

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**January 26, 2023**

**NEW BUSINESS**

**22-ZONE-0113**

Request:	Change in zoning from R-4 single family to R-6 multifamily with a District Development Plan with Binding Elements and a variance
Project Name:	LDG N English Station
Location:	1615 N English Station
Owner:	Emma Jean Powers Living Trust
Applicant:	LDG Development
Representative:	Dinsmore and Shohl
Jurisdiction:	Louisville Metro
Council District:	17 – Markus Winkler
Case Manager:	Jay Lockett, 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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

01:16:35 Jay Lockett discussed the case summary from the staff report and indicated that the application was ready for public hearing (see video for presentation). The applicant is proposing to construct 168 multi-family dwelling units on approximately 10.23 acres.

01:19:25 Commissioner Brown asked what the intent was when it came to Elite Drive. Lockett stated that he was not familiar with that site and would have to do more research on that area.

01:20:30 Commissioner Mims asked how these buildings match up to the industrial buildings to the east when it comes to height. Lockett stated that most of the adjoining industrial buildings are one story in height.

**The following spoke in favor of this request:**

Cliff Ashburner, Dinsmore & Shohl LLP, 101 S. 5<sup>th</sup> St Suite 2500, Louisville, KY 40202

Derek Triplett, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

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**Summary of testimony of those in favor:**

01:22:15 Cliff Ashburner spoke in support of the application and presented a PowerPoint presentation (see video). Ashburner stated that they are complying with the tree canopy ordinance, and they are providing three times the required open space. Ashburner stated that there is a limited amount of frontage on this site so the club house was put up close to the road. They gave the club house a residential look.

01:29:51 Commissioner Mims asked Ashburner if Elite Drive was dedicated. Ashburner stated that Elite Drive is dedicated to a point that is two properties below the development.

01:31:33 Commissioner Brown stated that the access is hugging the property line and it looks like driveway approaches and encroaches in front of the other properties. The state uses a typical form to get consent from abutting owners when you are disturbing them. Derek Triplett stated he would get that information before the public hearing.

01:35:25 Commissioner Mims asked if there was a need for an auxiliary turn lane. Ashburner stated that a turn lane was not warranted.

**The following spoke in opposition to the request:**

Diana Washington, 1710 N English Station Road, Louisville, KY 40223

Joan Pauly, 1802 N. English Station Rd, Louisville, KY 40223

Marilyn Williams, 1101 Heafer Road, Louisville, KY 40223

Steve Porter, 2406 Tucker Station Rd, Louisville, KY 40299

Anthony Williams, 1604 N English Station Rd, Louisville, KY 40223

**Summary of testimony of those in opposition:**

01:37:14 Diana Washington spoke in opposition to the plan. Washington stated that she is concerned about gentrification of the area. She feels the development would lean more towards being affordable for the high end residents than those of color. Washington also stated that she is concerned about the road widening which could take away the natural look of the environment.

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01:46:14 Joan Pauley spoke in opposition to the plan. Pauley stated that N English Station Road is used primarily for industrial use. Pauley asked when it came to the tree canopy will it be the same as another project the LDG is doing or will it be different.

01:53:48 Marilyn Williams spoke in opposition to the plan. Williams stated that the community is not opposed to development, but the community is opposed to multi-family housing. Williams said that affordable single homes are needed in the area to give individuals a path to homeownership.

01:55:32 Steve Porter spoke in opposition to the plan. Porter stated that he is there to represent the Berrytown neighborhood. Porter states that the curve on N English Station Road is a major problem and that it needs to be looked over before moving forward with the plan.

02:00:41 Anthony Williams spoke in opposition to the plan. Williams stated that his driveway is right in front of the entry way of the development. Williams said that he already has issues pulling out of his driveway due to the blind curve. Williams did say that there have been multiple traffic accidents in that area.

**REBUTTAL**

02:04:17 Cliff Ashburner mentioned that the Berrytown plan was defective and that the plan was not distributed to over 400 Berrytown residents. Ashburner feels that the Berrytown plan will not get to the council in time for review so the plan shouldn't keep the application from moving forward.

02:09:05 Commissioner Carlson asked if Mr. Porter could summarize more on the Berrytown plan in a written document and would like Ashburner to have more information about the tree canopy at the public hearing. Ashburner stated that he would have that information.

**Deliberation**

02:12:27 Land Development and Transportation Committee 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.**

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02:18:21 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted.

**RESOLVED**, that the Land Development & Transportation Committee does hereby **CONTINUE** this case to the February 23<sup>rd</sup>, 2023 Land Development & Transportation Committee meeting.

**The vote was as follows:**

**YES: Commissioners Cheek, Brown, Mims, Carlson, Sistrunk**