

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

January 28, 2021

New Business

Case No. 20-ZONE-0096

Request: Change in Zoning from R-5 & OR-1 to R-7, with Detailed District Development Plan and Binding Elements, and Abandonment of existing Binding Elements

Project Name: Marian Crossings at Mill Creek Apartments

Location: 4801 Manslick Road, 1936 Bluegrass Avenue & Parcel ID 067H00100000

Owner: Blueforrest LLC

Applicant: Marian Development Group

Representative: Dinsmore & Shohl LLC

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

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. 5th Street.)

Agency Testimony:

03:08:43 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) Tony Kelly, with MSD, spoke about the downstream improvements that will be needed for this case to move forward. Ms. St. Germain noted that a geotechnical report (available online) and that Beth Stuber (Metro Transportation Planning) did an analysis of that report (analysis is also online.)

The following spoke in favor of the request:

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

Mark Madison and Doug Ernst, Milestone Design Group, 108 Daventry Ln #300, Louisville, KY 40223

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Summary of testimony of those in favor:

03:18:59 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

The following spoke in opposition to the request:

Roger Potter, 6410 Clover Trace Circle, Louisville, KY

George Cartwright, 1503 Clover Trace Place, Louisville, KY 40216

Summary of testimony of those in opposition:

03:28:47 Roger Potter said he spoke for most of the residents of Clover Trace. He said traffic is already an issue during peak hours, and he expressed concern about the width of Manslick Road.

03:33:02 George Cartwright said he shares Mr. Potter's concerns about traffic and also safety concerns. There are many ambulances that use this area to get to and from Sts. Mary and Elizabeth's Hospital. He is very concerned about the loss of the tree canopy, and the instability of the soil.

Discussion:

03:35:07 In response to a question from Commissioner Brown, Mr. Ashburner said a turn lane is not being provided along Manslick Road. See recording for detailed discussion. Mr. Ashburner said this can be looked at prior to the public hearing.

03:36:28 In response to a question from Commissioner Carlson, Mark Madison said they do not anticipate needing to blast on the site.

03:38:08 In response to a question from Commissioner Daniels, Mr. Ashburner said traffic will be able to turn left into the development from Manslick Road (heading south.)

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Rebuttal:

03:40:05 Mr. Ashburner presented rebuttal (see recording.) Mr. Ashburner said the applicant will comply with the tree canopy ordinance and the proposed traffic from the development did not trigger a full traffic study. The applicant has agreed to the notes on the plan from MSD and recognizes those commitments.

03:42:03 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 **February 18, 2021** Planning Commission public hearing.