

**PLANNING COMMISSION MINUTES**  
**November 4, 2019**

A meeting of the Louisville Metro Planning Commission was held on November 4, 2019 at 6:30 p.m. at the South Central Regional Library, 7300 Jefferson Boulevard, Louisville, Kentucky 40219.

**Commission members present:**

Vince Jarboe, Chair  
Marilyn Lewis, Vice Chair  
Richard Carlson  
Jeff Brown  
David Tomes  
Ruth Daniels  
Jim Mims

**Commission members absent:**

Robert Peterson  
Lula Howard

**Staff Members present:**

Emily Liu, Planning and Design Director  
Joe Reverman, Planning and Design Assistant Director  
Brian Davis, Planning and Design Manager  
Dante St. Germain, Planner II  
Laura Ferguson, Legal Counsel  
Beth Stuber, Transportation Planning  
Tony Kelly, MSD

**Others Present:**

The following matters were considered:

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**PUBLIC HEARING**

**CASE NO. 19-ZONE-0016**

**Request:** Change in Zoning from R-4 to R-5A with Detailed District Development Plan and Binding Elements  
**Project Name:** Smith Watterson Trail Condos  
**Location:** 4303-4305 Stony Brook Drive, 8601-8607 Watterson Trail  
**Owner:** John & Mary Smith  
**Applicant:** John & Mary Smith  
**Representative:** Land Design & Development  
**Jurisdiction:** Jeffersontown  
**Council District:** 11 – Kevin Kramer

**Case Manager:** **Dante St. Germain, AICP, Planner II**

Notice of this public hearing appeared in **The Courier Journal**, a notice was posted on the property, and 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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

Dante St. Germain presented an overview of the application. The proposal is a zoning map amendment from R-4 to R-5A for 21 multi-family residential units on 2.14 acres. The project is located in the city of Jeffersontown.

The commissioners questioned when the multi-use path would be constructed. Brian Davis stated he received an email from Matt Meunier from Jeffersontown stating they hope to have the path ready for construction in Summer 2020.

**The following spoke in favor of this request:**

Kevin Young, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

**Summary of testimony of those in favor:**

Kevin Young, Land Design & Development, presented the plan on behalf of the applicant. Mr. Young stated there are currently 11 single family lots which are owned by the applicant, plus the former wastewater treatment plant site. The proposal is to consolidate six of these lots for the development. Mr. Young said the proposal

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introduces a medium density development (9.8 du/acre) with attached housing in an area which is predominately single family. The proposal also eliminates the potential for many access points for just one access point on the collector level roadways which abut the site. Any areas where the existing floodplain is altered is required to include compensation areas at 1.5 times what is disturbed. The units have been designed to work with the natural topography on the site.

Mr. Young has been working on an alternative solution which would have access from Watterson Trail instead of Stony Book Drive. The unit count would be the same, the site design very similar, but the new access point would allow full turning to and from the site, not the right in-right out access that would be required on Stony Brook.

**The following spoke in opposition to this request:**

Kathryn Brown, 8513 Watterson Trail, Louisville, Kentucky 40299

Fred McWhorter, 4109 Brook Fark Place, Louisville, Kentucky 40299

Tim Shaughnessy, 9712 Southern Breeze Court, Louisville, Kentucky 40299

Derek Licciardi, 4400 Blue Wisteria Court, Louisville, Kentucky 40299

Bettie Carter, 4219 Brook Farm Place, Louisville, Kentucky 40299

Pat Strehl, 4214 Brook Farm Place, Louisville, Kentucky 40299

**Summary of testimony of those in opposition:**

Kathryn Brown spoke in opposition to the application. She owns some acreage near the property that also fronts Fern Creek. Ms. Brown has concerns about the potential flooding impacts from the development.

Fred McWhorter spoke in opposition to the application. He is concerned about the traffic that will be generated by the project. He does not believe the right in-right out on Stony Brook would be a good idea. He believes this proposal is out of character with the surrounding area as there are no other multi-family developments in the area.

Tim Shaughnessy spoke in opposition to the application. He thinks the right in-right out design is completely infeasible. Mr. Shaughnessy believes Watterson Trail cannot accommodate the traffic that will be added by the proposed development.

Derek Licciardi spoke in opposition to the application. Mr. Licciardi primary concern is traffic, especially when looking at other vacant parcels along the road. Watterson Trail must be improved if additional development is going to be allowed.

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Bettie Carter spoke in opposition to the application. She is concerned about the intersection of Stony Brook Drive and Watterson Trail. Ms. Carter stated it is currently congested during peak hours and adding more traffic to the intersection will be a mistake.

Pat Strehl spoke in opposition to the application. Mr. Strehl added information about the distances between the proposed entrance to the development and nearby streets. The proposed open space is mostly floodplain and is not very useful.

**The following spoke as neither for nor against to this request:**

Cathy Snyder, 8908 Collingwood Road, Louisville, Kentucky 40299

**Summary of testimony of those speaking neither for nor against:**

Cathy Snyder spoke as other. She provided a handout to the PC members. Ms. Snyder spoke about flooding on nearby lots. She hopes the detention basin will help address some of the flooding issues. In regards to traffic, Watterson Trail is the main road that connects properties to the west to Jeffersontown and the industrial park, so adding more traffic without major improvements is a bad idea.

**An audio/visual recording of the Planning Commission hearing 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.**

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **CONTINUE** 19-ZONE-0016 to a date uncertain, with the applicant being required to submit the revised plan to Planning & Design Services for agency review and reconsideration before the Land Development & Transportation Committee prior to assigning a new public hearing date.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Daniels, Mims, Tomes, Lewis and Jarboe.**

**No: None**

**NOT PRESENT AND NOT VOTING: Commissioners Howard and Peterson**

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**ADJOURNMENT**

The meeting adjourned at approximately 7:36 p.m.

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**Chair**

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**Planning Director**