

**PLANNING COMMISSION MINUTES**  
**April 20, 2023**

**PUBLIC HEARING**

**CASE NO. 22-ZONE-0131**

Request:	Change in Zoning from R-R Rural Residential to R-4 Single-Family Residential, with Detailed District Development Plan with Binding Elements
Project Name:	Echo Trail Residential
Location:	2405 Echo Trail
Owner:	Long Run Creek Properties
Applicant:	Long Run Creek Properties
Representative:	Nick Pregliasco – Bardenwarper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	11 – Kevin Kramer
Case Manager:	Jay Lockett, AICP, Planner II

Notice of this public hearing appeared in **The Courier Journal**, a notice was posted on the property, and 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 Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:52:47 Jay Lockett discussed the case summary, standard of review and staff analysis from the staff report.

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

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223  
David Mindel, 5151 Jefferson Boulevard, Louisville, Ky. 40219  
Diane Zimmerman, 12803 High Meadows Pike, Prospect, Ky. 40059

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

00:58:49 Nick Pregliasco gave a power point presentation discussing the following: housing is greatly needed; proposal will be next to middle school; 49% to be preserved as open space; Traffic Impact Study was performed and turn lane was not warranted but will be provided; the Floyd Fork guidelines are not set in stone, only recommendations; proposed binding element; and the water quality treatment will be doubled (see recording for detailed presentation).

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01:20:55 David Mindel stated there will be a sidewalk in the right-of-way of Echo Trail. Also, a left turn lane will be provided at the entrance (see recording for detailed presentation).

01:44:32 Diane Zimmerman said it was requested that she evaluate traffic turn lanes on Echo Trail only (see recording for detailed presentation).

01:50:23 David Mindel discussed the homeowners' association and maintenance of the wetlands (see recording for detailed presentation).

#### **The following spoke in opposition to this request:**

Randy Strobo, 730 West Main Street, Suite 202, Louisville, Ky. 40202

Michael Farmer, 15100 Old Taylorsville Road, Fisherville, Ky. 40023

Tim Cook, 2410 Running Brook Trail, Fisherville, Ky. 40023

Lucas Frazier, 15700 Piercy Mill Road, Louisville, Ky. 40245

Harrell Hurst, 16200 Taylorsville Road, Fisherville, Ky. 40023

Steve Henry, 2550 Ransdell Avenue, Louisville, Ky. 40204

Jeff Frank, 16509 Bradbe Road, Fisherville, Ky. 40023

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

02:04:35 Randy Strobo said he appreciates what the applicant is trying to do, but the development will make the DRO worse. He also discussed the following: South Floyds Fork Area Plan has not been mentioned at all; plan is not in agreement with the Comprehensive Plan; water quality is worse; the proposed area needs protection; and storm water and sanitary sewers are problematic (see recording for detailed presentation).

02:10:25 Michael Farmer said there's been no discussion regarding traffic on Taylorsville side. The impervious surfaces and runoff will get worse (see recording for detailed presentation).

02:16:16 Tim Cook discussed the following: Floyds Fork is a treasure and needs to be preserved and protected; troubling to see the high-density homes; proposal will be a negative impact on the quality of life; wildlife; wetlands; flood plain; traffic; and there's more flooding now (see recording for detailed presentation).

02:21:21 Lucas Frazier asks that the Planning Commission look at the DRO as more than MSD's responsibility. MSD has given preliminary approval, but it's the Planning Commission's job to protect the DRO. The Land Development Code has the DRO language in it (see recording for detailed presentation).

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02:24:49 Harrell Hurst represents the Fisherville Area Neighborhood Association, FANA, which works to try to preserve the area. Planning needs to encompass the entire area, not just subdivision by subdivision (see recording for detailed presentation).

02:28:05 Steve Henry said he is depending on the Planning Commission to tell him how to save Floyds Fork and better plan Jefferson County (see recording for detailed presentation).

02:32:22 Jeff Frank gave a power point presentation discussing the following: the proposal is 100% in the DRO and the applicant bought it that way; the traffic impact study is too narrow; storm water issues need to be solved before new developments; and flooding is increasing (see recording for detailed presentation).

#### Rebuttal

02:53:12 Nick Pregliasco said the Comprehensive Plan review had all checks in the staff report today. The Small Area Plan goal is to have subdivisions where more open space is preserved (see recording for detailed presentation).

02:57:58 David Mindel mentioned subdivisions in the past that were rezoned and approved by the Planning Commission. The proposal exceeds the requirements and is appropriate for the area (see recording for detailed presentation).

#### Deliberation

03:03:54 Planning Commission deliberation.

**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.**

#### **Zoning Change from R-R, Rural Residential to R-4, Single Family Residential**

On a motion by Commissioner Brown, seconded by Commissioner Sistrunk, the following resolution based on the testimony heard today.

**WHEREAS**, the Louisville Metro Planning Commission finds that R-R is more appropriate than the proposed R-4 due to the impacts it would have on both the environment and traffic in the area.

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**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council the change in zoning from R-R, Rural Residential to R-4, Single Family Residential on property described in the attached legal description be **DENIED**.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Pennix, Sistrunk and Howard**

**NO: Commissioners Cheek, Fischer and Mims**

**NOT PRESENT AND NOT VOTING: Commissioner Lewis**