

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
August 26, 2021**

**NEW BUSINESS**

**21-ZONE-0057**

Request:	Change in zoning from R-4 to R-5A, with Detailed District Development Plan and Binding Elements
Project Name:	Villas of Moore Woods
Location:	6906 Briscoe Lane, 6709 & 6803 Outer Loop
Owner(s):	Hidenbrandt Family Trust, Duane & Kimberly Ralston, Donna Gullaume
Applicant:	High Bridge Development LLC
Representative:	BTM Engineering
Jurisdiction:	Louisville Metro
Council District:	23 – James Pedan
Case Manager:	<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. 5th Street.)

**Agency Testimony:**

00:59:30 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds that the case is ready for a public hearing.

Commissioner Brown asked if there was any screening proposed between the public road and the rear of the units. Dante St. Germain said she didn't believe there was a landscape requirement for the Rochelle Road extension. Julia Williams said they would be required to do street trees along the public road.

Joe Reverman asked if this complied with the requirement for no more than 50% of the total length of the multi-family building of the front façade to be comprised of a garage. Dante St. Germain explained the applicant provided an interior layout that showed the garage is no more than 50% of the façade for each unit.

**The following spoke in favor of this request:**

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

**Summary of testimony of those in favor:**

01:08:40 Chris Brown, the applicant's representative, went into more detail of the subject site and the proposed site plan (see video for detailed presentation.) He also explained that the garages do meet the Land Development Code requirement.

Commissioner Sistrunk asked about the rear of the units facing Rochelle Road. Chris Brown explained that there is additional landscaping that will be screening from the view of the street. There will also be street plantings along Rochelle Road.

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

Dennis Paul, 6800 Old Briscoe Lane, Louisville, KY 40228

Elizabeth Paul, 6800 Old Briscoe Lane, Louisville, KY 40228

**Summary of testimony of those in opposition:**

01:21:40 Dennis Paul asked about the street put in by the city. Joe Reverman explained that the comprehensive plan and the Land Development Code encourages connectivity between neighborhoods; the development of this property having extension of Rochelle Road through the property met the requirements of the Land Development Code and the objectives of the comprehensive plan, Plan 2040. Joe Reverman explained this increase in connectivity decreases traffic on main roads such as Outer Loop. Dennis Paul stated concern with the new road crowding existing properties on Old Briscoe Lane. Chris Brown went into more detail on the road connectivity. Dennis Paul stated he was concerned this would diminish property values. He also had concerns with the vinyl siding of the proposed properties not being consistent with other homes in the area, which are made of brick and stone.

Elizabeth Paul stated concerns with increase in traffic from this development. She is concerned this would open up more traffic from Outer Loop as well.

**Rebuttal:**

01:30:50 Chris Brown stated the number of units did not rise to the level of creating an impact on the surrounding road network. No adverse effects on traffic were found.

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He also discussed the road connectivity in more detail. He explained they would also review facades of the rear units and address those concerns before the public hearing.

**01:32:30 Commissioners' 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 scheduled this case to be heard at the **September 16, 2021** Planning Commission public hearing.