

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**January 25, 2024**

**NEW BUSINESS**

**23-ZONE-0144**

Request: Change in Zoning from R-4 to R-5 & R-5A with Detailed District Development Plan and Binding Elements, and Variance, Sidewalk Waiver, and Major Preliminary Subdivision

Project Name: E Orell Road Multi-Family  
Location: 11801 E Orell Road  
Owner: Hermon Gohl  
Applicant: Marian Group  
Representative: Dinsmore & Shohl  
Jurisdiction: Louisville Metro  
Council District: 14 – Cindi Fowler  
Case Manager: Dante St. Germain, AICP, Senior Planner

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 the Office of Planning, at 444 South 5th Street).

**Agency Testimony:**

00:39:20 Dante St. Germain presented the case and showed a slideshow presentation. Germain responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

**The Following Spoke in Support of this Request:**

Cliff Ashburner, 101 S 5<sup>th</sup> Street, Ste 2500, Louisville, KY 40202

Diane Zimmerman, 12803 High Meadows Pike, Prospect, KY 40059

**Summary of Testimony of those in Support:**

00:51:45 Cliff Ashburner presented the case and showed a slideshow presentation. Ashburner responded to questions from the Commissioners (see recording for a detailed presentation).

01:11:00 Diane Zimmerman spoke about the traffic study. (See recording for a detailed presentation).

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**The Following Spoke in Neutral to this Request:**

Cindi Fowler, 601 W Jefferson St, Louisville, KY 40202

**Summary of Testimony of those in Neutral of this request:**

01:41:51 Cindi Fowler requested that walking path be provided around the site. Fowler raised concerns about traffic, public safety, and suggested fencing between the neighborhood and north of the complex. Fowler further suggested that brick be on the buildings. (See recording for a detailed presentation).

**The Following Spoke in opposition to the request:**

James Jones, 6326 Winding Stream Dr, Louisville, KY 40272

Sally Powers, 5404 Raymary Drive, Louisville, KY 40272

Chrissalyn Sharp, 5618 Pleasure Ct, Louisville, KY 40272

Misty Pack, 6204 Winding Stream Dr, Louisville, KY 40272

Timothy Whitaker, 11900 E. Orell Rd, Louisville, KY 40272

**Summary of Testimony of those in Opposition:**

01:19:25 James Jones was concerned about traffic. (See recording for a detailed presentation).

01:23:10 Sally Powers spoke about traffic and the increase in density. (See recording for a detailed presentation).

01:24:30 Chrissalyn Sharp spoke in opposition of the request. (See recording for a detailed presentation).

01:26:30 Misty Pack raised concerns about a blind spot along Flowervale and the reduction in greenspace. (See recording for a detailed presentation).

01:29:10 Timothy Whitaker also spoke about traffic and the reduction of greenspace. (See recording for a detailed presentation).

01:33:53 James Jones answered commissioner questions. (See recording for a detailed presentation).

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**Rebuttal:**

01:37:00 Cliff Ashburner explained that East Orell Road entrance will be used for construction traffic. Ashburner mentioned that the traffic study considered future traffic growth. (See recording for a detailed presentation).

**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.**

01:47:50 The Louisville Metro Land Development & Transportation Committee by general consensus schedule case number **23-ZONE-0144** to be heard at the **March 25, 2024, 6:00PM** Planning Commission public hearing to be held at the Southwest Government Center, 7219 Dixie Highway.