NEW BUSINESS

22-ZONE-0002

Request:	Change in Zoning from R-4, R-5A, and OR-1 to C-1 and R-7 with Variances, a Waiver and District Development Plan with Binding Elements
Project Name:	Prospect Cove
Location:	6500 Forest Cove Lane, 7301 River Road and Tax Block 206 Lot #48
Owner:	Prospect Development LLC
Applicant:	Prospect Development LLC
Representative:	Sabak Wilson; Dinsmore and Shohl
Jurisdiction:	Louisville Metro
Council District:	16- Scott Reed
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:

01:27:03 Julia Williams discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see recording for detailed presentation).

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore and Shohl, 101 South 5th Street, Suite 2500, Louisville, Ky. 40202
Kelli Jones, Sabak, Wilson and Lingo, 608 South 3rd Street, Louisville, Ky. 40202
Diane Zimmerman, 12803 High Meadows Pike, Prospect, Ky. 40059

Summary of testimony of those in favor:

01:34:40 Cliff Ashburner gave a power point presentation discussing the new proposed changes from the 2006 approval (see recording for detailed presentation).

01:38:29 Kelli Jones discussed the following: parking, tree canopy preservation area, sanitary sewer easement, courtyard area, circular drive, MSD requirements, stream, waivers, variances and access (see recording for detailed presentation).

01:43:04 Cliff Ashburner discussed materials and design (see recording for detailed presentation).

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01:46:06 Diane Zimmerman discussed the traffic impact study dated June 1st (see recording for detailed presentation).

The following spoke in opposition to this request:

David Holmes, 7803 Deep Trail Court, Prospect, Ky. 40059
Patricia Moore, 7607 Smithfield Greene Lane, Prospect, Ky. 40059

Summary of testimony of those in opposition:

01:51:53 David Holmes said he's concerned that the applicant didn't disclose the maximum capacity of the proposal and the parking (see recording for detailed presentation).

01:56:54 Particia Moore said the number of units is misleading. Also, traffic congestion will be an issue (see recording for detailed presentation).

The following spoke neither for nor against the request:

Meme Sweets Runyon, Butchertown Market, Story Avenue, Louisville, Ky. 40206

Summary of testimony of those neither for nor against:

02:01:37 Meme Sweets Runyon is the President and CEO of River Fields Inc. The main concern is setting precedent about rezoning the property on River Rd. (see recording for detailed presentation).

Rebuttal

02:04:10 Cliff Ashburner said the Land Development Code does not measure parking or density by the number of occupants. The measurement is dwelling units (see recording for detailed presentation).

Deliberation

02:12:00 Land Development and Transportation 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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The Committee by general consensus placed this case on the October 18, 2022 Planning Commission Night Hearing at the Kentucky Country Day Theater.