

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

January 17, 2019

New Business

Case No. 18ZONE1051

Request: Change in zoning from R-4 & R-7 to PRD, Planned Residential Development and district development plan with sidewalk waiver

Project Name: Forest Creek Subdivision

Location: 4826-4838 Valla Road and unaddressed lots to the rear of 4800-4838 Valla Road

Owner: AH Land Trust

Applicant: Creek Alley Contracting, LLC

Representative: AL Engineering, Inc.

Jurisdiction: Louisville Metro

Council District: 2 – Barbara Shanklin

Case Manager: Joel Dock, 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. 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. 5th Street.)

Agency Testimony:

02:38:46 Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Berry Baxter, 117 W. Main Street, LaGrange, KY, 40031

Summary of testimony of those in favor:

02:43:53 Berry Baxter presented PowerPoint slide show to explain proposed zone change. He stated the current Multi-Family Zoning (R-7) is no longer compatible with the surrounding area. Mr. Baxter explained aerial photos, plans for development site, water detention site, and the differences in roadway connecting new development to main roadways. He presented elevations and floor plans of the development. He also requested to have a waiver application to provide sidewalks on east side of the road and around the green space on site.

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02:51:06 Commissioner Brown confirmed from Mr. Baxter there is no access to Valla Road from this development.

The following spoke neither for nor against the request:
Ricky Smith, 601 W Jefferson, Louisville, KY, 40202

Summary of testimony of those neither for nor against:
02:52:17 Ricky Smith stated he is not opposed to the development, although he had a concern of the overflow traffic affecting access to Valla Road.

The following spoke in opposition to the request:
Paul Beamus Jr., 4823 Valla Road, Louisville, KY, 40213

James Lynch, 4822 Valla Road, Louisville, KY, 40213

Clara Cunningham, 4829 Valla Road, Louisville, KY, 40213

Natalie D. Jacobs, 4811 Valla Road, Louisville, KY, 40213

Summary of testimony of those in opposition:
02:53:05 Paul Beamus stated he does not like the idea of having access to this development from Valla Road and he does not believe that this development should have changed zones.

02:54:33 James Lynch, adjacent property owner, expressed his concerns for road connections. Mr. Lynch asked if there will be a divider between properties so there is no chance of crossover traffic.

02:56:55 Clara Cunningham, adjacent property owner, is opposed to the change of zoning to PRD. She is also opposed to the increase of traffic noise and the possibility of raised crime rates in the area from the new development.

02:59:20 Natalie Jacobs stated her main concern is with the number of homes, maintenance of the road, and the drainage from the displaced water from the new homes. Ms. Jacobs also stated she had another concern with safety due to the develop properties being so close to existing homes.

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Rebuttal

03:02:00 Fred Levein,(Representing the trust owner of the property, 154 Thierman Lane, Louisville, KY, 40207), acknowledged the concerns with density of development, the development having their own access road, and the increase of traffic from the new development.

Commissioners' deliberation

03:03:34 Commissioner Carlson asked developer where the access of right-of-way will be located on the property.

03:04:00 Berry Baxter showed via PowerPoint the access road location for the development and explained the issue with the auto shop parking on the right-of-way has been resolved.

03:00:00 Joel Dock further described the right-of-way for the development via plan; there will be enough room for the new development which will be behind an existing multifamily development.

03:06:35 Clara B Cunningham stated the concerns of increased traffic and asked if the development could be moved to be on the opposite side of Poplar Level Road.

03:08:32 Paul Beamus expressed concerns of access to new development from Poplar Level Road. He described the low visibility for traffic and road conditions on Poplar Level Road.

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 **February 21, 2019** Planning Commission public hearing.