

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

December 12, 2019

New Business

Case No. 19-ZONE-0026

Request:	Change in zoning from R-4 to PRD, with Detailed District Development Plan/Preliminary Major Subdivision and Binding Elements, and associated rear yard Waiver
Project Name:	Cedar Heights Subdivision
Location:	8700 Smith Lane
Owner:	Smith Lane Property LLC
Applicant:	Smith Lane Property LLC
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel

Case Manager: **Dante St. Germain, 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:

02:18:42 Dante St. Germain presented the case via the proposed plan PDF and staff report (see staff report and recording for detailed presentation).

The following spoke in favor of the request:

John Talbott, 1000 N. Hurstbourne Parkway, Louisville, Kentucky, 40223
Curtis Mucci, 5151 Jefferson Boulevard, Louisville, Kentucky, 40219

Summary of testimony of those in favor:

02:21:45 John Talbott, representing the applicant, presented a Power Point slide show (see recording for detailed presentation). Mr. Talbott stated the site will have affordable modular housing, sound barriers along interstate 265, and an entrance on Smith Lane.

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The following spoke in opposition to the request:

Lenora Rogers, 7711 Cedar Creek Road, Louisville, Kentucky, 40291

The following spoke in opposition to the request:

02:28:20 Lenora Rogers, adjacent property owner, stated her concerns with the notification process, the address of the location, overgrown vegetation, traffic congestion, and drainage from the site (see recording for detailed presentation). Ms. Rodgers asked for clarification for the change in case numbers. Dante St. Germain detailed the process for case numbers in the Planning and Design computer system.

Rebuttal

02:36:51 John Talbott stated there may be confusion from the opposition, there are two separate cases from the applicant, one on Cedar Creek and one on Smith Lane. The opposition may be commenting for the Cedar Creek property.

02:38:19 Commissioner Brown asked if the noise barrier could be closer to the origin on the noise, interstate 265, rather than on the property line. John Talbott referred to Curtis Mucci for the location of the noise barriers. Curtis Mucci stated the location of the noise barriers is based on the recommendations from the engineer gathered from the noise report.

Commissioner Discussion:

02:40:18 Commissioners' discussion (see recording for detailed presentation).

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 placed this case for the **January 9, 2020** Planning Commission public hearing at the Old Jail Building.