

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

October 13, 2016

New Business

CASE NO. 16ZONE1026

Request: Change in zoning from R-4 to R-5A and OR-1 on 1.90 acres with a Variance and Waivers
Project Name: Taylor Cove
Location: 4208 Taylorsville Road
Owner: Teulu Homes LLC
Applicant: Teulu Homes LLC
Representative: Jon Henney, Gresham Smith & Partners
Jurisdiction: Louisville Metro
Council District: 11 – Kevin Kramer

Case Manager: **Julia Williams, RLA, AICP, Planning Supervisor**

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.)

An audio/visual recording of the Planning Commission hearing 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.

Agency Testimony:

00:39:53 Julia Williams presented the case and showed the development plan (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Anthony Waits, 11802 Brinley Avenue Suite 201, Louisville, KY 40243

Jon Henney, Gresham Smith & Partners, 101 South Fifth Street, Louisville, KY 40202

Summary of testimony of those in favor:

00:44:15 Anthony Waits (sp), the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

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00:49:10 Jon Henney, another applicant's representative, discussed some of the backgrounds behind the waiver and variance requests (see recording for detailed presentation.)

The following spoke in opposition to the request:

John Tino, 4207 Martha Avenue, Louisville, KY 40220

KC Kehoe, 3005 Houston Boulevard, Louisville, KY 40220

Charles Bartman, 4302 Martha Avenue, Louisville, KY 40220

Dean Donovan, 3010 Michael Drive, Louisville, KY 40220

Summary of testimony of those in opposition:

00:57:28 Dean Donovan said his property backs up to the site. He said the encroachments, waivers, and variances “push [the applicant’s] property into” his. He said the project is too dense, whether it is a 12 or 16-unit development; the surrounding sites are all one-story single family homes. He is also concerned about the impact of dumpsters on the neighborhood.

01:01:48 Mr. Donovan used the site plan to illustrate his concerns, particularly about the waivers and variances, and the location of the dumpsters (see recording for detailed presentation.) He discussed 16 dump-truck loads of dirt that were illegally dumped on the property, and said the removal of the foliage (bamboo) was also illegal.

01:12:47 Charles Bartman, Mayor of the City of Houston Acres, spoke in opposition. His particular concerns are flooding, drainage and water runoff onto adjoining properties. He also discussed traffic issues – this is a very busy part of Taylorsville Road. He said the opposition engaged a traffic engineer to study traffic patterns. He also questioned the applicant’s statement/s about sufficient water for fire protection.

01:24:04 KC Kehoe expressed concerns that the illegal dumping of the dirt may have filled in a draining sinkhole, and requested a more thorough geological survey of the site.

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01:24:47 John Tino lives behind the project. He said the proposal is too high-density for the site.

The following spoke neither for nor against:

No one spoke.

Rebuttal:

01:26:18 Mr. Waits resumed the podium for the applicant's rebuttal. He said much of the drainage on the site is coming from other properties, and explained how the applicant plans to resolve drainage issues. He addressed density and traffic flow.

01:28:28 Commissioner Brown asked if the karst survey was done before or after the dirt was dumped on the site (date on the survey is July 22, 2016.) Mr. Waits said the survey was done after.

01:28:50 Commissioner Lewis asked if there was only one proposed dumpster on the property. Mr. Henney said yes, and it was located where it is due to needed access for the waste-removal vehicle.

01:30:55 Mr. Waits also discussed the location and screening of the dumpster.

01:31:40 Commissioner Lewis asked a representative from MSD (Joey Ashby) for MSD's perspective regarding drainage.

01:33:01 Ms. Williams said a petition has been received requesting a Planning Commission night hearing at a remote location. The McMahan Firehouse was initially proposed for the hearing; after some discussion, it was decided to hold the night hearing on November 14, 2016 at 6:30 p.m. at the East Government Center, located at 200 Juneau Drive, Louisville, Kentucky.

01:40:01 Commissioners' deliberation

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01:43:51 The Committee by general consensus scheduled this case to be heard at a Planning Commission public hearing, to be held on November 14, 2016 at 6:00 p.m. at the East Government Center, located at 200 Juneau Drive, Louisville, Kentucky.