

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

January 14, 2021

New Business

Case No. 20-ZONE-0057

Request:	Change in zoning from R-4 to R-6 with detailed district development plan, major preliminary subdivision (development potential transfer), and height variance
Project Name:	8300 Cooper Chapel Road
Location:	8300 Cooper Chapel Road
Owner:	Toebe Bernard Sr. Revocable Trust
Applicant:	LDG Development, LLC
Representative:	Dinsmore & Shohl LLC
Jurisdiction:	Louisville Metro
Council District:	23 - James Peden
Case Manager:	Joel P. Dock, 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. 5th Street.)

Agency Testimony:

03:07:38 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

Mike Hill and Kevin Young, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40223

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

Sandor Greenbaum (geotechnical), 994 Longfield Ave, Louisville, KY 40215

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Michael Gross, LDG Development, 1469 South Fourth Street, Louisville, KY

Summary of testimony of those in favor:

03:13:14 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

03:23:23 Kevin Young and Sandor Greenbaum (geotechnical) answered some questions regarding their site visit (see recording for detailed discussion.)

03:28:14 Michael Gross, the developer, discussed the phased construction.

03:32:38 Diane Zimmerman answered questions about traffic issues.

The following spoke in opposition to the request:

Larry Webb, 11400 Courage Court, Louisville KY

Summary of testimony of those in opposition:

03:35:04 Larry Webb, Mayor of the City of Heritage Creek, said all of the residents who attended the neighborhood meeting opposed the project. He said there are no other apartments in this area; the proposed buildings are too tall; there are no shopping centers in the area; traffic concerns; there are several very large residential projects going on in the area. Regarding the Fantasy Trail connection, Mr. Webb said Fantasy Trail is a private road belonging to the City of Heritage Creek and the residents do not want that connection.

03:40:19 In response to a question from Commissioner Carlson, Mr. Young said he is waiting to hear from the State regarding work to be done on Cooper Chapel Road.

Rebuttal:

03:40:53 Mr. Ashburner presented rebuttal (see recording.)

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04:02:21 In response to a question from Councilman James Peden, Commissioner Brown discussed the State projects which may be related to this site (see recording.)

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.

04:07:50 On a 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 the January 28, 2021 Land Development and Transportation Committee meeting. The motion carried by the following vote:

The vote was as follows:

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