

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
November 11, 2021

NEW BUSINESS

CASE NO. 21-ZONE-0059

Request: Change in zoning from R-R to R-4, with Detailed District Development Plan/Major Preliminary Subdivision with development potential transfer and Binding Elements, and Waivers

Project Name: Oak Grove Road Subdivision

Location: 10212 & 10302 Oak Grove Road

Owner: Estate of Doris Ann Parker, The Parker Living Trust

Applicant: JS Acquisitions LLC

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 22 – Robin Engel

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:

01:45:06 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

Dante St. Germain said there's an error in the staff report and agenda. The current zoning is R-R, not R-1.

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

David Mindel, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

Diane Zimmerman, 12803 High Meadows Pike, Prospect, Ky. 40059

Summary of testimony of those in favor:

Nick Pregliasco gave a power point presentation explaining the proposal (see recording for detailed presentation). There will be a proposed binding element to read as follows: Developer to construct a 250-foot right-hand turn lane on eastbound Thixton Ln. It's not required but the developer will commit to it.

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David Mindel said one of the main features is the open space along the east side of Cedar Creek. There will be compliance with all MSD regulations (see recording for detailed presentation).

Nick Pregliasco mentioned the geo-technical work to determine the depth of the rock on the site (see recording for detailed presentation).

Diane Zimmerman answered questions from Commissioner Carlson (see recording for detailed presentation).

The following spoke in opposition to this request:

Gina Enneking, 8920 Independence School Road, Louisville, Ky. 40228

John Smith, 10309 Oak Grove Road, Louisville, Ky. 40291

Cheri Stillwell, 10400 Oak Grove Road, Louisville, Ky. 40291

Brian Gillis, 10414 Oak Grove Road, Louisville, Ky. 40291

Dr. David Chrisman, 9004 Independence School Road, Louisville, Ky. 40228

Yvonne Riggs, 8920 Independence School Road, Louisville, Ky. 40228

Monika Estes, 10311 Oak Grove Road, Louisville, Ky. 40291

Summary of testimony of those in opposition:

Gina Enneking read from the Plan 2040 (see recording for detailed presentation). The area is meant to be rural/natural and the character is supposed to be rural residential, R-R and agricultural (see recording for detailed presentation).

John Smith said his property is very close to the proposed property's entrance. The traffic is heavy currently and safety may be an issue later. Other concerns are as follows: noise; size; and property values (see recording for detailed presentation).

Cheri Stillwell said the proposal will have a huge impact. Increased traffic will increase accidents (see recording for detailed presentation).

Brian Gillis said he has seen an increase of collisions in front of his house. The proposed right-turn lane won't help much (see recording for detailed presentation).

Dr. Davis Chrisman said he agrees with the previous speakers. The roads are country roads (see recording for detailed presentation). This is one of the few green zones remaining in the Louisville Metropolitan area and the air quality will be significantly impacted (see recording for detailed presentation).

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Yvonne Riggs said she agrees with the previous speakers (see recording for detailed presentation).

Monika Estes said she agrees with the previous speakers (see recording for detailed presentation).

Rebuttal:

Nick Pregliasco said if there is already a turn lane project in the works for Thixton and Bardstown, he will revise the proposal (see recording for detailed presentation).

David Mindel discussed the drainage on Thomas Grove Rd. and buffering/protection of the streams (see recording for detailed presentation).

Deliberation:

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 December 16, 2021 public hearing.