

### *Sweetwater Springs Development Update*

The 35-acre farm located at the intersection of Blankenbaker Parkway and Watterson Trail has been sold by the Reichenbach family to a company owned by Hagan Properties, Inc., Hagan Properties has proposed building an apartment complex and commercial center on the site and has begun the process to have the site re-zoned for development.

This is a major development in the city, and residents will likely have many questions about the proposed rezoning and how it will affect the City. In order to keep the city informed of the proceedings, the City of Douglass Hills wants to provide information about the case and the ways that residents can participate in the review process.

There are a number of key issues to alert the public about that are summarized below:

- The request for rezoning will be reviewed through the Louisville Metro Planning Commission, but the City of Douglass Hills Council will make the final decision. The law is well established that, similar to a jury, Council Members must refrain from commenting on any zoning case prior to receiving the record of the Planning Commission and its recommendation. Please do not attempt to talk to your Council Members about this case before the Planning Commission has completed its review and issued its recommendation to the City of Douglass Hills Council.
- Residents should instead make their comments on the project known by directly contacting the Planning Commission, through the planner that is assigned to this case, or by testifying at the public hearing held by the Planning Commission. The planner in charge of this case is Jay Luckett, Planning Supervisor, 444 South Fifth Street, Louisville, KY 40202, (502) 574-5159, [jay.luckett@louisvilleky.gov](mailto:jay.luckett@louisvilleky.gov). Resident comments on this case, Case Number 24-ZONEPA-0054, should be directed to the planner. Please identify yourself and the case number in any correspondence.
- Zoning matters are decided on facts applied to standards in the Comprehensive Plan and Land Development Code. Therefore, effective resident comments relate to objective impacts, like drainage, traffic congestion, buffering through landscaping, berms, and walls. Subjective statements, like “I don’t like it,” or “I want something else,” are not effective.
- The Planning Commission will schedule a public hearing on this case, at which time residents can testify as to their views on the project. In addition, resident comments made prior to the public hearing through e-mail or letter to the planner identified above will also be made part of the official record of this case. Often, resident comments made to the planner can impact the review of the case. *It is vitally important that all residents interested in this case put their comments into the official Planning Commission record.*
- After the Planning Commission holds its public hearing, it will issue a recommendation to the City of Douglass Hills, either for the City to approve the rezoning or deny the

rezoning. The City of Douglass Hills Council will have 90 days following that recommendation to either approve or deny the rezoning request. The decision of the City of Douglass Hills will be made at a city council meeting which is open to the public.

- The City of Douglass Hills by law must either rely upon the official case record created by the Planning Commission or conduct its own public hearing. In all but the most extraordinary circumstances, the City will rely on the record created by the Planning Commission, so if you are interested in this case, *it is vitally important that you either attend the Planning Commission public hearing or submit your comments in a letter or e-mail to the Planner identified above.*
- At the Douglass Hills City Council meetings(s) at which the case will be considered after the Planning Commission makes its recommendation, the developer will be allowed to summarize the evidence it put into the record before the Planning Commission. Residents will be also be allowed to comment, but only about information that the resident also submitted into the official Planning Commission record, or on topics that are already part of the official public record.
- There are multiple public meetings in any zoning case:
  - a. First there will be a “Neighborhood Meeting” held at a location near the site and hosted by the developer and its representatives. This is not a public hearing but is a more informal introductory meeting required as part of the Planning Commission application procedures. This meeting was held by the developer on May 22<sup>nd</sup>, 2024 at Middletown Community Center, 11700 Main Street, Middletown, KY.
  - b. There will be one or more Planning Commission committee hearings that are held prior to the Planning Commission scheduling the Public Hearing. These Planning Commission committee meetings are open to the public and the committee will accept public testimony at these meetings.
  - c. Finally, once the official Public Hearing date is set, notice will be given by mail to nearby property owners and residents, a notice sign will be posted on the property, and a notice ad will run in the Courier-Journal legal ads. In addition, the City of Douglass Hills will post the time and location of the public hearing on the City website.
- The City will post on its website important dates as the case goes through its review. Please check at the end of this explanation for upcoming dates.

**Upcoming dates**