

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
**September 14, 2017**

**NEW BUSINESS**

**CASE NO. 16zone1037**

Case No: 16ZONE1037  
Project Name: Fairground's Run  
Location: 9213 Fairground Road  
Owner(s): Brian and Heather Wacker  
Applicant: Superior Builders Inc.  
Jurisdiction: Louisville Metro  
Council District: 22-Robin Engel  
**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.)

**Agency Testimony:**

02:28:05 Ms. Williams discussed the case summary, standard of review and staff analysis from the staff report.

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

Chris Crumpton, Bluestone Engineers, PLLC, 3703 Taylorsville Road, Suite 205,  
Louisville, Ky. 40220  
Brian Wacker, Superior Builders, 9300 Bates Road, Louisville, Ky. 40228

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

02:31:01 Mr. Crumpton gave a power point presentation. The proposal is for 33 units. "We are granting additional right-of-way along Fairground to allow for more greenspace up front as well as plantings. We've got setbacks all the way around and an added setback on the back side (will be heavily planted). There are trees on the back portion of the site now and we will be removing a number of those, but saving as many as possible along that perimeter to keep the existing buffer. Sanitary sewers are served from the northwest subdivision. We're bringing them up to our site to serve the units and also to stub in order to provide future service to the houses that don't have service currently. The detention basin is located on the west side of the site. The site has 25% open space which is well beyond what is needed. The units are garden homes and in high demand. This is a good infill site for this development."

2:35:58 Mr. Wacker stated these type of homes are in high demand. Hopefully it will target a lot of older folks who may be downsizing.

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

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David Fink, 9311 Fairground Road, Louisville, Ky. 40291  
Lynn Rickel, 9216 Fairground Road, Louisville, Ky. 40291

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

02:36:49 Mr. Fink handed out his comments to the commissioners. The phrase 'existing pattern of development' is mentioned quite often in the Land Development Code and the proposal does not fit the criteria.

Mr. Fink has submitted a petition, of opposition, into the record. There were many procedural errors; a few being improper notification, deed and justification letter. Increase in traffic is a major concern. A boundary dispute is pending.

02:47:36 Ms. Bickel stated her main concern is the traffic – accidents, long waits, bad driving habits of motorists.

Ms. Bickel suggests requiring the applicant to decrease the number of homes, widen the roads or reset the timing for the lights.

**Deliberation**

02:55:18 Planning Commission 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 for the October 19, 2017 public hearing at the Old Jail Building.**