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SLEEPY HOLLOW

Zoning is rejected for 37 new homes

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Donna Sewell worries that the flooding problem in her Prospect neighborhood would worsen if homes were built nearby.

"We're at the bottom of the hill," she said, fearing runoff. "Basically, we might not be able to live there."

For now, Sewell and her neighbors in the Sleepy Hollow subdivision might not have to worry.

The Oldham County Planning and Zoning Commission rejected a zoning change last week that would have allowed a developer to build 37 homes on about 32 acres next to the 330-lot Glen Oaks subdivision.

The commission voted 6-3 against the rezoning, which would have changed the land from conservation to residential.

"I like the proposal, but if there's ever been an appropriate conservation zoned area, I think this is it," Commissioner Frank Fain said before the vote.

Stuart Ulferts, the commission's attorney, said the developer could return with a new plan for the property.

The proposed development, called The Woods of Glen Oaks, would have had nearly 15 acres of open space.

During the commission's meeting, several residents spoke against the development.

But representatives for the developer -- Icon Properties -- offered a number of ways to address their concerns.

The property would be constructed so that rainwater would be directed in a different direction, which would reduce runoff in the area and help the neighbors, said Kevin Young of Land Design & Development.

Also, the land has an easement that residents in the Sleepy Hollow subdivision could use

to install a water main and hook into the Louisville Water Co. services, he said.

Stephen Porter, an attorney representing Sleepy Hollow residents, said they have concerns with the impact that the proposed subdivision would have on the beauty and ecology of the area.

"The area around this proposed area is a conservation resource," he said.

Bill Croley, the attorney for the developer, said the property could be developed into 26 to 28 lots as it's zoned now. He said they chose to ask for smaller lots and reserve more than 40 percent of the property for open space so there would be "much more land and tree preservation."

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