

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**December 8, 2022**

**NEW BUSINESS**

**CASE NO. 22-ZONE-0012**

Request: Change in zoning from R-4 to R-7, with Detailed District Development Plan and Binding Elements, and Waivers, and Alternative Plan for Connectivity

Project Name: 4700 S Hurstbourne Parkway Rezoning

Location: 4700 S Hurstbourne Parkway, Parcel ID 004405130000, 004404680000

Owner: 4700 S Hurstbourne Parkway LLC

Applicant: 4700 S Hurstbourne Parkway LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 26 – Brent Ackerson

Case Manager: Dante St. Germain, AICP, Planner II

**This case was heard at the same time at 22-ZONE-0076.**

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:**

01:57:20 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing. Wanting to go from a Single Family to Multi-Family. She is proposing 360 units and is requesting that the state make a private street to a public right of way.

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

Nick Pregliasco, Bardenwerper Talbott & Robert PLLC, 1000 N Hurstbourne Parkway, Suite 200, Louisville, Ky. 40223

Kent Gootee, Mindel Scott and Associates, 5151 Jefferson Blvd, Louisville, Ky. 40219

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

02:01:32 Nick Pregliasco spoke in support of the application and gave a power point presentation. They are requesting that make a private road into a public road.

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**December 8, 2022**

**NEW BUSINESS**

**CASE NO. 22-ZONE-0012**

Public road will start on Bardstown and end on Hurstbourne. They changed the plans by moving the trash compacter and removing the 17 parallel parking spaces.

02:07:02 Kent Gootee was charged by Mrs. Hicks to put up better screening behind her house when it came to the parking lot of the development. He is also going to put 3ft hedges around the parking lot.

02:09:30 Commissioner Carlson feels that Binding Element #7 could have better wording. He feels that the language is too vague.

**The following spoke as neutral to the request:**

Whitney Meadow 7719 Nalan Drive, Louisville, KY 40291.

**Summary of testimony of those in neutral:**

02:11:27 Whitney Meadow spoke as a neutral party. Meadow is concerned about the traffic in that area. She would like to see a report of how many accidents have happened in that area. She is concerned that with that much traffic will it impact the pavement on the highway because they will not get another chance until 2040.

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

Maddison Hicks 4905 Walnut Hills Drive, Louisville, KY 40299

Bob Gunter 4903 Walnut Hills Drive, Louisville, KY 40299.

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

02:15:02 Maddison Hicks spoke in opposition to the request. She feels that the recent plans and current plans are the same the only thing different is the 17 parking spaces were removed. She thought it was strange that one person was singled out when it came to the berm.

02:16:33 Bob Gunter spoke in opposition to the request. He feels the proposal will make things worse in the area. Things need to be explored more and thinks it wrong to move forward.

**REBUTTAL**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**December 8, 2022**

**NEW BUSINESS**

**CASE NO. 22-ZONE-0012**

02:18:00 Nick Pregliasco will go over some of the comments in the Planning Commission Meeting. Purposing a million dollars to connect to roadways.

02:19:30 Commissioner Carlson asked are you estimating one million dollars for the road. Kent Gootee that is our goal. Sidewalks will be included.

**Deliberation**

02:20:25 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.**

The Committee by general consensus scheduled this case to be heard at the **January 17, 2023**, special Planning Commission public hearing to be conducted at the Central Government Center, 7201 Outer Loop, Louisville at 6:30 p.m.



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES  
December 8, 2022**

**NEW BUSINESS**

**CASE NO. 22-ZONE-0076**

Request:	Change in Zoning from R-4 & C-2 to R-6, C-1 and C-2; Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements, Variances and Waivers
Project Name:	4900 S Hurstbourne Parkway Apartments
Location:	4900 S Hurstbourne Parkway, 5119 & 5201 Bardstown Road, Parcel ID 005002700000, 00502710000
Owner:	4700 S Hurstbourne Parkway LLC; Southeast Storage LLC, Roman Catholic Bishop of Louisville
Applicant:	4700 S Hurstbourne Parkway LLC
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	26 – Brent Ackerson
Case Manager:	Dante St. Germain, AICP, Planner II

**This case was heard at the same time at 22-ZONE-0012. See above details.**

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.)

**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.**

The Committee by general consensus scheduled this case to be heard at the **January 17, 2023**, special Planning Commission public hearing to be conducted at the Central Government Center, 7201 Outer Loop, Louisville at 6:30 p.m.

**PLANNING COMMISSION MINUTES**  
**November 14, 2022**

**PUBLIC HEARING**

**CASE NO. 22-ZONE-0076**

Request: Change in Zoning from R-4 & C-2 to R-6, C-1 and C-2, Waivers, Variance, and General Plan with Binding Elements  
Project Name: 4900 S Hurstbourne Parkway Apartments  
Location: 4900 S Hurstbourne Parkway, 5119 & 5201 Bardstown Road, Parcel ID 005002700000, 0050027100000  
Owner: 4700 S Hurstbourne Parkway LLC, Southeast Storage LLC, Roman Catholic Bishop of Louisville  
Applicant: 4700 S Hurstbourne Parkway LLC  
Representative: Bardenwerper, Talbott & Roberts, Mindel Scott  
Jurisdiction: Louisville Metro  
Council District: 26 – Brent Ackerson  
Case Manager: Dante St. Germain, 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.)

***This case was heard at the same time at 22-ZONE-0012.***

**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.**

03:02:00 Planning Commission deliberation. Laura Ferguson recommended the Planning Commission continue the case to allow the applicant to make changes based on the conversion of the road to public road.

**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.**

03:15:45 On a motion by Commissioner Carlson, seconded by Commissioner Sistrunk, the following resolution was adopted:

**PLANNING COMMISSION MINUTES**  
**November 14, 2022**

**PUBLIC HEARING**

**CASE NO. 22-ZONE-0076**

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **CONTINUE** the case to the December 8, 2022 Land Development & Transportation Committee meeting to consider the major subdivision, any waivers and variances associated with that, any changes that are proposed for the plan, and the wording of the proposed binding elements, and LD&T shall schedule a night hearing to discuss only those items.

**The vote was as follows:**

**YES: Commissioners Price, Carlson, Cheek, Howard, Sistrunk, Mims, Brown, and Lewis**

**NO: No one.**

**NOT PRESENT AND NOT VOTING: Commissioners Clare and Pennix.**

**ABSTAINING: No one.**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**October 13, 2022**

**OLD BUSINESS**

**Case No. 22-ZONE-0076**

Request: Change in zoning from R-4 & C-2 to R-5, C-1 & C-2, with Detailed District Development Plan, Binding Elements, Waiver and Variance

Project Name: 4900 S Hurstbourne Parkway Rezoning

Location: 4900 S Hurstbourne Parkway, 5119 & 5201 Bardstown Road, Parcel ID 005002700000, and Parcel ID 005002710000

Owner: 4700 S Hurstbourne Parkway LLC, Southeast Storage LLC, Roman Catholic Bishop of Louisville

Applicant: 4700 S Hurstbourne Parkway LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 26 – Brent Ackerson

**Case Manager: Dante St. Germain, AICP, Planner II**

***\*\*\*This case and 22-ZONE-0012 were heard simultaneously\*\*\****

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

**An audio/visual recording of the Land Development and 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.**

**The Committee by general consensus scheduled this case to be heard at the November 14, 2022 special evening hearing of the Planning Commission, starting at 6:30 p.m., to be held at the Central Government Center, 7201 Outer Loop, Louisville.**



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES  
September 22, 2022**

**NEW BUSINESS**

**CASE NO. 22-ZONE-0076**

Request: Change in zoning from R-4 & C-2 to R-6, C-1 & C-2, with Detailed District Development Plan and Binding Elements, and Waiver and Variance

Project Name: 4900 S Hurstbourne Parkway Rezoning

Location: 4900 S Hurstbourne Parkway, 5119 & 5201 Bardstown Road, Parcel ID 005002700000, 005002710000

Owner: 4700 S Hurstbourne Parkway LLC, Southeast Storage LLC, Roman Catholic Bishop of Louisville

Applicant: 4700 S Hurstbourne Parkway LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 26 – Brent Ackerson

Case Manager: Dante St. Germain, AICP, Planner II

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:**

02:53:05 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

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

John Talbott, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

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

02:57:50 John Talbott gave a power point presentation discussing the revised plan. The intent of building a road is not to be used as a public road, but to mitigate impacts the proposal will create (see recording for detailed presentation).

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

Steve Porter, 2406 Tucker Station Road, Louisville, Ky. 40299  
Madison Hicks, 4905 Walnut Hills Drive, Louisville, Ky. 40299

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



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**September 22, 2022**

**NEW BUSINESS**

**CASE NO. 22-ZONE-0076**

03:03:12 Steve Porter said this case and the previous case should be considered together (see recording for detailed presentation).

03:03:24 Madison Hicks discussed the following: traffic; look of the buildings (rural); and the proposal is not appropriate or compatible (see recording for detailed presentation).

**Deliberation**

03:05:00 Land Development and Transportation 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.**

On a motion by Commissioner Brown, seconded by Commissioner Mims, the following resolution was adopted.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the October 13, 2022 LDT meeting to give the applicant an opportunity to address the concerns brought up at today's meeting.

**The vote was as follows:**

**YES: Commissioners Brown, Daniels, Mims and Sistrunk**  
**NOT PRESENT AND NOT VOTING: Commissioner Carlson**