

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

February 8, 2024

NEW BUSINESS

CASE NO. 23-ZONE-0122

Request: Change in Zoning from R-4 to R-6 with District Development Plan and Binding Elements with waiver(s); change in Form District from Neighborhood to Suburban Marketplace Corridor

Project Name: 4933 W Pages Ln

Location: 4933 W Pages Ln

Owner: Ethos Investments LLC

Applicant: Ethos Investment, LLC

Representative: QK4

Jurisdiction: Louisville Metro

Council District: 14 – Cindi Fowler

Case Manager: Jay Luckett, AICP, 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 this report in advance of the meeting, and this report was available to any interested party prior to the public meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

Agency Testimony:

02:44:50 Jay Luckett provided an overview of the request and presented a PowerPoint presentation. Luckett responded to questions from Committee Members (see recording for details).

The following spoke in Neutral of this request:

Cindi Fowler, 601 W Jefferson, Louisville, KY 40202

Summary of testimony of those in Neutral:

02:49:20 Cindi Fowler is concerned about ingress and egress traffic. Fowler suggested a 2-story building instead of 3 story building. (See recording for details).

The following spoke in favor of this request:

Ashley Bartley, 9920 Corporate Campus Dr, Suite 1200, Louisville, KY 40205

Summary of testimony of those in favor:

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02.52.00 Ashley Bartley spoke in favor of the request and presented a PowerPoint presentation. Bartley responded to the questions from commissioners. (See recording for details).

The Following Spoke in Opposition of This Request:

Tony Keith, 5103 W Pages Lane, Louisville, KY 40258

James Jones, 6326 Winding Stream Dr, Louisville, KY 40270

Summary of testimony of those in Opposition:

03.07.00 Tony Keith was concerned about green space and traffic. (See recording for details).

03.12.00 James Jones was concerned about traffic and the difficulty for first responders to reach the area. Jones suggested smaller housing on the lot and for a night hearing on the case. (See recording for details).

Rebuttal:

03.11.30 Ashley Bartley said green space and open space requirements have been met. Bartley mentioned that the form district is changed only for the front parking area. (See recording for details).

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.

03:15:25 On a motion by Commissioner Carlson, seconded by Commissioner Kern, the following resolution, based on the staff analysis and evidence and testimony heard today, was adopted.

RESOLVED, the Louisville Metro Land Development & Transportation Committee does hereby continue case number 23-ZONE-0122 to be heard at the February 22, 2024, Louisville Metro Land Development & Transportation Committee Meeting.

The vote was as follows:

YES: Commissioners Kern, Cheek, Carlson, and Mims

ABSENT: Commissioner Sistrunk