

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

February 13, 2025

NEW BUSINESS

CASE NO. 24-ZONE-0139

Request: Change in zoning from R-4 single family residential to R-6 multi-family residential with a detailed district development plan/major preliminary subdivision with conditions of approval.

Project Name: Lower Hunters Trace Subdivision
Location: 1918, 1922 & 1926 Lower Hunters Trace
Applicant: Habitat for Humanity
Representative: Sabak, Wilson & Lingo
Jurisdiction: Louisville Metro
Council District: 12 – Jonathan Joseph
Case Manager: Molly Clark, 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. 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 South 5th Street.)

Agency Testimony:

00:39:43 Molly Clark provided an overview of the request and presented a PowerPoint presentation. Clark responded to questions from Committee Members. (see recording for details)

The following spoke in favor of the request:

Matt Wolff, Sabak, Wilson & Lingo, 608 South 3rd Street Louisville, KY 40202

Leslie Woods, Habitat for Humanity, 1620 Bank Street Louisville, KY 40203

Summary of those in favor:

00:45:35 Matt Wolff spoke in favor of the request. Wolff presented a PowerPoint presentation. Wolff explained why the choices for the development plan had been made. Wolfe answered questions from Committee Members. (see recording for details)

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00:48:53 Leslie Woods spoke in favor of the request. Woods answered questions from Committee Members. (see recording for details)

The following spoke in opposition to the request:

Chris Kelty, 1910 Lower Hunters Trace Louisville, KY 40216

Summary of those in opposition:

00:53:53 Chris Kelty spoke in opposition of the request. Kelty stated that he is worried about property values. Kelty shared concerns about traffic. Kelty answered questions from Committee Members. (see recording for details)

Rebuttal:

None

Deliberation:

01:20:38 Committee deliberation

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.

RESOLVED, that the Louisville Metro Land Development & Transportation Committee by general consensus scheduled case number 24-ZONE-0139 to be heard at the March 6, 2025, Planning Commission public hearing.