

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
September 9, 2021**

NEW BUSINESS

21-ZONE-0091

Request:	Change in zoning from R-4 to R-5, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Waiver
Project Name:	W Indian Trail Subdivision
Location:	5661 Indian Trail & Parcel ID 104500730000
Owner(s):	CL CAT LLC
Applicant:	CL CAT LLC
Representative:	Wyatt, Tarrant, & Combs LLP
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
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:

00:32:10 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds that the case is ready for a public hearing.

Commissioner Carlson asked if the revised plans addressed concerns from one of the neighbors about drainage issues. Dante St. Germain explained how the drainage plans had been modified to address those concerns and the issue with the detention basin and drainage had been corrected.

The following spoke in favor of this request:

Jon Baker, 400 W Market Street Suite 2000, Louisville, KY 40202

Derek Triplett, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

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Summary of testimony of those in favor:

00:38:02 Jon Baker, the applicant's representative, went into more detail on the proposal (see recording for detailed presentation.)

00:45:09 Derek Triplett went into detail on the renderings of the development (see recording for detailed presentation.) He explained that they would not be increasing any stormwater onto any adjacent properties.

00:48:33 Jon Baker continued the presentation and discussed what the homes would look like on the proposed site.

Commissioner Carlson asked how construction vehicles would access the site. Derek Triplett explained that the intention was to use West Indian Trail, if possible, but if that doesn't work, they will have to use Auburn Woods Road and use a damage bond to protect the roadway.

The following spoke as neutral to this request:

Michelle Houser, 514 Auburn Oaks Drive, Louisville, KY 40214

Summary of testimony of those as neutral:

00:54:08 Michelle Houser asked how the water retention basin will be maintained.

Rebuttal:

00:55:48 Jon Baker explained that the maintenance of that area will be the obligation of the homeowner's association and how that process would work. Derek Triplett also explained some of the options for upkeep.

00:59:20 Commissioners' 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 scheduled this case to be heard at the **October 21, 2021** Planning Commission public hearing.