

PLANNING COMMISSION MINUTES
March 20, 2025

PUBLIC HEARING

CASE NO. 24-DDP-0078

Request:	Revised Detailed District Development Plan, Revised Major Preliminary Subdivision, & Floyds Fork Overlay Review with a Floyds Fork Waiver
Project Name:	Aiken North Subdivision
Location:	16907 Aiken Rd; 16907 R Aiken Rd.
Applicant:	Aiken 103 Partners, LLC
Representative:	Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	19 – Anthony Piagentini
Case Manager:	Kaitlin Dever, Planner I

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 received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

Agency Testimony:

00:05:50 Kaitlin Dever stated that the case was continued from DRC at the applicant's request to allow for an increase in density from the original development plan. Dever responded to questions from Committee Members (see recording for details).

00:06:30 Laura Ferguson stated that Development Review Committee previously considered the matter, but due to increase in density, final action was shifted to Planning Commission for a recommendation to Metro Council for final approval or denial on density. (See recording for details).

00:12:20 Committee deliberation

00:15:35 Public Hearing reopened.

The following spoke in favor of the request:

John Talbott, Bardenwerper, Talbott, & Roberts, 1000 N Hurstbourne Pkwy, Louisville, KY 40222

Summary of testimony of those in favor:

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00:15:40 John Talbott spoke in support of the proposal and stated that the applicant wants to increase the density. Talbott stated that by reducing the number of units they plan to enhance the project amenities such as open space and recreational facilities. Talbott requested the Commission to review the revised plan with a final decision left to Metro Council. Talbott responded to questions from Committee Members (see recording for details).

The following spoke in opposition to the request:

Lucas Frazier, 15700 Piercy Mill Rd, Louisville, KY 40245

Casey Frazier, 15700 Piercy Mill Rd, Louisville, KY 40245

Summary of testimony of those in opposition:

00:22:20 Lucas Frazier spoke in opposition to the proposal and raised concerns about increase in density and proper notification was not given to the community. Frazier was concerned about potential increase in traffic, lots within flood plain area and lapse in correct information to public and due process. Frazier responded to questions from Committee Members. (See recording for details).

00:25:30 Casey Frazier spoke in opposition and raised concerns about increase in density and 20-hour notice for Planning Commission hearing. Frazier requested to continue the case citing the lack of proper notice and preparation. Frazier responded to questions from Committee Members. (See recording for details).

Rebuttal:

00:29:00 John Talbott requested the Commission to review the plan and recommend to Metro Council for final decision on density. Talbott stated that if the case was continued, with two weeks' time they will provide more information and resolve issues with community. Talbott responded to questions from Committee Members. (See recording for details).

00:30:40 Lucas Frazier stated that they agree to continue the case to April 10, 2025, Planning Commission public hearing with proper noticing to public. Frazier responded to questions from Committee Members. (See recording for details).

Deliberation:

00:31:00 Committee deliberation

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An audio/visual recording of the Development Review 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.

00:36:30 On a motion by Commissioner Mims, seconded by Commissioner Cheek, the following resolution, was adopted:

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** the case to the April 10, 2025, Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Cheek, Fischer, Kern, Bond, Lohan, Steff, Benitez, Lannert, Mims and Sistrunk