

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2023

NEW BUSINESS

22-ZONE-0149

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

Project Name: Pulte Cedar Creek Road Subdivision

Location: 9220 & 9224 Cedar Creek Road

Owner: Wendell E Thommasson Revocable Living Trust

Applicant: Pulte Group

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 22 – Robin Engel, 23 – Jeff Hudson

Case Manager: Dante St. Germain, 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. 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:

03:14:48 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for public hearing (see video for presentation) The applicant is requesting a zone change from R-4 single family residential to R-5 single family residential. St. Germain stated that a neighbor named Paula Miles requests a privacy fence around the development.

The following spoke in favor of this request:

John Talbott, Bardenwerper Talbott and Roberts, 1000 N Hurstbourne Pkwy, Louisville, KY 40222

Derek Triplett, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

Dan Hempel, 10350 Ormsby Park Place Suite 103, Louisville, KY 40223

Summary of testimony of those in favor:

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03:17:59 John Talbott spoke in support of the application and presented a PowerPoint presentation (see video). Talbott stated that the applicant is looking to create 44 lot single family homes. Talbott mentioned that the development to the south has a stub and they will be connecting to that stub. Talbott also mentioned that their aren't many trees at this area however they will provide trees along the property.

03:22:24 Commissioner Brown asked if Talbott had a chance to look at the neighbors request about the privacy fence. Talbott stated that he hasn't spoken about it but per zoning change there are no requirements that a fence be put up.

03:23:14 Commissioner Carlson asked what type of traffic controls are at Cedar Creek and Fairmount. Commissioner Brown stated that he believes Fairmount is a side street stop.

The following spoke in opposition to the request:

None.

Summary of testimony of those in opposition:

None.

Rebuttal

None.

Deliberation

03:24:08 Land Development and Transportation Committee 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.

03:24:25 The Committee by general consensus scheduled this case to be heard at the March 2nd, 2023, Planning Commission public hearing.