

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
December 9, 2021**

NEW BUSINESS

CASE NO. 21-ZONE-0127

Request: Change in zoning from R-4 to R-6, with Detailed District Development Plan with Binding Elements
Project Name: Flats at Bardstown
Location: 2100/2044 Buechel Bank Road & 4134 R Bardstown Road
Owner: Hook Family Land LLC
Applicant: Marian Development
Representative: Dinsmore and Shohl PLLC.
Jurisdiction: Louisville Metro
Council District: 2- Barbara Shanklin
Case Manager: Julia Williams, AICP, Planning Supervisor

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:

01:56:35 Julia Williams discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore and Shohl, 101 South 5th Street, Suite 2500, Louisville, Ky. 40202
Ashley Bartley,

Summary of testimony of those in favor:

Cliff Ashburner gave a power point presentation (see recording for detailed presentation).

Ashley Bartley said there's a significant amount of grade change and there will likely be a retaining wall behind the dumpster and building (see recording for detailed presentation).

Ashley Bartley discussed the site plan and right-of-way dedication (see recording for detailed presentation).

The following spoke in opposition to this request:

Johnny Bald, 4041 Busath Avenue, Louisville, Ky.
Norma Howard, 2020 Buechel Bank Road, Louisville, Ky.

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Pastor Mark Carter, 2105 Buechel Bank Road, Louisville, Ky.

Summary of testimony of those in opposition:

Johnny Bald asked why the number of units has decreased (from 168 to 144). Also, the traffic is horrible (see recording for detailed presentation).

Norma Howard said the road is a country road and has never been improved. The infrastructure is not in place (see recording for detailed presentation).

Pastor Mark Carter said he is concerned about the following: water flow; safety; busy traffic flow all day; and he didn't receive notification for this meeting (see recording for detailed presentation).

Rebuttal:

Cliff Ashburner stated most of the opposition had questions regarding systemic issues with regard to traffic and drainage (see recording for detailed presentation).

Cliff Ashburner said the number of units was lowered to reduce the intensity of the overall development (see recording for detailed presentation).

Ashley Bartley discussed flood plain compensation and detention (see recording for detailed presentation).

Deliberation

LDT 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.

The Committee by general consensus placed this case on the January 6, 2022 public hearing.