, Brian; Cestaro, Chris
Cc: Reverman, Joe
Subject: 15devplan1042 (Bush Farm Retirement Community) - Concern about BE wording

All,
Mary Dries (citizen who opposed this proposal) called and said she had concerns with BE #6 approved at the 8/6/15 PC which reads as follows:

6. The materials and design of proposed structures shall be the same as depicted in the rendering as presented at the August Planning Commission public hearing, and those materials shall have colors and materials of the Lake Forest Homeowner's Association standards, and which includes a minimum 80% brick façade. The materials shall be standard sized to meet the residential character.

She is concerned the word 'façade' insinuates that only the front of the building has to be 80% brick. I went back to look at Commissioner Proffitt's motion and noticed he actually said 'facades' (plural), which I think covers it because we can hopefully all agree he intended the entire structure to be 80% brick. Can we have these minutes corrected to say 'facades' at the special PC meeting this Thursday?

David B. Wagner, Planner II

Develop Louisville – Planning & Design Services
444 S. 5th St., Suite 300 Louisville, KY 40202
Direct: (502) 574 - 6019 Fax: (502) 574 - 8129
david.wagner@louisvilleky.gov



[Sign up to receive notices of developments in your Metro Council District!](#)

[Click Here to take our Customer Satisfaction Survey](#)

Review applicant information and to track a case's progress: <http://portal.louisvilleky.gov/codesandregs/mainsearch>

Review staff reports and supporting documents for a case: <https://louisville.legistar.com/Calendar.aspx>

**Planning Commission Minutes
August 6, 2015**

Public Hearing

Case No. 15DEVPLAN1042

elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

6. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 6, 2015 Planning Commission public hearing, and those materials shall match the colors and materials of the Lake Forest Homeowner's Association standards, and which includes a minimum 80% brick **façades**. The bricks shall be standard sized to meet the residential character.
7. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
8. Lighting shall be consistent with lighting established in the Lake Forest Subdivision.
9. All construction traffic shall be limited to Bush Farm Road.
10. A landscape plan shall be submitted to and approved by the staff landscape architect prior to commencement of construction. The berm between the Lake Forest golf course (northeast side) and the proposed development shall be continuous and be at least 6-foot 0-inches high.
11. The entrance shown for the proposed Alzheimer's Facility shall be approved by the Planning Commission at such time as that portion of the property, known as Tract 2, is developed.
12. Signage shall be erected to restrict deliveries and employee access to Bush Farm Road only, including a sign stating similarly at the entry to the property.
13. The sidewalk along Arnold Palmer Boulevard shall be extended from this development across the golf course property frontage within the public right-of-way.