

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
OCTOBER 26, 2017**

NEW BUSINESS

CASE NUMBER 17ZONE1032

Request:	R-4 to R-5
Project Name:	Bryant Farms Subdivision
Location:	16401 Shelbyville Rd
Owner:	William R. Bryant Living Trust & Pinnacle Properties of Louisville
Applicant:	Ball Homes
Representative:	Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	19 – Julie Denton
Case Manager:	Laura Mattingly, 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. This report was available to any interested party prior to the Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

An audio/visual recording of the Land Development and 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.

Agency Testimony:

02:17:36 Laura Mattingly presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

Bill Bardenwerper, 1000 N Hurstbourne Pkwy., Louisville, KY 40203

Summary of testimony of those in favor:

02:21:30 Bill Bardenwerper spoke on behalf of the applicant who is requesting approval of a detailed district development plan/preliminary subdivision plan and a change in zoning from R-4 to R-5. Two neighborhood meetings were held regarding this request. Connectivity to the future Gardiner Park commercial development was established per the request of the Eastwood Village Council. Mr. Bardenwerper discussed the Gardiner Park project adjacent to the subject property and showed renderings of the proposed homes.

The following spoke neither for nor against the request:

Casey Krill, 600 W Main Street, Suite 500, Louisville, KY 40202

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Bob Federico, 17007 Ash Hill Drive, Louisville, KY 40245
Paul Dines, 16601 Chestnut Glen Place, Louisville, KY 40245
Ralph Langdon, 16602 Chestnut Glen Place, Louisville, KY 40245

Summary of neutral testimony:

02:31:48 Casey Krill spoke on behalf of the Eastwood Village Council. The remaining concern of the Council is in the amount of development happening in Eastwood Village and the need to maintain appropriate infrastructure. There are other subdivisions being proposed in the area that, along with this one, make a total of 618 homes east of the intersection of Johnson Road and Shelbyville Road. Both Johnson Road and Shelbyville Road are two-lane roads at this intersection which causes traffic to back up and causes traffic accidents. He would like the Commissioners to look at the infrastructure of the entire area when making their decision.

02:34:56 Bob Federico is a member of the Eastwood Village Council and is also concerned about traffic and safety in the area. He would like the Commissioners to look at the global picture when making their decision.

02:37:47 Paul Dines is president of the Chestnut Glen Homeowners Association and is concerned about traffic. He stated that it is difficult getting emergency equipment up and down Shelbyville Road. It is difficult to get out of the subdivision. He thanked Ball Homes for their willingness to work with homeowners from the beginning of the development. He requested that all the structures that appear on the corners where the buildings are highly visible be required to be brick.

02:43:59 Ralph Langdon agrees that the developers have been good about working with the homeowners, but he is concerned about traffic and safety. Mr. Langdon cited the University of Kentucky's Community Transportation Innovation Academy as having research that shows that crashes and fatalities can be reduced by the installation of roundabouts. And he would like the Commissioners to consider the installation of roundabouts in their decision.

02:46:48 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, that the Louisville Metro Land Development & Transportation Committee does hereby **SCHEDULE** case number 17ZONE1032 to be heard at the the November 16, 2017 Planning Commission public hearing.

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The vote was as follows:

Yes: Peterson, Lindsey, Carlson, Brown, and Lewis

Absent: None

Abstain: None

No: None

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ADJOURNMENT

The meeting adjourned at approximately 4:00 p.m.

Chairman

Division Director