

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

March 27, 2025

NEW BUSINESS

CASE NO. 24-ZONE-0112

Request: Change in Zoning from R-R, R-4 Single-Family Residential to Planned Residential Development (PRD), Floyds Fork Special Zoning Overlay District Review with associated waiver(s) and Detailed District Development Plan /Major Preliminary Subdivision Plan with binding elements.

Project Name: The Reserves at Parklands, Phase II

Location: 8000 Broad Run Road

Applicant: Highgates Management

Representative: Bardenwerper, Talbott, & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 22 – Kevin Bratcher

Case Manager: Amy Brooks, Planning Supervisor

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 Committee Members received the report in advance of the meeting. (Staff report is part of the case file maintained at the Office of Planning, 444 South 5th Street.)

Agency Testimony:

00:04:23 Amy Brooks provided an overview of the request and presented a PowerPoint presentation. Brooks responded to questions from Committee Members. (see recording for details)

00:09:37 Assistant County Attorney Ferguson stated that there was a request that the subdivision be consolidated with the current proposal. Assistant County Attorney Ferguson explained that the request has been appealed to the Planning Commission. Assistant County Attorney Ferguson answered questions from Committee Members. (see recording for details)

The following spoke in favor of the request:

John Talbott, Bardenwerper, Talbott, & Roberts, 1000 North Hurstbourne Parkway
Louisville, KY 40223

Diane Zimmerman, 12803 High Meadows Pike Prospect, KY 40059

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
MINUTES
March 27, 2025**

NEW BUSINESS

CASE NO. 24-ZONE-0112

David Mindel, 11501 Hickory Bend Circle Louisville, KY 40291

Kent Gootee, Mindel Scott, 5151 Jefferson Boulevard Louisville, KY 40219

Summary of those in favor:

00:19:10 John Talbott spoke in favor of the request. Talbott questioned the decision to allow the appeal. Talbott presented a PowerPoint presentation. Talbott answered Committee Members questions. (see recording for details)

00:36:30 Diane Zimmerman spoke in favor of the request. Zimmerman answered questions from Committee Members about the two traffic studies that were provided to staff. (see recording for details)

00:42:51 David Mindel spoke in favor of the request. Mindel answered questions from Committee Members about capacity and a request for a letter from MSD for a plan outline and communication from the Fern Creek Fire Department. (see recording for details)

00:45:46 Kent Gootee spoke in favor of the request. Gootee made a clarification for the Committee Members that a letter from Metropolitan Sewer District was provided to the development team, and that it will be submitted into the case file. (see recording for details)

The following spoke in opposition:

Randy Strobo, 730 West Main Street Suite 202 Louisville, KY 40202

Lucas Fraizer, 15700 Piercy Mill Road Louisville, KY 40245

Jeff Frank, Friends of Floyd's Fork, 16509 Bradbe Road Fishersville, KY 40023

Tony Kelly, Metropolitan Sewer District, 700 West Liberty Street Louisville, KY 40203

Summary of those in opposition:

00:48:41 Randy Strobo spoke in opposition. Strobo presented a PowerPoint presentation. Strobo explained the request for the appeal and the joint case hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

March 27, 2025

NEW BUSINESS

CASE NO. 24-ZONE-0112

Strobo stated that the provided Environmental Assessment was deficient, and a secondary report should be provided. Strobo stated that biodiversity is important and that it impacts all the regulations. Strobo requested that the Planning Commission hearing be in June or July to make sure that all the information is gathered and clear. (see recording for details)

00:56:12 Lucas Fraizer spoke in opposition. Fraizer presented a PowerPoint presentation. Fraizer outlined the provided traffic studies. Fraizer shared concerns about debris and flood protections. (see recording for details)

01:02:46 Jeff Frank spoke in opposition. Frank presented a PowerPoint presentation. Frank shared his concerns about the proposed project's impact on the natural environment of the Floyd's Fork Overlay. (see recording for details)

01:15:28 Tony Kelly clarified the role of Metropolitan Sewer District in this development and the tools that are used for their findings and decisions before a proposed project is approved for a public meeting. Kelly stated that the permitting of a treatment plant is a separate process. Kelly answered questions from Committee Members. (see recording for details)

Rebuttal:

01:19:20 John Talbott spoke in rebuttal. Talbott addressed the capacity issue concerns. Talbott addressed the environmental concerns. Talbott agreed with the findings of the staff report. Talbott answered questions from Committee Members. (see recording for details)

Deliberation:

01:30:37 Committee deliberation

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

RESOLVED, that the Louisville Metro Land Development & Transportation Committee by general consensus scheduled case number 24-ZONE-0112 to be heard at the May 15, 2025, Planning Commission public hearing **ON CONDITION** that an updated traffic study

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

March 27, 2025

NEW BUSINESS

CASE NO. 24-ZONE-0112

and statistics on the nearby fire stations be provided to the Planning Commission at least two weeks prior to the set date.

The vote was as follows:

YES: Commissioners Mims, Kern, Steff, Lohan, Cheek