

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

July 22, 2021

New Business

Case No. 21-ZONE-0052

Request:	Change in Zoning from R-4 to PRD, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Waiver
Project Name:	Crosby Farm Subdivision
Location:	9300 Old Bardstown Road & Parcel ID 066600250000
Owner:	Quartz Enterprises Inc.
Applicant:	Quartz Enterprises Inc.
Representative:	Mindel Scott & Associates
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
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:

00:40:48 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Kathy Linares, 5151 Jefferson Blvd, Louisville, KY 40219

Summary of testimony of those in favor:

00:48:05 Kathy Linares, the applicant's representative, went into further detail on the development (see video for detailed presentation.) She gave a site context overview by showing other multi-family residences in the area. She also discussed the waiver in more detail.

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Commissioner Brown asked if there were any open space lots that aren't in the easement or detention basin. Kathy Linares said there were not. Commissioner Brown also asked what the front yard setbacks were. Kathy Linares responded that they were 15 feet.

Commissioner Brown asked why they weren't providing a left turn lane on Old Bardstown Road. Kathy Linares responded that the traffic report did not indicate that one was needed. There was further discussion on the traffic study and the left turn lane.

Tony Kelly, MSD, addressed concerns about the water related issues.

The following spoke in opposition to the request:

Christy Justice, 9912 Tuscany Ridge Drive, Louisville, KY 40291

Jeane Noland, 9914 Tuscany Ridge Drive, Louisville, KY 40291

Summary of testimony of those as opposition:

01:10:21 Christy Justice described issues with her yard not being graded properly and standing water, the subdivision not being maintained properly, water pressure, and traffic concerns.

Jeane Noland said she wanted to reiterate the drainage issues.

Rebuttal

01:25:47 Kathy Linares said they would also reach out to the Louisville Water Company to find a solution to the drainage and water issues. They are committed to correcting the ditch along the shared property line to the north.

01:26:27 Commissioners' deliberation.

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning &

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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 August 19, 2021 Planning Commission public hearing.