

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**July 8, 2021**

**New Business**

**Case No. 21-ZONE-0023**

<b>Request:</b>	Change in zoning from R-4 to R-5, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Waivers and Variance
<b>Project Name:</b>	Parkside Subdivision
<b>Location:</b>	7507 ½ & 7509 Mt. Washington Road, Parcel ID 008601810000
<b>Owner:</b>	Joe & Doris Keith, Atlas Metal Investment Corp, John Andrew Keith Living Trust
<b>Applicant:</b>	Ball Homes
<b>Representative:</b>	Bardenwerper, Talbott & Roberts
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	23 – James Peden
<b>Case Manager:</b>	<b>Dante St. Germain, AICP, Planner II</b>

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:14:26 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

Commissioner Carlson asked how emergency vehicles could get to the subdivision. Dante St. Germain explained they would have to go through the Parkside Vista Lane entrance. There was discussion about the road connectivity and street network in the area.

**The following spoke in support of the request:**

Bill Bardenwerper, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

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Diane Zimmerman, 12803 High Meadows Pike, Prospect, KY 40059

**Summary of testimony of those in support:**

00:27:45 Bill Bardenwerper, the applicant's representative, presented the applicant's case and showed a PowerPoint presentation (see recording for detailed presentation.) He also discussed some of the road connectivity and traffic issues as well.

Diane Zimmerman discussed the traffic impact study in detail including the left turn lane at Parkside Vista Lane.

Bill Bardenwerper continued his presentation to show the style and designs of the homes proposed for the subdivision.

**The following spoke as neutral to the request:**

John Torsky, Legislative Assistant for Councilman James Peden, 601 W Jefferson Street, Louisville, KY 40202

**Summary of testimony of those neutral:**

00:46:00 John Torsky asked as the area gets developed, if there will be future sewer connections. He also wanted to know if the residents will be forced to hook up to the sewers.

Tony Kelly, MSD, explained the process for bringing in the sewers. He also explained the Health Department's role in this process and how that will affect residents.

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

No one spoke.

Commissioner Brown requested a Binding Element to include the left turn lane.

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**00:56:00 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 **August 5, 2021** Planning Commission public hearing.