

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
July 27, 2023

CASE NO. 23-ZONE-0063

Request: Change in Zoning from R-5 to R-5A, Revised Detailed District Development Plan with Binding Elements, and a Variance

Project Name: Watterson Gardens

Location: 7009 S Watterson Trail

Owner: Watterson Gardens, LLC

Applicant: Watterson Gardens, LLC

Representative: Mindel Scott

Jurisdiction: Louisville Metro

Council District: 23 – Jeff Hudson

Case Manager: Jay Lockett, AICP, Planner II

The staff report prepared for this case was incorporated into the record. 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:

01:57:09 Jay Lockett discussed the case summary from the staff report and provided a PowerPoint presentation (see video). The site was previously rezoned to R-5, but that development did not happen, and this applicant is requesting to change the site to R-5A. The plan appears to be ready for a public hearing.

The following spoke in favor of this request:

Kathy Linares, Mindel Scott, 5151 Jefferson Boulevard, Louisville, KY 40219

Summary of testimony of those in favor:

01:59:57 Kathy Linares spoke on behalf of the applicant and had a PowerPoint presentation (see video). Linares said this is an infill development that will provide attached residential near the Highview Planned Development District. Linares presented the proposed layout as well as renderings of the proposed units.

The following spoke neither for nor against the request:

Tony Ford, 7014 S Watterson Trail, Louisville, KY 40291

Cathy Ford, 7014 S Watterson Trail, Louisville, KY 40291

Steve Hedding, 6610 Broad Hill Drive, Louisville, KY 40291

Summary of testimony of those neither for nor against:

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02:13:40 Tony Ford spoke as neutral because he is still learning about the project. Ford discussed the traffic that is in the area already and he has concerns about adding more units in this area

02:17:04 Cathy Ford would like to know more about the proposed setbacks of the proposed units

02:20:06 Steve Hedding spoke as neutral. He too is just learning about the development but does have a couple of concerns, especially in regards to traffic, the fit of the development with the area, and whether it will be owner or renter occupied.

The following spoke in opposition to this request:

Mark Wagner, 6900 Hallwood Court, Louisville, KY 40291

Summary of testimony of those in opposition:

02:27:24 Mark Wagner spoke in opposition to the request. Wagner also has concerns about traffic and the proposed density of the development.

Rebuttal:

02:34:05 Kathy Linares spoke in rebuttal. Linares discussed the proposed road improvements that will be made if this development is approved.

Commissioner Carlson requested the crash data associated with the area. Linares said that will be provided prior to the public hearing.

Deliberation:

02:36:55 Committee 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.

The Committee by general consensus placed this case on the Agenda for the September 7, 2023 Planning Commission public hearing at the Old Jail Building.