

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

November 09, 2023

NEW BUSINESS

23-ZONE-0094

Request: Change in Zoning from R-4 to R-5A with Detailed District Development Plan and Binding Elements
Project Name: Regency Park II
Location: 8816 W Manslick Road, Parcel ID 104905540000, 104900700000
Owner: CAT VVB LLC
Applicant: CAT VVB LLC
Representative: Wyatt Tarrant & Combs LLP
Jurisdiction: Louisville Metro
Council District: 25 – Khalil Batshon
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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

00:13:00 Dante St. Germain presented the case and showed a slideshow presentation. St. Germain responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

The Following Spoke in Support of this Request:

Jon Baker, Wyatt, Tarrant & Combs., LLP, 400 West Market Street, Suite 2000, Louisville KY 40202

Derek Triplett, 503 Washburn Avenue, Louisville, KY 40222

Chris Thieneman, 2606 Alia Circle, Louisville, KY 40222

Summary of Testimony of those in Support:

00:17:44 Jon Baker advocated in favor of the request (see recording for a detailed presentation).

00:26:40 Derek Triplett advocated in favor of the request (see recording for a detailed presentation).

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00:44:00 Chris Thieneman advocated in favor of the request (see recording for a detailed presentation).

The Following Spoke in opposition to the request:

Suzanne Miller Nolte, 107 Ridge Lake Circle, Peachtree City, GA 30269

Summary of Testimony of those in Opposition:

01:03:00 Suzanne Miller Nolte raised concern about the increase in traffic due to new constructions in the surrounding area. Nolte asked about provision of Garage and rental regulations of the community related to security. Nolte Questioned about Affordable Housing. (See recording for a detailed presentation).

Rebuttal:

01:15:00 Jon Baker explained long term rentals are preferred in the community. Baker acknowledged Traffic study will be conducted if required. Baker recommended Secured Gate will be provided with access to the residents.

01:18:16 Chris Thieneman explained the gated security system will keep residents safe from troubles. Thieneman suggested that they will work with first responders and special access can be given to them.

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.

01:34:50 The Land Development & Transportation Committee by general consensus scheduled case number **23-ZONE-0094** to be heard at the **December 07, 2023** Planning Commission public hearing.