

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
May 13, 2021

NEW BUSINESS

21-ZONE-0090

Project Name: LDG Hikes Lane Apartments
Location: 3042 Hikes Lane
Owner(s): Roman Catholic Bishop of Louisville
Applicant: LDG Development, LLC
Representative(s): Dinsmore & Shohl, LLP
Jurisdiction: Louisville
Metro Council District: 26 – Brent Ackerson
Case Manager: Joel P. Dock, 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:

03:08:02 Joel Dock discussed the case summary from the staff report and indicated that the application was/was not ready for a public hearing.

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore and Shohl, LLP, 101 S. 5th Street, Louisville, Ky. 40202
John Campbell, 642 S. 4th Street, Suite 100, Louisville, Ky. 40202

Summary of testimony of those in favor:

Cliff Ashburner gave a power point presentation (see recording for detailed presentation).

Commissioner Carlson asked if the work being done on Hikes Ln. will encompass the full length. Beth Stuber said no.

Commissioner Carlson asked if the mature trees along the Hikes Ln. frontage will be preserved. John Campbell said none of them will be preserved (all new plantings).

The following spoke neither for nor against the request:

Randy Strobo, 239 S. 5th Street, Suite 917, Louisville, Ky. 40202

Summary of testimony of those neither for nor against:

Randy Strobo said he represents the St. Michael Orthodox Church. The church has submitted a letter into the record and to Mr. Ashburner. The 3-story proposal is too tall

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and 2-stories would be more appropriate for the surrounding neighborhood (see recording for detailed presentation).

The following spoke in opposition to this request:

Diane Kemper, 8112 Locking House Lane, Louisville, Ky. 40220
Lacretia Elliott, 3201 Mid Dale Lane, Louisville, Ky. 40220
Jean Smith, 351 El Conquistadore Place, Louisville, Ky. 40220
Debbie McKnight, 4107 Landside Drive, Louisville, Ky. 40220

Summary of testimony of those in opposition:

Diane Kemper stated there are too many apartments in the area. The proposal is not desirable.

Lacretia Elliott is concerned about the long-term aspect of the development. There will be more issues with more apartments. It will bring down the property values. Condos or houses would be a better choice.

Jean Smith said the project is too dense. Traffic is also a major issue and there's very little green space.

Debbie McKnight asked how the flood plain will affect the creek and residents on Mid Dale. Also, how is the increased traffic, which will only have access on Hikes Ln., going to affect future upkeep once it's redone (wear and tear of new road). Beth Stuber said there will be a significant amount of traffic on Hikes Ln., but upkeep will be the city's responsibility.

Rebuttal

Cliff Ashburner said he will continue conversations with St. Michael and will try to come up with some design elements that will work. There will be binding elements dealing with karst and blasting.

Cliff Ashburner said he doesn't know if there will be blasting but if needed, will follow all guidelines and regulations. There will be a buffering between the parking in the rear and adjacent properties to the south (see recording for detailed presentation).

Commissioner Carlson requests that Mr. Ashburner provide a copy of the state blasting regulations. Mr. Ashburner agreed.

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Deliberation

LD&T 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 placed this case on the June 7, 2021 Planning Commission public hearing at the Jeffersonian, 6:00 p.m.