

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
March 9, 2023

NEW BUSINESS

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

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:54:48 Jay Lockett discussed the case summary from the staff report and indicated the application was ready for a public hearing (see video for presentation).

00:57:47 Commissioner Mims asked if the roadways meet minimum standards as required by the subdivision regulation. Lockett clarified that Echo Trail was up to standards.

00:59:07 Commissioner Carlson asked if the development required a traffic study. Lockett mentioned the traffic study performed on the large development was used along with the numbers from the middle school as well as the new development were combined together.

00:59:46 Commissioner Mims inquired about Beckley Creek Park. Lockett clarified the park is across Echo Trail.

01:00:03 Commissioner Cheek asked if there is a sidewalk being proposed along the road to the adjacent school property. Lockett mentioned there is a proposed sidewalk along Echo Trail and assumes the school is proposing a sidewalk as well.

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The following spoke in favor of this request:

Nick Pregliasco, Bardenwarper, Talbott & Roberts, 1000 N. Hurstbourne Parkway 2nd Floor, Louisville, KY 40223

David Mindel, Mindel Scott, 5151 Jefferson Blvd, Louisville, KY 40223

Summary of testimony of those in favor:

01:00:46 Nick Pregliasco spoke in favor of the application. Pregliasco stated this is a proposed zone change from a zone R-R to R-4 to allow a 103-lot subdivision with development potential transfer. Pregliasco also mentioned a left turn lane will be provided for the project.

01:12:19 David Mindel spoke in favor of the application. Mindel verified the entrance coming in off Echo Trail is in the same exact spot as the other primary location that was approved years ago. Mindel also provided details about the roads being placed on the ridge tops to help eliminate as many tree as possible and dirt being moved on site.

01:17:12 Commissioner Cheek questioned the water quality. Mindel clarified that the requirement is 6 inches over the area and have agreed to double that to .12 inches.

01:18:13 Commissioner Mims followed up to Commissioner Cheeks questions and asked if the same development group had an agreement to utilize the water basin. Pregliasco confirmed that it is all own by the development group.

The following spoke in opposition to the request:

Randy Strobo, Strobo Barkley, 730 W. Main Street Suite 202, Louisville, KY 40202

Jeff Frank, 16509 Bradbe Rd, Fisherville, KY 40023

Summary of testimony of those in opposition:

01:21:18 Randy Strobo spoke in opposition to the application. Strobo believes that it doesn't follow the spirit or the intent of the DRO. Strobo also stated that it doesn't comply with pending regulations.

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01:24:58 Jeff Frank spoke in opposition to the application. Frank stated the development is not recommended for the environment or the water ways. Frank and Commissioner Mims further discussed the Floyds Fork Regulation.

REBUTTAL

01:41:15 Nick Pregliasco acknowledged the comments from others and will commit to working with Jeff Frank as well as others.

01:41:42 Commissioner Carlson questioned the 20-minute response time and asked for a delay in time so the road improvements could be completed. Pregliasco stated that he would look more into that information.

01:43:18 Commissioner Mims asked if the fire district had any concerns with the roadway situation. Pregliasco stated that he would look more into the information.

Deliberation

01:44:47 Land Development and Transportation Committee deliberation.

An audio/visual recording of the Land Development & Transportation Committee meeting 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.

01:46:21 The Committee by general consensus scheduled this case to be heard at the **April 20, 2023**, Planning Commission public hearing