

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 30, 2020

OLD BUSINESS

19-ZONE-1029

Request: Change in zoning from R-4 to R-6, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and associated Waivers – CONTINUED FROM 1/16/20 LDT

Project Name: Hurstbourne Multi-Family

Location: 7000 Ridge Creek Road, 6601 Sunny Hill Road, 7191 South Hurstbourne Parkway

Owner: Hurstbourne Corporate Group, Bruce M. Plymale Revocable Trust

Applicant: Hurstbourne Corporate Group

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 2 – Barbara Shanklin, 24 – Madonna Flood

Case Manager: Dante St. Germain, AICP, Planner II

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:

00:03:55 Ms. St. Germain discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Clay Barkley, 239 South Fifth Street, Louisville, Ky. 40202
Kent Gootee, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

Summary of testimony of those in favor:

00:09:46 Mr. Barkley gave a power point presentation.

Mr. Barkley discussed procedural history. The neighbors didn't want any connectivity. The site is a unique infill property that borders on Hurstbourne and Fern Creek.

Mr. Barkley discussed the issues with the site and why it's problematic to connect to Quail Ridge Rd. – topographic and parking along the private road. There will be a connection to Ridge Creek (relatively flat) and the fire department has no objections. Quail Ridge Rd. has a 25 foot drop-off.

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00:21:12 Mr. Gootee addressed the waivers, which are mainly because of the topography on the south side of Hurstbourne Ln. The applicant wants to capture as much of the buildable land as possible and not push further into the area of the streams. There's an existing curb cut on Hurstbourne Ln. and there will be no additional entrances created (to Hurstbourne Ln.). The intent is to have a separate builder and developer to address Ms. St. Germaine's concerns about having cross-connectivity between the 2 sites.

00:26:30 Commissioner Carlson asked for information on the street name – Quail Ridge or Private St. A. Which plan is the correct plan? Mr. Barkley stated the public road is the most recent plan which is extended to Ridge Creek.

00:27:15 Commissioner Peterson said there is a foot path for pedestrian connection from the end of Quail Ridge to the older Quail Ridge. What is the elevation change of the foot path? Mr. Gootee said about 22-24 feet.

00:27:45 Chair Lewis stated the plan that showed the foot path didn't show the parking. Mr. Gootee said the end of the road is essentially the same location. Mr. Barkley added, the foot path reflects how steep it is and that's why it's graded to go along the creek and gully.

00:28:27 Chair Lewis asked, are you proposing that the street is private and has parking on it even though it's not shown on the plan?

00:28:54 The commissioners want to know which plan is the correct plan. Mr. Gootee explained there should only be 1 plan today and the connection (pedestrian path) will be added to the plan later. Mr. Reverman said the pedestrian path on the plan is not a concern today.

00:33:00 Commissioner Carlson stated if there is a connection, then naming the street Quail Ridge Rd. is appropriate, but if the connection isn't made, naming it Quail Ridge Rd. would not be good for public emergency response purposes. Mr. Gootee agrees.

Commissioner Carlson recommends a gate. Mr. Gootee said he'd rather not have a gate. Mr. Barkley added, it's not feasible. The Ridge Creek connection, from a traffic perspective, is going to meet the needs of this neighborhood.

Deliberation

00:37:20 Planning Commission deliberation.

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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 placed this case on the March 5, 2020 public hearing at the Old Jail Building.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 16, 2020**

OLD BUSINESS

CASE NO. 19ZONE1029

Request: Change in zoning from R-4 to R-6, with Detailed District Development Plan and Binding Elements, and associated Waivers – REQUESTING CONTINUANCE TO 01-30-2020

Project Name: Hurstbourne Multi-Family

Location: 7000 Ridge Creek Road, 6601 Sunny Hill Road, 7191 South Hurstbourne Parkway

Owner: Hurstbourne Corporate Group, Bruce M. Plymale Revocable Trust

Applicant: Hurstbourne Corporate Group

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 2 – Barbara Shanklin, 24 – Madonna Flood

Case Manager: **Dante St. Germain, AICP, Planner II**

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Discussion

00:03:21 Ms. St. Germain stated the applicant is requesting a continuance to the January 30, 2020 LDT meeting to allow the applicant time to work out issues with the plan.

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RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the January 30, 2020 LDT meeting.

The vote was as follows:

YES: Commissioners Brown, Daniels and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

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

December 12, 2019

Old Business

Case No. 19ZONE1029

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

Project Name: Hurstbourne Multi-Family

Location: 7000 Ridge Creek Road, 6601 Sunny Hill Road, 7191 S Hurstbourne Parkway

Owner: Hurstbourne Corporate Group, Bruce M Plymale Revocable Trust

Applicant: Hurstbourne Corporate Group

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 2 – Barbara Shanklin, 24 – Madonna Flood

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:

00:03:06 Dante St. Germain presented the case via proposed development plan PDF (see staff report and recording for detailed presentation). Ms. St. Germain noted this case was continued from November 14, 2019 to review road connectivity. The plan presented today proposes Ridge Creek Road, as a private road, to be connected to the development not Quail Ridge Road.

The following spoke in favor of the request:

Randy Strobo, 239 South Fifth Street, Suite 917, Louisville, Kentucky, 40202
Kent Gootee, 5151 Jefferson Boulevard, Louisville, Kentucky, 40204
David Mindel, 5151 Jefferson Boulevard, Louisville, Kentucky, 40204

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

December 12, 2019

Old Business

Case No. 19ZONE1029

Summary of testimony of those in favor:

00:05:26 Randy Strobo, representing the applicant, presented a Power Point slide show (see recording for detailed presentation). Mr. Strobo noted the connectivity elevations of Ridge Creek Road and Quail Ridge Road. He concluded Ridge Creek Road would be a better connection to the development. He referenced the Hurstbourne Parkway Preliminary Line and Grade Design Report from December 1994 (see recording for detailed presentation). Randy Strobo referenced the three criteria for road connectivity from the 5.9.2.A.1.a.1 Connections LDC (see recording for detailed presentation).

00:23:00 Commissioner Brown and Joe Reverman discussed how to implement the interpretation of the Comprehensive Plan (see recording for detailed presentation).

00:24:51 Commissioner Brown asked the applicant for the total right of way width for Quail Ridge Road and Ridge Creek Road. Kent Gootee replied Quail Ridge Road is 100 feet and Ridge Creek Road is 60 feet.

00:25:29 Commissioner Brown, Kent Gootee, and Randy Strobo discussed properties directly served by both roads for eligibility for road connections, re-classification of proposed connections, and the potential Stone Bluff Road stub connection to Hurstbourne Parkway (see recording for detailed presentation).

00:28:10 Commissioner Brown, Randy Strobo, Kent Gootee, and David Mandel detailed the road cross section layout exhibit (see recording for detailed presentation).

00:32:23 Commissioner Carlson asked to see the road connections to Hurstbourne Parkway from Hickory Tree Road. Randy Strobo noted the road is a private driveway.

00:34:00 Laura Ferguson, legal counsel, asked Dante St. Germain if the proposed compromise plan from today been reviewed. Dante St. Germain replied staff would like to revise the recommendation and go through planning review.

The following spoke in opposition to the request:

Joseph Whalen, 7107 Ridge Creek Road, Louisville, Kentucky, 40291
Barbara Whalen, 7107 Ridge Creek Road, Louisville, Kentucky, 40291

**MINUTES OF THE MEETING
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December 12, 2019

Old Business

Case No. 19ZONE1029

Summary of testimony of those in opposition:

00:36:18 Joseph Whalen stated Quail Ridge Road has less density while Ridge Creek Road has more homes. He noted Quail Ridge Road has the ability to expand to accommodate higher levels of traffic whereas Ridge Creek Road is not built for through traffic.

00:40:53 Barbara Whalen stated opening Ridge Creek Road would not be a good idea since the road is close to Hurstbourne Parkway and would increase traffic through the neighborhood.

Discussion

00:41:50 Commissioners' discussion (see recording for detailed discussion). Commissioners and Joe Reverman discussed continuing this case to the next LDT meeting to give staff an opportunity to review the proposed plan and the interpretation of the Comprehensive Plan.

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00:52:19 On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the January 16, 2020 Land Development and Transportation Committee meeting to allow agency to review the most recent submitted plan.

The vote was as follows:

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

NO: No one.

**MINUTES OF THE MEETING
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November 14, 2019

New Business

Case No. 19ZONE1029

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

Project Name: Hurstbourne Multi-Family

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Owner: Hurstbourne Corporate Group, Bruce m Plymale Revocable Trust

Applicant: Hurstbourne Corporate Group

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 2 – Barbara Shanklin, 24 – Madonna Flood

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:

01:30:10 Dante St. Germain presented the case (see staff report and recording for detailed presentation). Dante noted technical questions for connections at Quail Ridge Road and Ridge Creek Road.

01:36:40 Commissioner Brown asked if Metro Council makes the final decision for development to extend road connections. Dante St. Germain detailed the LDC process for road connections (see recording for detailed presentation.)

The following spoke in favor of the request:

Kathy Linares, 5151 Jefferson Boulevard, Louisville, Kentucky, 40219.

**MINUTES OF THE MEETING
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Case No. 19ZONE1029

Kent Gootee, 5151 Jefferson Boulevard, Louisville, Kentucky, 40219.

David Mindel, 5151 Jefferson Boulevard, Louisville, Kentucky, 40219

Summary of testimony of those in favor:

01:37:34 Kathy Linares, representing the applicant, presented a Power Point slide show (see recording for detailed presentation.) Ms. Linares detailed the development plans for Tract I and Tract II. Kathy addressed road extensions to Ridge Creek Road and Quail Ridge Road and how this would affect the development (see recording for detailed presentation.)

01:49:16 Commissioner Lewis asked about management contact and postal service location for Tract II. Kathy Linares replied Kent Gootee will be able to answer her questions. Kent Gootee detailed apartments on Tract II will have a separate management entity from Tract I and postal service information will be available at the Planning Commission meeting.

01:52:24 Commissioner Daniels asked if the club house will only be available to residents on Tract I. Kathy Linares replied yes.

The following spoke in opposition to the request:

Joy Lynn, 5901 Woodhaven Ridge Court, Louisville, Kentucky, 40291

Rachel Jennette, 5907 Wood Haven Ridge Court, Louisville, Kentucky, 40291

Tosha Macon, 7103 Ridge Creek Road, Louisville, Kentucky, 40291

Joseph Wahlen, 7107 Ridge Creek Road, Louisville, Kentucky, 40291

Summary of testimony of those in favor:

01:53:40 Joy Lynn stated concerns with preservation of habitat and increased through traffic from the proposed connection (see recording for detailed presentation.)

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November 14, 2019

New Business

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01:56:38 Rachel Jennette stated concerns with road, multi-family use housing density, damage/noise from construction, and drainage. Ms. Jennette requested an environmental study to prevent destruction of habitat.

02:00:40 Tosha Macon expressed concerns with the road connection to Ridge Creek Road (see recording for detailed presentation.) She proposed a gate at the connection would prevent increased traffic while providing access to apartments for emergency services.

02:04:15 Joseph Wahlen stated Ridge Creek Road is a residential street and the road would need to be widened to accommodate the increased traffic. Mr. Wahlen noted the ideal connection is Quail Ridge Road (see recording for detailed presentation.)

02:06:36 Tosha Macon asked the development team would be opposed to a security gate (see recording for detailed presentation.)

Rebuttal:

02:08:00 Kathy Linares addressed the pre-blast survey, connection to Ridge Creek Road, security gate at the road connection, and preservation of the wildlife habitat for Tract I and Tract II (see recording for detailed presentation.)

Commissioner Deliberation:

02:11:28 Commissioners' discussion (see recording for detailed presentation.) Commissioner Brown noted Quail Ridge Road would be the ideal connection for the development and it would become a public road. Commissioner Carlson addressed the pros and cons of gated access to this development from Ridge Creek Road. Commissioners, Julia Williams, Kent Gootee, and David Mindel discussed the connection of Quail Ridge road to the development (see recording for detailed presentation.)

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**MINUTES OF THE MEETING
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November 14, 2019

New Business

Case No. 19ZONE1029

02:25:55 On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution was adopted.

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case for the **December 12, 2019** Land Development and Transportation Committee meeting.

The vote was as follows:

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

Committee recessed for 10 minutes