

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
November 12, 2020

OLD BUSINESS
CASE NO. 20-ZONE-0056

Request: Change in Zoning from R-4 to R-5A with Detailed District Development Plan, Binding Elements, and Associated Waivers and Variance

Project Name: S English Station Road Multi-Family

Location: 999 and 1007 South English Station Road

Owner: 1007 S English Station Road

Applicant: Sunshine English Station Development LLC

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 20 – Stewart Benson

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:

00:47:36 Ms. St. Germain discussed the case summary, standard of review and staff analysis from the staff report.

00:55:00 Commissioner Brown asked, from a topography standpoint, can the connection be made on the north side. Ms. St. Germain said the applicant will need to answer this question.

The following spoke in favor of this request:

Bill Bardenwerper, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
Derek Triplett, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

Summary of testimony of those in favor:

00:58:37 Mr. Bardenwerper gave a power point presentation. The connections to the north were constructed, but not the east. There are some topographic conditions to the east that make it difficult. The land can't be developed to the east and there's a stream that goes through the property as well. There are 3 proposed additional binding elements. Metro Public Works wants bonding for the private access road through the condo development. Bonding of private roads is unusual and new in development. Prior to applying for the first Certificate of Occupancy, the developer will contact Public Works, do an inspection and make a determination as to how much of a bond will be required.

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01:06:10 Commissioner Brown asked, regarding proposed binding element number 9, what will the timing be for the English Station improvements – completed prior to a certain unit or 1st building permit? Mr. Bardenwerper said it's usually prior to the first Certificate of Occupancy. Mr. Bardenwerper asked Commissioner Brown if the construction of the traffic access could be delayed until midpoint. Commissioner Brown said there will be some leigh way because the left-turn warrant will be the driving factor.

01:07:51 Commissioner Brown said he's concerned about the proposed stub to the east. Based on the contours of this site development plan, it may not be a feasible connection for future development. Mr. Bardenwerper said there may have to be some grading on the east side of the property line. It hasn't been developed because of those issues.

01:08:38 Mr. Reverman stated, a lot of times the problem we see is when this road is connected, it may be stopped at an elevation that makes it almost impractical to continue it to the adjacent property. Maybe consider the finished elevation to the end of the road. Mr. Triplett said the location of the connection is the most direct route through the adjacent property. The finished grade on the stub is to be determined but we want to meet the existing grade as much as possible on the property line.

01:11:53 Commissioner Carlson asked, regarding the proposed binding elements 7, 8 and 9, is it possible the bond won't be required? Mr. Bardenwerper said he doesn't know if it's feasible. It's up to Metro Public Works to make that determination. Commissioner Brown said Public Works will do a full inspection and bond for final surface (if not installed), connections if not complete and any road improvements that are not done.

Deliberation

01:15:48 The commissioners agree this case is ready for a public hearing.

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 December 17, 2020 public hearing via Webex.