

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
October 22, 2020

NEW BUSINESS

CASE NO. 20-ZONE-0074

Request: Change in zoning from R-4 to R-7 with detailed district development plan and revised major preliminary subdivision plan

Project Name: 6106 South Watterson Trail

Location: 6106 South Watterson Trail

Owner: Clarence and Lucille Schmitt

Applicant: Highgates Development

Representative: Mindel Scott

Jurisdiction: Louisville Metro

Council District: 23 – James Peden
24 – Madonna Flood

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:

04:42:45 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

04:44:44 Commissioner Brown requests a binding element on the timing of building permits since this could run into an issue of taking the 200-dwelling unit threshold before the 2nd access is constructed. Mr. Dock asked if it should be 199 or 200. Commissioner Brown said he would have to check the Land Development Code to see if it's 199 or 200. Mr. Dock asked, is this the access to Hurstbourne or Watterson Tr.? Commissioner Brown said they need 2 separate connections prior to the 200th building permit.

The following spoke in favor of this request:

Curtis Mucci, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

Summary of testimony of those in favor:

04:46:38 Mr. Mucci gave a power point presentation. The single-family subdivision proposal is similar to the previously approved plan. There are 240 proposed dwelling units at 3-stories in height. Parking will be provided (2 spaces per unit), there's an increase open space (total 2.39 acres) and the tree canopy will be doubled. There are

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2 stubs to the west, a stub proposed to Spring Villa, a stub to the south, as well as a connection to S. Watterson Tr. and a connection to Hurstbourne Pkwy. There will be some road improvements based on the 2040 KIPDA Plan. There is a plan to widen S. Watterson Tr. – from 2 to 3 lanes.

The following spoke neither for nor against the request:

John Torsky, Councilman James Peden's Office, 601 West Jefferson Street, Louisville, Ky. 40202

Summary of testimony of those neither for nor against:

04:58:11 Mr. Torsky said the proposal doesn't fit the Highview Neighborhood Plan. The previous case and this case need to progress together.

05:00:32 Mr. Reverman said there should be no problem with this case moving forward separately. A binding element could be added to this site requiring the connection of Hurstbourne Pkwy. to be made prior to development on this site.

05:03:12 Mr. Mindel stated, a contractor has emailed him information regarding pre-blast surveys – the requirement is 500-feet from the blasting. Commissioner Carlson requests putting this information in a binding element.

05:05:11 Mr. Mindel stated, these 2 developments will greatly improve the traffic flow in the proposed area.

Deliberation

05:05:56 Commissioner Brown said this case needs to be continued until the updates are made. The other commissioners agree. Mr. Mindel asked Ms. Zimmerman when she could have the updated traffic study completed. Ms. Zimmerman said approximately 3 weeks. Mr. Mindel requests that this case be scheduled for the November 12, 2020 LD&T meeting. Ms. Williams said that will not be enough time for staff to review it. Commissioner Carlson said it will not be held up because Metro Council will not meet or make any determinations until February. Mr. Mindel said he would like to have a public hearing as soon as possible. Mr. Davis said that would be January 7, 2021. Ms. Williams added, because of COVID-19, Metro Council has the option to hold off on reviewing it. Commissioner Brown said it doesn't seem practical separating the 2 cases now, especially if the same commissioners don't attend both Planning Commission meetings.

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On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the December 10, 2020 LD&T meeting to discuss issues raised today.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels and Peterson
NOT PRESENT AND NOT VOTING: Commissioner Lewis

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Agency Testimony:

01:21:03 Mr. Dock discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

01:29:32 Commissioner Brown said the applicant needs to provide a 5-foot sidewalk, instead of 4-foot on Watterson Trail.

The following spoke in favor of this request:

Curtis Mucci, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

Brent Hackworth, Highgates Development, 7301 Monsi Circle, Louisville, Ky. 40219

Summary of testimony of those in favor:

01:30:22 Mr. Mucci gave a power point presentation.

01:40:11 Mr Hackworth stated, the intent is to not have a commercial look to their complex. Also, no 2 buildings will look the same (side-by-side).

Deliberation

01:44:50 LD&T deliberation.

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The Committee by general consensus scheduled this case for the January 21, 2021 public hearing to be held online via Webex.