

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**March 26, 2015**

**New Cases**

**CASE NO. 14ZONE1057**

<b>Request:</b>	Change in zoning from R-4 to R-5A; Detailed District Development Plan and Binding Elements; Preliminary Major Subdivision Plan; and Waivers.
<b>Project Name:</b>	Ashton Park, Phase II
<b>Location:</b>	7504-7508 Beulah Church Road
<b>Owner:</b>	Margaret D. Greenwell Revocable Trust
<b>Applicant:</b>	Blacketer Company
<b>Representative:</b>	Nick Pregliasco – Bardenwerper Talbott & Roberts PLLC Land Design & Development, Inc.
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	23 – James Peden

**Case Manager:** **David B. Wagner, 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. 5<sup>th</sup> Street.)

**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.**

**Agency Testimony:**

00:16:21 David Wagner presented the case and showed a Power Point presentation (see recording and staff report for detailed presentation.)

00:21:08 Mr. Wagner discussed comments received from interested parties, particularly from Apple Valley subdivision residents. Primary concerns were street connections into the subdivision, speeding, increased traffic, possible increase in criminal activity in the subdivision, having a traffic light at Beulah Church Road, and opposition to the 25-foot buffer requirement.

00:26:37 In response to a question from Commissioner Blake, Mr. Wagner discussed the 25-foot buffer waiver request.

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

Nick Pregliasco, Bardenwerper Talbott & Roberts PLLC, 10000 North Hurstbourne Parkway, Louisville, KY 40223

Ann Richard, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

Diane Zimmerman, Jacobs Engineering, 9911 Shelbyville Rd # 100, Louisville, KY 40223

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

00:28:43 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a Power Point presentation.

00:30:38 Mr. Pregliasco said the applicant is willing to remove the proposed connections if needed, due to the opposition from Apple Valley residents. He also discussed the waiver request and said the applicant is willing to change that to 10 feet (a 15-foot reduction), again to address oppositions' concerns.

00:36:55 Ann Richard discussed the buffer, landscaping, screening, and some other site issues.

00:37:58 Mr. Wagner discussed opposition to the traffic light and clarified the landscape buffer area location.

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

Jeffrey Hall, 8384 Grand Trevi Drive, Louisville, KY 40228

David Steff, 7812 Applevue, Louisville, KY 40228

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

00:39:14 Jeffrey Hall spoke in opposition to the waiver request, but in support of the street connections. Mr. Hall discussed proposed fencing.

00:42:15 David Steff, President of the Apple Valley Homeowner's Association, spoke in opposition to the street connections.

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00:44:19 Mr. Hall addressed one of Mr. Steff's comments regarding connectivity.

00:44:48 Mr. Pregliasco responded to the oppositions' comments, particularly those regarding connectivity, the waiver, keeping the stub street closed while construction was going on, and the requested fence.

00:46:53 Diane Zimmerman, an applicant's representative, discussed the traffic study and other traffic issues with Commissioner Brown.

00:51:39 Mr. Wagner added that he had received comments from the Kentucky Transportation Cabinet regarding this project.

00:52:10 Mr. Steff said Ms. Zimmerman's presentation dealt with residential traffic, not the outside traffic that would be generated if a cut-through was made available.

**The following spoke neither for nor against:**  
No one spoke.

**00:53:19 Commissioners' deliberation**

**00:57:40 The Committee by general consensus scheduled this case to be heard at the April 16, 2015 Planning Commission public hearing.**