

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**June 23, 2022**

**NEW BUSINESS**

**CASE NO. 22-ZONE-0049**

Request: Change in zoning from R-4 to R-5A, with Detailed District Development Plan and Binding Elements, Variance, and Alternative Plan for Connectivity  
Project Name: 805 S English Station Road Multi-Family  
Location: 805 S English Station Road  
Owner: James Lee & Laurie Greiner  
Applicant: Sunshine English Station Development LLC  
Representative: Bardenwerper, Talbott & Roberts  
Jurisdiction: Louisville Metro  
Council District: 11 – Kevin Kramer  
Case Manager: Dante St. Germain, AICP, Planner II

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

**Agency Testimony:**

01:30:26 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

**The following spoke in favor of this request:**

John Talbott, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223  
Derek Triplett, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222  
David Garrett, Sunshine Industries, 901 Lily Creek, Louisville, Ky.

**Summary of testimony of those in favor:**

John Talbott gave a power point presentation. The request is for an 82-unit apartment community (see recording for detailed presentation).

Derek Triplett provided more information on the proposed development plan, grading, open space, building plans/elevations, clubhouse, connection, detention, additional buffering and screening (see recording for detailed presentation).

David Garrett said the traffic study was updated and no additional roadwork is required. The connectivity issue was discussed (see recording for detailed presentation).

**The following spoke in opposition to this request:**

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Steve Porter, 2406 Tucker Station Road, Louisville, Ky. 40299  
Angela Webster, 601 West Jefferson Street, Louisville, Ky. 40202  
David Longston, 14710 Fellowship Circle, Louisville, Ky. 40245

**Summary of testimony of those in opposition:**

Steve Porter represents neighbors on all 3 sides of the development. Some of the neighbors do not want connectivity into their project, only to English Station Rd. There are some lighting requests and a request for a solid fence on all 3 sides. The dumpster needs to be relocated (see recording for detailed presentation).

Angela Webster stated Metro Council purposely took out the connection because there should not be a burden of increasing traffic on private roads (see recording for detailed presentation).

David Longston said the dumpster will be very close to his property. Other dumpsters in the area have very loud activity (see recording for detailed presentation).

**Rebuttal:**

John Talbott said the connectivity poses a problem since the Planning Commission may require it and Metro Council doesn't want it. The dumpster can be shielded and the applicant/representatives can look into relocating it (see recording for detailed presentation).

**Deliberation**

The commissioners agree that connectivity needs to be provided and Metro Council will have final say (see recording for detailed presentation).

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

**The Committee by general consensus placed this case on the July 21, 2022 public hearing at the Old Jail Building.**