

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

**February 11, 2021**

A meeting of the Land Development and Transportation Committee was held at 1:00 p.m.on Thursday, February 11, 2021 via Webex Teleconferencing.

**Committee Members present were:**

Rob Peterson, Chair  
Te'Andre Sistrunk, Vice Chair  
Richard Carlson  
Ruth Daniels  
Jeff Brown

**Committee Members absent were:**

No one.

**Staff Members present were:**

Emily Liu, Director, Planning & Design Services  
Joseph Reverman, Assistant Director, Planning & Design Services  
Brian Davis, Planning Manager  
Julia Williams, Planning Supervisor  
Dante St. Germain, Planner II  
Joel Dock, Planner II  
Laura Ferguson, Legal Counsel  
Chris Cestaro, Management Assistant (minutes)

**Others Present:**

Beth Stuber, Transportation Planning  
Tony Kelly, MSD

The following matters were considered:

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

**February 11, 2021**

**Approval of Minutes**

**Approval of the January 28, 2021 LD&T Committee Meeting Minutes**

00:04:14 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on January 28, 2021.

**The vote was as follows:**

**YES: Commissioners Peterson, Sistrunk, Carlson, Brown, and Daniels.**

**NO: No one.**

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

**February 11, 2021**

**Old Business**

**Case No. 20-ZONE-0037**

Request:	Change in zoning from R-5B to C-1 with detailed plan and landscape waiver
Project Name:	969 Barrett Avenue
Location:	969 Barrett Avenue
Owner:	Red Mushroom Holdings, LLC
Applicant:	Red Mushroom Holdings, LLC
Representative:	Pitt, Frank, Distler, Bearden; LD&D
Jurisdiction:	Louisville Metro
Council District:	8 - Cassie Chambers Armstrong
<b>Case Manager:</b>	<b>Joel P. Dock, 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:**

00:05:09 Joel Dock said the applicant has requested an indefinite continuance while they consider the appropriateness of the zoning district; and the compatibility of both the C-1 or the C-R zoning districts.

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

Alex Gaddis, Pitt & Frank, 500 N Hurstbourne Pkwy Suite 130, Louisville, KY 40222

Ann Richard, Land Design & Development (signed in but did not speak)

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

00:06:08 Alex Gaddis, the applicant's representative, reiterated what Mr. Dock stated and said the applicant is working with interested neighbors to determine what could be more appropriate zoning for this site.

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

**February 11, 2021**

**Old Business**

**Case No. 20-ZONE-0037**

00:08:17 Mr. Dock added that, because the request being made today is to continue this case to a date uncertain, new notice will be sent in advance of that hearing. He noted that Mr. Max Bridges contacted him before today's meeting, and Mr. Dock confirmed with Mr. Bridges that the case was being continued today.

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

No one spoke.

**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.**

00:08:46 On a motion by Commissioner Carlson, seconded by Commissioner Sistrunk, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to a date uncertain, with new notice to be sent out when the case is ready for re-docketing.

**The vote was as follows:**

**YES: Commissioners Sistrunk, Carlson, Brown, Daniels, and Peterson.**

**NO: No one.**

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

**February 11, 2021**

**Old Business**

**Case No. 20-ZONE-0102**

Request:	Change in zoning from R-4, OR-2 & C-2 to EZ-1 with revised detailed district development plan
Project Name:	Woodland Warehouse
Location:	8201 Minor Lane
Owner:	Barrington Investment Company, LLC
Applicant:	Barrington Investment Company, LLC
Representative:	Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	13 - Mark Fox
<b>Case Manager:</b>	<b>Joel P. Dock, 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:**

00:09:35 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) This case has been continued from previous LD&T meetings. The surrounding area is predominantly industrial. The applicant did make some changes to the proposal based on comments that were made at the last LD&T meeting.

00:14:37 In response to a question from Commissioner Daniels, Mr. Dock said he did not know how long the mobile home park had been there but he could provide that information at the public hearing. He said the applicant may have that information today. In response to a question from Commissioner Brown, Mr. Dock said the applicant is still planning to provide a six-foot wooden fence along the property line that they share with the adjoining the mobile homes.

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

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

**February 11, 2021**

**Old Business**

**Case No. 20-ZONE-0102**

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

Kevin Young, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

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

00:15:35 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He said the plan has been revised to address issues that arose at other LD&T meetings, namely the screening and buffering adjacent to the mobile home park (the building locations were flipped to put the loading docks further from the adjoining residential); and the emergency connection/access point to the south has been added. He also addressed the closing procedure/protocol for the mobile home park. He noted that he did not know for certain how long that mobile home park had been there.

00:25:02 Kevin Young, an applicant's representative, discussed flipping the buildings to keep the loading docks away from the adjacent residential areas. He said both developers agreed that the emergency connection would be kept on the plans.

00:26:18 Commissioner Carlson, Mr. Pregliasco, and Mr. Young discussed having the businesses be able to have access to the emergency gates as well as first responders. Commissioner Carlson added that the mobile home park has been in existence at least since 1974; and also discussed dust control. Mr. Dock said the dust mitigation note on the plan are standard from APCD. They are the enforcing body as well.

00:31:34 Commissioner Carlson requested with a "definite, firm" plan for the mobile home park closure plan. Mr. Pregliasco said a final plan will be presented before/during the public hearing. Mr. Dock said this material should be given to staff at least seven days prior to the public hearing; he also said he would like to reach out to the Housing and Community Redevelopment Metro agencies to help devise a plan and communicate with staff and the applicant. Commissioner Daniels asked if the applicant had met with Louisville Metro Housing regarding this. Mr. Pregliasco said the applicant has not spoken to Metro yet because it is still early in the development process.

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

**February 11, 2021**

**Old Business**

**Case No. 20-ZONE-0102**

00:36:34 In response to a question from Commissioner Carlson, Mr. Young said Minor Lane will be widened across the site frontage, to three lanes with a center turning lane.

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

No one spoke.

00:38:23 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 **March 4, 2021** Planning Commission public hearing.

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

**February 11, 2021**

**Old Business**

**Case No. 19-ZONE-0096**

Request:	Change in zoning from R-4, R-5A & PD to R-6 and C-1 with detailed district development/preliminary subdivision plan
Project Name:	Star Hill
Location:	6600, 6700, & 6725 S. Hurstbourne Pkwy; 5800, 5802, & 5930 S. Watterson Trail
Owner:	Hurstbourne Property Group, LLC
Applicant:	Hurstbourne Property Group, LLC
Representative:	Mindel Scott
Jurisdiction:	Louisville Metro
Council District:	24 - Madonna Flood
<b>Case Manager:</b>	<b>Joel P. Dock, 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:**

00:40:59 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) This case has come before LD&T several times before today, and the applicant has made modifications to the plan based on feedback and requests at those meetings. The proposed mixed-use development is to the north and south of Hurstbourne Parkway and west of Watterson Trail.

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

Kent Gootee and Davis Mindel, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

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

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

**February 11, 2021**

**Old Business**

**Case No. 19-ZONE-0096**

00:45:49 Kent Gootee, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He provided more details about the proposed development and the changes that have been made to the plan as a result of comments from staff and the LD&T Committee. The applicant has made a list of "prohibited uses" for the development which the applicant is willing to put into a binding element.

01:05:32 Mr. Dock listed uses that are not permitted in C-1. He said the main concerns appear to be hours of operation (see recording for detailed discussion.)

01:08:32 Commissioner Carlson expressed concern that the applicant has not yet selected a building design, specifically for the multi-family portion of the development. He wanted to know if building design complies with the Highview Neighborhood Plan. Mr. Dock said renderings can be submitted, reviewed and approved prior to any building permit being issued, either by staff or the Planning Commission or a subcommittee thereof. Mr Dock suggested a binding element stating that, "Building renderings require review and approval by the Planning Commission or designee." If DRC cannot come to a decision, the designs can go to the full Planning Commission (see recording for detailed discussion.)

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

No one spoke.

01:16:28 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 **March 4, 2021** Planning Commission public hearing.

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

**February 11, 2021**

**New Business**

**Case No. 21-RSUB-0001**

Request:	Revised Preliminary Subdivision Plan
Project Name:	Shakes Run Section 6
Location:	Parcel ID 0042000272000
Owner:	Clayton Properties Group Inc.
Applicant:	Clayton Properties Group Inc.
Representative:	Sabak Wilson and Lingo
Jurisdiction:	Louisville Metro
Council District:	20- Stuart Benson
<b>Case Manager:</b>	<b>Julia Williams, AICP, Planning Supervisor</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:**

01:17:57 Julia Williams presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) She said the applicant is revising the open space around the lots in Section 6 of the development.

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

Kelli Jones, Sabak Wilson & Lingo, 608 S 3rd St, Louisville, KY 40202

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

01:20:36 Kelli Jones, the applicant's representative, presented the revisions and showed a brief Power Point presentation (see recording for detailed presentation.)

01:22:05 In response to a question from Commissioner Carlson, Ms. Jones said that there is a reduction in the tree canopy area with this revision, but the applicant is still well beyond the requirements for tree canopy for the entire

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

**February 11, 2021**

**New Business**

**Case No. 21-RSUB-0001**

development. The applicant has preserved much tree canopy and are doing a lot of planting as well. She said the reduction should not affect the overall tree canopy numbers.

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

No one spoke.

01:23:22      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.**

01:23:53      On a motion by Commissioner Carlson, seconded by Commissioner Sistrunk, the following resolution, based on the staff report and evidence and testimony heard today, was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the requested Revised Preliminary Subdivision plan

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Daniels, Sistrunk, and Peterson.**

**NO: No one.**

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0060**

Request: Change in Zoning from R-4 to R-6, with Detailed District Development Plan and Binding Elements

Project Name: Cedar Creek Road Apartments

Location: 8000 & 8006 Cedar Creek Road, Parcel ID 065600310000

Owner: Angela Nicole Stivers, Stacey Nunez, Joseph Kevin Wright

Applicant: Hagan Properties

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

**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. 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:**

01:24:31 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) She noted that there is a proposed road that is in the rear of the property to the west that is parallel to the Cedar Creek stream. She suggested that the LD&T Committee should discuss the timing of when that road should be built.

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

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

Kevin Young, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0060**

Diane Zimmerman (traffic engineer), 12803 High Meadows Pike, Prospect, KY 40059

Scott Hagan (the applicant), 12911 Reamers Road, Louisville, KY 40245

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

01:28:36 William Bardenwerper, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:38:37 Mr. Bardenwerper mentioned the proposed road along Cedar Creek stream to the west and said its purpose is to connect to the manufactured home community to the north and the existing single-family subdivision to the south (see recording for detailed discussion.) He said the applicant would prefer to construct that road at the time of the construction of the apartment community, or pay a fee-in-lieu so Metro can make the decision in the future if those connections are ever made.

01:42:26 Mr Bardenwerper briefly summarized the traffic study.

01:46:41 Kevin Young, an applicant's representative, discussed nearby developments as well as some of the factors that went in to the site layout. The proposal is for twelve three-story buildings with the road connection to the north and south at the rear of the site. See recording for detailed presentation/discussion. He noted that Cedar Creek is a blue-line stream and there is no detention area proposed for this site. MSD has required a Regional Facility Fee for this project.

01:51:29 Commissioner Carlson said Louisville Metro seems to approve a lot more apartments than are actually constructed; also, the south end of Louisville has the greatest vacancy rate compared to the rest of the region. He asked if apartments were being over-built. Mr. Bardenwerper said apartment projects are being built all over the community, not just in the south end. He said all of the proposed apartments are in the process of being built. Scott Hagan, the applicant, discussed demand for apartments in the community, and why he believes his proposal brings a higher quality of community and diversity to this part of Louisville. See recording for detailed discussion.

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0060**

02:01:13 In response to traffic questions from Commissioners Carlson and Brown, Mr. Bardenwerper and Diane Zimmerman, traffic engineer, discussed the traffic impact study that was submitted with the application (see recording for detailed discussion.)

02:13:11 In response to a question from Commissioner Brown, Mr. Young said he believes the pavement width on Cedar Creek Road in front of this site is 22 feet.

02:13:53 In response to a question from Commissioner Daniels, Mr. Bardenwerper said no affordable housing is being proposed for this development. This development adjoins affordable housing communities – the manufactured housing and mobile home park.

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

Chet Needy, 10000 Cedar Garden Drive, Louisville, KY 40291

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

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

02:16:27 Chet Needy said he and other residents feel the project is too large; the infrastructure will not support it; the streets and roads will not support it; and it is out of character with the area.

02:18:34 Steve Porter said he represents Mr. Needy and a number of other neighbors who are in opposition to the proposed development. He said there are complications with the development regarding proximity to services and infrastructure. He said the development is not compatible with the area. He said the setback from Cedar Creek stream is not adequate. He requested a night hearing. See recording for detailed presentation.

**Rebuttal**

02:24:23 Mr. Bardenwerper presented rebuttal. Diane Zimmerman clarified some issues about her statements about growth factor. See recording for detailed presentation.

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0060**

02:28:03 In response to a question from Commissioner Carlson, Ms. Zimmerman said Metro only requires the traffic analysis to be for the projected buildout year of a project. Commissioners Brown and Peterson discussed road alignment and other road issues. Mr. Young discussed road connections and road alignment.

02:32:46 Commissioners' deliberation. Mr. Hagan, Mr. Bardenwerper and Mr. Porter also participated in the deliberation. Topic was mainly about the traffic study and connectivity.

**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 **March 4, 2021** Planning Commission public hearing.

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0105**

Request:	Change in Zoning from R-4 to R-5, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and associated Waiver
Project Name:	Rollington Ridge
Location:	4308 Rollington Road
Owner:	Arthur Meyer
Applicant:	Pulte Homes
Representative:	Land Design and Development
Jurisdiction:	Louisville Metro
Council District:	17 - Markus Winkler
<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:**

02:48:40 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) She said this application was previously submitted under another case number, but the adjoining change for the Oldham County portion was denied. The applicant has revised the plan and re-filed. The proposal is for a single-family residential development.

In response to a question from Commissioner Carlson, Ms. St. Germain said the applicant can provide more detailed information about the width of Rollington Road.

02:54:52 In response to a question from Joseph Reverman, Assistant Director for Planning and Design Services, Ms. St. Germain said there is no

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0105**

pedestrian access being proposed over the creek. The cell tower access will have to come off of the connector road that goes over the residual lot.

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

Mike Hill and Derek Triplett, Land Design and Development, 503 Washburn Avenue, Louisville, KY 40222

Dan Hempel, Pulte Homes, 10530 Pulte Park Place, Louisville, KY 40223

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

02:56:16 Mike Hill, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) The applicant is proposing 81 lots on the property.

03:01:08 Derek Triplett, an applicant's representative, continued the Power Point presentation and provided an overview of the layout and why the site plan has been designed this way (see recording.) He said there are stubs to the north and south. The cell tower access is being relocated to allow the stub, and there is open space to provide buffering and protection for the stream that is on the site. There will be a pedestrian connection to a stub towards the back of the development since the vehicular connection to Cedar Forest Way could not be provided.

03:04:29 Mr. Hill resumed and concluded the presentation.

03:08:48 In response to a question from Commissioner Carlson, Mr. Triplett provided more details about the connection that could not be made to Cedar Forest Way (stream protection and preservation.) The pedestrian connection is being made in lieu of a vehicular connection.

03:13:21 In response to a question from Commissioner Carlson, Mr. Triplett stated that he believes Rollington Road is at least 20 feet wide along Forest Springs Road, but they will verify this before the public hearing and agree to make any needed widening improvements.

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0105**

03:14:08 Commissioner Brown, Beth Stuber (Metro Transportation), Mr. Hill, and Dan Hempel continued a more detailed conversation about the Rollington Road pavement width (see recording.) Mr. Hempel reiterated that the applicant agrees to make any needed widening improvements.

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

Michael Hayes, 4423 Sycamore Forest Place, Louisville, KY 40245

Mary Dinkel, 4703 Red Bud Forest Place, Louisville, KY 40245

Jamie Hallac, 13200 Holly Forest Road, Louisville, KY 40245

Michele Redmon, 4703 Red Bud Forest Place, Louisville, KY 40245

Emily Coons, 13002 Cedar Forest Way, Louisville, KY 40245

RaeAnne Person, 8006 Rollington Road, Oldham County resident.

Jeff Rustin (signed in but had to leave before name was called)

Donald Kemp, 13125 Willow Forest Drive, Louisville, KY 40245

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

03:17:29 Michael Hayes said the subdivision that is next to the subject site is **Forest Springs North**, not Forest Springs. He said Forest Springs North does not really oppose the development, but would rather it stay R-4 instead of going to R-5. The lots in Forest Springs North are greater than 9,000 square feet.

03:21:30 Mary Dinkel expressed concerns about traffic coming through their development, and the loss of greenspace, buffering, and trees in and around the area.

03:23:43 Jamie Hallac objected to changing the zoning to R-5 and also expressed concerns about traffic (safety issues.) He said his neighborhood already has drainage issues.

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0105**

03:28:28 Michele Redmon said the width of Rollington Road has been discussed from Rollington Ridge out to Westport Road, but what about Rollington Road coming the other way (going out to Crestwood.) Whose responsibility is it to improve the width of that area?

03:29:50 Emily Coons spoke regarding the proposed drainage plan and said she has safety concerns about the drainage and whether it will be effective. She said the Habitat for Humanity homes that are behind her house are too close, noisy, have trash blowing into her yard, etc. She also has concerns about loss of trees and buffering.

03:22:32 RaeAnne Pearson had some questions for the applicant. She asked about the width of Rollington Road and what improvements are proposed. She said the last proposal that was done was going to expand Rollington Road up to the point of entrance to the development. She said this point leads into a blind curve. She said this creates a potentially dangerous situation, where Rollington Road would go from two lanes to one. This road has about 1600 cars on it per day. This road belongs to PeeWee Valley, and residents cannot get speed bumps, etc. There is a small bridge on that road that is one lane. She also questioned the effect of the additional homes on the intersection of Rollington Road and Westport Road. She requested more clarification about the waiver being requested.

03:39:38 Brian Davis, Planning Manager, said that Mr. Jeff Rustin had been on the line to speak in opposition to this case, but had to leave the meeting before he could speak. Mr. Rustin's concerns were traffic, buffering, and drainage. Mr. Rustin will e-mail comments to the case manager.

03:40:24 Donald Kemp reiterated that residents of Forest Springs North are concerned about the density of housing and traffic flow.

03:41:52 Commissioner Brown said Rollington Road is a Metro-maintained road from Westport Road to the County line. It is classified as a secondary collector road – **that** is what makes it ineligible for speed humps.

**Rebuttal:**

03:42:20 Mr Hill and Mr. Triplett presented rebuttal (see recording.)

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

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0105**

03:53:44 In response to a question from Commissioner Brown, Mr. Triplett (?) said the elevations presented today are the style of houses being proposed.

03:55:09 Commissioners Carlson and Brown discussed a private road to the east. A connection cannot be made there because it is a private road and is unpaved.

03:57:02 In response to a question from Mr. Reverman, the pedestrian connection proposed on Cedar Forest was discussed in more detail (see recording.)

03:57:43 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 **March 18, 2021** Planning Commission public hearing.

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

**February 11, 2021**

**The meeting adjourned at approximately 5:15 p.m.**

DocuSigned by:

*Rob Peterson*

47D55FFEE530472...

**Chairman**

DocuSigned by:

*[Signature]*

04F8D8318AFF4EB...

**Division Director**