

PLANNING COMMISSION MINUTES
July 7, 2022

PUBLIC HEARING

CASE NO. 22-ZONE-0022

Request: *TO BE CONTINUED TO 7-21 PLANNING COMMISSION*
Change in Zoning from R-4 to R-5A with a District
Development Plan with Binding Elements and a Waiver
Project Name: 4490 and 4492 Brownsboro Rd
Location: 4490 and 4492 Brownsboro Rd
Owner: 4490 Brownsboro Rd, LLC.
Applicant: 4490 Brownsboro Rd, LLC.
Representative: Frost, Brown Todd
Jurisdiction: Louisville Metro
Council District: 7 - Paula McCraney
Case Manager: Jay Luckett, AICP, Planner II

Notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:05:07 Jay Luckett explained that notice was not sent in time for this meeting; therefore this case should be requested to a date certain (July 21, 2022.)

An audio/visual recording of the Planning Commission hearing 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.

00:05:46 On a motion by Commissioner Brown, seconded by Commissioner Mims, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the July 21, 2022 Planning Commission public hearing.

The vote was as follows:

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YES: Commissioners Price, Clare, Brown, Howard, Mims, Daniels, Sistrunk, and Lewis.

ABSENT: Commissioner Carlson and Cheek.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
June 9, 2022

NEW BUSINESS

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Agency Testimony:

01:24:33 Jay Lockett presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

01:27:42 Commissioner Brown, Mr. Lockett, and Beth Stuber (Louisville Metro Transportation Planning), discussed Units #14 and #9 (see recording, which shows the units on the site plan.)

The following spoke in favor of the request:

Tanner Nichols, Frost Brown Todd, 400 West Market Street Suite 3200
Louisville, KY 40202-3363

Chris Brown, Bowman/BTM Engineering, 3001 Taylor Springs Drive, Louisville,
KY 40220

Summary of testimony of those in favor:

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01:29:44 Tanner Nichols, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:36:48 In response to a question from Commissioner Daniels, Mr. Nichols said there will be 14 separate townhomes.

The following spoke in opposition to the request:

Randy Strobo (on behalf of the City of Windy Hills), 730 West Main Street Suite 202, Louisville, KY 40202

Helen Davis, City of Windy Hills, 732 Wicklow Road, Louisville, KY 40207

Stephen Miller, 5800 Creighton Hill Road, Louisville, KY

Summary of testimony of those in opposition:

01:37:35 Randy Strobo spoke in opposition (see recording for detailed presentation.) He said the City of Windy Hills has made requests of the developer, which he says were all denied. He said these are not "affordable housing" units. He said the height of these (3 stories) and the density are both uncharacteristic of the area.

01:41:12 Helen Davis, Mayor of the City of Windy Hills, discussed their opposition, including: the density is too high; the City would prefer R-5 zoning; the concern that the rezoning would set a precedent for their city; the three-story design being placed on a property with a higher-elevation site; and drainage and runoff affecting the Coachgate residents.

01:43:51 Stephen Miller, a board member of Coachgate condominium residents, spoke in opposition (see recording for detailed presentation.) Concerns include: a higher elevation of the subject site; building height; and particularly water drainage and runoff. He said the seven-member board of Coachgate voted unanimously to oppose this project.

Rebuttal:

01:47:40 Mr. Nichols presented rebuttal (see recording for detailed presentation.)

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01:49:12 Chris Brown, an applicant's representative, discussed drainage (see recording.)

01:50:54 Mr. Nichols added that the developer did reach out to the residents of Coachgate and Windy Hills, and briefly described what the discussions entailed.

Deliberation:

01:52:40 Commissioners' deliberation.

An audio/visual recording of the Land Development and 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 scheduled this case to be heard at the **July 7, 2022** Planning Commission public hearing.