

June 4, 2008

## Condo zoning bid rejected

### Commerce Parkway plan 'wouldn't fit in'

**By Andrea Uhde**

*auhde@courier-journal.com*

Laurel Tarbis loves her neighborhood in La Grange, which she says has mostly single-family homes and "quaint character."

That's why a developer's proposal for 252 condominiums on nearby Commerce Parkway wouldn't fit in, she told the Oldham County Planning and Zoning Commission last week.



It "may negatively impact the value of existing homes," said Tarbis, who bought her home on Kentucky Avenue five years ago.

The commission agreed and voted 10-1 against recommending a zoning change on the 24-acre site.

The change would have allowed a higher density of residential homes than currently allowed.

"I simply can't find any benefit to Oldham County" or its residents, Commissioner Jan Horton said before voting against the rezoning.

Glenn Brehm of Hills Land & Development Co. in Cincinnati said last week that the company will discuss the plan and see what might work on the property.

He said the company will "regroup and re-evaluate where we are."

The development, called Commerce Parkway Condominiums, was proposed for a site near Clifford Lane and Commerce Parkway, next to La Grange Baptist Church and not far from Oldham Plaza shopping center.

Brehm told the commission that it's a perfect location for multifamily homes.

He said that condominiums fit in well near shopping areas, and there's already an apartment complex nearby.

"It's not a compatibility issue," he said.

The plan called for eight three-story buildings, some with 24 units and some with 36. They would range from 1,100 to 1,400 square feet and cost between \$115,000 and \$140,000.

"It's an incredible product," said Brehm, adding that it would attract empty-nesters, young professionals and people who want to buy instead of rent.

"We are selling a maintenance-free lifestyle," he said.

The development company also offered to provide an easement that could be used for a walking trail.

Several residents posed questions and voiced concerns about the proposal, including Doug Wampler of Oldham Ahead, a group that promotes smart growth.

Wampler questioned whether the three-story buildings would attract empty-nesters, who usually want first-floor condominiums.

Brehm said active empty-nesters also enjoy the second story, and the top floor would attract more young professionals or people looking to build equity.

Reporter Andrea Uhde can be reached at (502) 582-4663.