

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 22, 2023

NEW BUSINESS

23-ZONE-0053

Request: Change in Zoning from R-4 and R-5 to R-5A with Detailed District Development Plan/Major Preliminary Subdivision Plan with Binding Elements, a Variance, and Waiver(s)
Project Name: Dongar Fern Valley Apartments
Location: 4111 & 4113 Fern Valley Road
Owner: David and Sharon Strickland
Applicant: Paul Dongar
Jurisdiction: Louisville Metro
Council District: 2 – Barbara Shanklin
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 Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

01:23:00 Jay Lockett presented the applicant's proposal for apartment 44 units.

01:28:16 Commissioner Mims clarified if there is an internal cross-connection. Jay Lockett responded no.

The Following Spoke in Support of This Request:

John Talbott, 1000 North Hurstbourne Parkway, 2nd Floor, Louisville, KY 40223

David Mindel, 5151 Jefferson Boulevard, Louisville, KY 40219

Tony Curtis, 700 West Liberty Street, Louisville, KY 40203

Summary of Testimony of Those in Support:

01:30:05 John Talbott advocated for the preservation of landscape.

01:39:15 Commissioner Mims recognized the size of the proposed pipe. David Mindel established the pipe to be 24-to-30 inches.

The Following Spoke in Opposition of This Request:

Linda Clements, 4109 Dellafay Drive, Louisville, KY 40219

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Theora Hudson, 4104 Dellafay Drive, Louisville, KY 40219

Summary of Testimony of Those in Opposition:

01:41:44 Linda Clements established that she is one of the neighbors that opposes the proposal. Clements recognized that this is a flood zone.

01:45:05 Theora Hudson confirmed that there is no room for the proposal. Hudson acknowledged the lack of the FEMA flood plain in the paperwork.

Rebuttal:

01:48:51 John Talbott advocated for approval of the development plan.

01:49:52 David Mindel acknowledged that the FEMA flood plain is shown on a drawing of the plan. Mindel advocated for the detention compensation basin to be 1 foot above the flood plain.

01:51:00 Commissioner Mims clarified if MSD regulations call for 2 feet. Tony Kelly confirmed that 2 feet is for residences.

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.

01:58:35 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0053 to be heard at the August 3rd, 2023 Planning Commission public hearing.