

Sweetwater Springs Development Update

Hagan Properties has proposed building an apartment complex and commercial center on the 35-acre farm located at the intersection of Blankenbaker Parkway and Watterson Trail. Four neighborhood meetings and a public hearing have been held on the plan. The Douglass Hills City Council will make the final approval or denial of the plan.

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:

- The request for rezoning has been reviewed through the Louisville Metro Planning Commission, which has issued a recommendation in favor of approving the development to the City of Douglass Hills Council which 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 outside of an official public meeting.
- Zoning matters are decided on facts applied to standards in the Comprehensive Plan and Land Development Code. Therefore, relevant concerns are those that relate to objective impacts, like drainage, traffic congestion, buffering through landscaping, berms, and walls. Subjective concerns such as "I don't like it," or "I want something else," are not effective or relevant.
- The decision of the City of Douglass Hills to approve or deny the project will be made at a city council meeting which is open to the public. Approval of the rezoning must be done by ordinance and any ordinance takes two readings at two separate meetings to be adopted.
- The City of Douglass Hills 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.
- At the Douglass Hills City Council meetings(s) at which the case will be considered, 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 residents also submitted into the official Planning Commission record, or on topics that are already part of the official public record.

Upcoming dates:

1. City of Douglass Hills Council discussed the Sweetwater Springs development at its City Council meeting on January 15th 2026. A Zoning Committee meeting will be held to further discuss the project on Monday the 2nd day of February at 5:30 p.m. The City's next regularly scheduled City Council meeting will be held on February 5th, 2026 at 6 p.m. and on that agenda will be the first reading of an ordinance approving the Sweetwater Spring development.