

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**February 11, 2021**

**New Business**

**Case No. 20-ZONE-0105**

Request:	Change in Zoning from R-4 to R-5, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and associated Waiver
Project Name:	Rollington Ridge
Location:	4308 Rollington Road
Owner:	Arthur Meyer
Applicant:	Pulte Homes
Representative:	Land Design and Development
Jurisdiction:	Louisville Metro
Council District:	17 - Markus Winkler
<b>Case Manager:</b>	<b>Dante St. Germain, AICP, Planner II</b>

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. The Commissioners received this report in advance of the hearing, and 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:**

02:48:40 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) She said this application was previously submitted under another case number, but the adjoining change for the Oldham County portion was denied. The applicant has revised the plan and re-filed. The proposal is for a single-family residential development.

In response to a question from Commissioner Carlson, Ms. St. Germain said the applicant can provide more detailed information about the width of Rollington Road.

02:54:52 In response to a question from Joseph Reverman, Assistant Director for Planning and Design Services, Ms. St. Germain said there is no

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pedestrian access being proposed over the creek. The cell tower access will have to come off of the connector road that goes over the residual lot.

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

Mike Hill and Derek Triplett, Land Design and Development, 503 Washburn Avenue, Louisville, KY 40222

Dan Hempel, Pulte Homes, 10530 Pulte Park Place, Louisville, KY 40223

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

02:56:16 Mike Hill, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) The applicant is proposing 81 lots on the property.

03:01:08 Derek Triplett, an applicant's representative, continued the Power Point presentation and provided an overview of the layout and why the site plan has been designed this way (see recording.) He said there are stubs to the north and south. The cell tower access is being relocated to allow the stub, and there is open space to provide buffering and protection for the stream that is on the site. There will be a pedestrian connection to a stub towards the back of the development since the vehicular connection to Cedar Forest Way could not be provided.

03:04:29 Mr. Hill resumed and concluded the presentation.

03:08:48 In response to a question from Commissioner Carlson, Mr. Triplett provided more details about the connection that could not be made to Cedar Forest Way (stream protection and preservation.) The pedestrian connection is being made in lieu of a vehicular connection.

03:13:21 In response to a question from Commissioner Carlson, Mr. Triplett stated that he believes Rollington Road is at least 20 feet wide along Forest Springs Road, but they will verify this before the public hearing and agree to make any needed widening improvements.

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03:14:08 Commissioner Brown, Beth Stuber (Metro Transportation), Mr. Hill, and Dan Hempel continued a more detailed conversation about the Rollington Road pavement width (see recording.) Mr. Hempel reiterated that the applicant agrees to make any needed widening improvements.

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

Michael Hayes, 4423 Sycamore Forest Place, Louisville, KY 40245

Mary Dinkel, 4703 Red Bud Forest Place, Louisville, KY 40245

Jamie Hallac, 13200 Holly Forest Road, Louisville, KY 40245

Michele Redmon, 4703 Red Bud Forest Place, Louisville, KY 40245

Emily Coons, 13002 Cedar Forest Way, Louisville, KY 40245

RaeAnne Person, 8006 Rollington Road, Oldham County resident.

Jeff Rustin (signed in but had to leave before name was called)

Donald Kemp, 13125 Willow Forest Drive, Louisville, KY 40245

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

03:17:29 Michael Hayes said the subdivision that is next to the subject site is **Forest Springs North**, not Forest Springs. He said Forest Springs North does not really oppose the development, but would rather it stay R-4 instead of going to R-5. The lots in Forest Springs North are greater than 9,000 square feet.

03:21:30 Mary Dinkel expressed concerns about traffic coming through their development, and the loss of greenspace, buffering, and trees in and around the area.

03:23:43 Jamie Hallac objected to changing the zoning to R-5 and also expressed concerns about traffic (safety issues.) He said his neighborhood already has drainage issues.

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03:28:28 Michele Redmon said the width of Rollington Road has been discussed from Rollington Ridge out to Westport Road, but what about Rollington Road coming the other way (going out to Crestwood.) Whose responsibility is it to improve the width of that area?

03:29:50 Emily Coons spoke regarding the proposed drainage plan and said she has safety concerns about the drainage and whether it will be effective. She said the Habitat for Humanity homes that are behind her house are too close, noisy, have trash blowing into her yard, etc. She also has concerns about loss of trees and buffering.

03:22:32 RaeAnne Pearson had some questions for the applicant. She asked about the width of Rollington Road and what improvements are proposed. She said the last proposal that was done was going to expand Rollington Road up to the point of entrance to the development. She said this point leads into a blind curve. She said this creates a potentially dangerous situation, where Rollington Road would go from two lanes to one. This road has about 1600 cars on it per day. This road belongs to PeeWee Valley, and residents cannot get speed bumps, etc. There is a small bridge on that road that is one lane. She also questioned the effect of the additional homes on the intersection of Rollington Road and Westport Road. She requested more clarification about the waiver being requested.

03:39:38 Brian Davis, Planning Manager, said that Mr. Jeff Rustin had been on the line to speak in opposition to this case, but had to leave the meeting before he could speak. Mr. Rustin's concerns were traffic, buffering, and drainage. Mr. Rustin will e-mail comments to the case manager.

03:40:24 Donald Kemp reiterated that residents of Forest Springs North are concerned about the density of housing and traffic flow.

03:41:52 Commissioner Brown said Rollington Road is a Metro-maintained road from Westport Road to the County line. It is classified as a secondary collector road – **that** is what makes it ineligible for speed humps.

**Rebuttal:**

03:42:20 Mr Hill and Mr. Triplett presented rebuttal (see recording.)

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03:53:44 In response to a question from Commissioner Brown, Mr. Triplett (?) said the elevations presented today are the style of houses being proposed.

03:55:09 Commissioners Carlson and Brown discussed a private road to the east. A connection cannot be made there because it is a private road and is unpaved.

03:57:02 In response to a question from Mr. Reverman, the pedestrian connection proposed on Cedar Forest was discussed in more detail (see recording.)

03:57:43 Commissioners' deliberation.

**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.**

The Committee by general consensus scheduled this case to be heard at the **March 18, 2021** Planning Commission public hearing.