

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
September 22, 2022

NEW BUSINESS

CASE NO. 21-ZONE-0139

Request: Change in zoning from R-4 to R-5, with Detailed District Development Plan and Binding Elements, Major Preliminary Subdivision, and Waiver

Project Name: Paddocks of Parkridge

Location: 7803, 7809, 7813, 7817, 7819, 7821 Manslick Road, 7739 & 7742 3rd Street Road

Owner: TKS Rental Properties LLC, Jann Kajatin & Richard Jenkins

Applicant: TKS Rental Properties LLC

Representative: Wyatt Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 25 – Amy Holton Stewart

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:

01:07:20 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:

Jon Baker, Wyatt, Tarrant and Combs, 101 South Market Street, Suite 2000, Louisville, Ky. 40202

Derek Triplett, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

Maureen Welch, 7101 Phoenician Way, Louisville, Ky.

Ann Ramser, 307 East Kenwood Drive, Louisville, Ky.

Summary of testimony of those in favor:

01:11:11 Jon Baker gave a power point presentation discussing the following: subdivision of the property; tree canopy; connectivity and stub roads; lotting patterns; 2 neighborhood meetings; traffic; and curb cuts (see recording for detailed presentation).

01:21:08 Derek Triplett continued the power point presentation discussing the following: the plan; Manslick Rd. access; existing detention basins; 83 single-family lots; stub street to south; trees and landscaping; waiver; and a Geotechnical Report was done (see recording for detailed presentation).

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01:27:25 Maureen Welch said she's in support because there is a need for single-family homes and it fits with the neighborhood (see recording for detailed presentation).

01:28:04 Ann Ramser said the houses are needed and the applicant has done a nice job working with the neighborhood (see recording for detailed presentation).

Deliberation

01:29:03 Land Development and Transportation deliberation.

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 October 20, 2022 public hearing at the Old Jail Building.