

**MINUTES OF THE MEETING**  
**OF THE**  
**LOUISVILLE METRO LAND DEVELOPMENT & TRANSPORTATION COMMITTEE**

**December 22, 2016**

A meeting of the Louisville Metro Land Development and Transportation Committee was held on December 22, 2016, at 1:00 p.m. at the Old Jail Building, 514 W Liberty Street, Louisville, KY 40202.

**Committee Members present:**

Marilyn Lewis, Chair  
Robert Peterson, Vice Chair  
Jeff Brown  
Marshall Gazaway  
Rich Carlson

**Staff Members present:**

Emily Liu, Planning Director  
Joe Reverman, Assistant Director  
Brian Davis, Planning Manager  
Brian Mabry, Planning Supervisor  
Laura Mattingly, Planner I  
Joel Dock, Planner I  
Beth Jones, Planner II  
John Carroll, Legal Counsel  
Tony Kelly, MSD  
Tammy Markert, Transportation Planning  
Kristen Loeser, Management Assistant

The following cases were heard:

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
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**Approval of the December 8, 2016 LD&T Meeting Minutes**

**00:02:01** On a motion by Commissioner Carlson, seconded by Commissioner Gazaway, the following resolution was adopted:

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on December 8, 2016.

**The vote was as follows:**

**Yes: Gazaway, Carlson, and Lewis**

**Absent: Peterson**

**Abstain: Brown**

**No: None**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
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**NEW BUSINESS**

**CASE NUMBER 16DEVPLAN1196**

Project Name:	LINAK Expansion
Location:	11710 La Grange Road
Owner(s):	Stanflo Properties, LLC
Applicant:	LINAK US, Inc.
Representative(s):	Mindel, Scott & Associates
Project Area/Size:	15.59 acres
Existing Zoning District:	CM, Commercial-Manufacturing
Existing Form District:	SW, Suburban Workplace
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Joel P. Dock, Planner I

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 and Transportation Committee meeting (The 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 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.**

*Note: Vice Chair Peterson arrived at approximately 1:05 p.m.*

**Agency Testimony:**

**00:03:22** Joel Dock presented the case (see Staff Report and recording for detailed presentation).

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

Kent Gootee, 5151 Jefferson Blvd., Louisville, KY 40219  
Greg Oakley, PO Box 7368, Louisville, KY 40257

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

**00:16:48** Kent Gootee spoke on behalf of the applicant. He stated that they do not have a detailed elevation available at this time, but the elevation will be in conformance with the LDC once it is finished. They would be happy to have this added as a binding element. They are seeking a waiver to amend the outdoor amenity area to 10% of the

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total office space. The amenity area will have outdoor seating and picnic tables and will have multiple entrances.

LINAK's distribution facility is located in the Eastpoint Business Park, which abuts the subject property. They would like to create an access between the two facilities, which they feel would ease traffic in the area. Sidewalks will be connected between the two facilities as well. A 50 ft. buffer with tree preservation will be provided around the residential properties adjacent to the site, but no one resides on these properties at this time.

**00:22:19** Greg Oakley participated in developing the Eastpoint Business Center ten years ago. He stated that it was always the intent of the development partners to include this parcel as an extension of Eastpoint. When the property was rezoned in 2000, it was agreed that English Station Road would be widened, but LINAK will not participate in the widening of LaGrange Road.

**00:29:19** Mr. Gootee said they are willing to accommodate a TARC stop along LaGrange Road, if needed.

**00:29:39** Joel Dock discussed the binding elements with the Commissioners.

**00:31:45** Mr. Oakley stated that LINAK will not buy this property until the development plan is approved. LINAK will not take part in the widening of LaGrange Road, and they would like some kind of assurance from State that the widening of the road will be funded.

**00:40:15** There was discussion between the Commissioners regarding amending the language of binding element number 12.

**00:42:51** **Deliberation**

**00:46:38** On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

**Waiver**

**WHEREAS**, the Louisville Metro Land Development and Transportation Committee finds that as identified on the development plan, wetlands are shown in Southeast corner of the subject site. Army Core of Engineers approval for wetland disturbance will

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be required prior to MSD construction plan approval. Landscaping and tree canopy will be provided as required by the Land development Code, and

**WHEREAS**, the Committee further finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community will be provided as the subject site provides entrances for pedestrian and vehicular traffic along English Station Road. Necessary right-of-way as required by the Land Development Code is being provided along all road frontages. Sidewalks will be provided along all road frontages, and

**WHEREAS**, the Committee further finds that open space will be provided to facilitate landscaping, tree canopy, and detention basins within the subject site. Additionally, open space in the form of an outdoor amenity area will be provided for the benefit of employees of the proposed use, and

**WHEREAS**, the Committee further finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community, and

**WHEREAS**, the Committee further finds that the overall site design and land uses are compatible with the surrounding area. The subject site abuts to the East a large business center of mixed commercial and industrial uses with easy access to major transportation corridors. Additionally, Transitional design standards are applied along the West and South property lines as the site abuts a Neighborhood form district. Transitional buffers and site design will be provided on the subject site to mitigate any adverse impacts to adjacent residentially zoned or used property, and

**WHEREAS**, the Committee further finds that the development plan conforms to applicable guidelines and policies of the Comprehensive Plan as Guideline 6, Policies 4, 6, & 7 encourage the location of industry with high traffic volumes and employment to be within or adjacent to existing activity centers along major roadways within close proximity to interstate interchanges. The subject site abuts the Eastpoint Business Center and is located at an intersection of an arterial and collector level roadway. Interstate access is available along La Grange Road or Old Henry road via English Station Road; now, therefore be it

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee, in Case Number 16DEVPLAN1196, does hereby **APPROVE** the Waiver of Land Development Code (LDC), section 5.12.2.A.1 to reduce required outdoor amenity area based on testimony heard today and the Staff Report.

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**CASE NUMBER 16DEVPLAN1196**

**The vote was as follows:**

**Yes: Brown, Gazaway, Carlson, Peterson, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

**00:47:33** On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

**Revised General/Detailed District Development Plan**

**WHEREAS**, the Louisville Metro Land Development and Transportation Committee finds that the waiver will not adversely affect adjacent property owners as the outdoor amenity area is located to the rear of the facility near the truck loading bays and is not intended to serve the needs of adjacent property or businesses, and

**WHEREAS**, the Committee further finds that the waiver will not violate specific guidelines of Cornerstone 2020 as Guideline 4, Policy 1 calls for open space that is designed to meet outdoor recreation, natural resource protection, aesthetic, cultural and educational or public, health and safety needs. The outdoor amenity area is intended for the use of employees only and is based on the office square footage only, as well being a reflection of employment needs, and

**WHEREAS**, the Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the outdoor amenity would be restricted to employees only, and

**WHEREAS**, the Committee further finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant as the outdoor amenity is being reduced to reflect office use and employment; now, therefore be it

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee, in Case number 16DEVPLAN1196, does hereby **APPROVE** the Revised General/Detailed District Development Plan based on the Staff Report and testimony heard today, noting that the plan shall be revised to state that a boarding pad will be

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provided in accordance with TARC standards if a bus stop exists along this frontage, and **SUBJECT** to the following binding elements:

**Binding Elements**

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/ alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. ~~Prior to development of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan from the Planning Commission. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:~~
  - a. ~~screening, buffering, landscaping, tree preservation~~
  - b. ~~density, floor area, size and height of buildings~~
  - c. ~~points of access and site layout with respect to on-site circulation~~
  - d. ~~land uses~~
  - e. ~~signage~~
  - f. ~~loading berths~~
  - g. ~~parking~~
  - h. ~~sidewalks~~
  - i. ~~site design elements relating to alternative transportation modes~~
  - j. ~~outdoor lighting~~
  - k. ~~minor subdivision plat approval~~
  - l. ~~air pollution~~
  - m. ~~the timing of construction to coincide with the availability of flood protection measures, municipal sewer and water service, and adequate fire protection~~
  - n. ~~dumpsters~~
2. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
3. There shall be no outdoor storage on the site. ~~There shall be no direct access from any parcel onto either LaGrange Road or English Station Road.~~
4. **There shall be no direct vehicular access to La Grange Road.**
5. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light

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standard shall be set so that no light source is visible off-site. Light levels due to lighting on the subject site shall not exceed two foot candles measured at the property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter

6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

~~7. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:~~

- ~~a. The development plan must receive full construction approval from the Jefferson county Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).~~
- ~~b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.~~
- ~~c. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.~~

**7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:**

- a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.**
- b. A minor plat or legal instrument shall be recorded dedicating the right-of-way as proposed/shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.**
- c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.**



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**d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance**

8. If a building permit is not issued within ~~one~~ **two-years** of the date of approval of the plan ~~or rezoning, whichever is later~~, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Natural Resources Conservation Service recommendations. Documentation of the MSD's approval of the plan shall be submitted to the Planning Commission prior to commencement of any clearing, grading, or construction activities.
11. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
12. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the ~~September 21, 2000 Planning Commission meeting~~ **December 22, 2016 Land Development and Transportation Committee meeting and be in compliance with Land Development Code transitional standards for building façade treatments. Final renderings shall be submitted to staff for approval prior to issuance of building permit.**
13. ~~No C-2 type uses shall be permitted on any lots. The following C-1 uses, if ever considered, shall be prohibited in buildings located on Lots 1, 8 and 9: beer depots, liquor stores, gas stations, automobile service repair and car washes.~~
14. ~~With respect to lots 1, 2, 8 and 9, No docks or service doors shall face English Station Road.~~

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**13. No loading dock doors shall face English Station Road.**

~~15. With respect to lots 8 and 9, only retail, office, office/service or office/warehouse uses are permitted.~~

~~16. Building materials shall be limited to a combination of glass, dryvit, stone, split-face block and/or brick on all buildings on all lots.~~

~~17. A continuous 3-4 foot high hedge at time of planting shall be planted along the south and west sides of lot 8 and along the west side of lot 9.~~

14. All internal utilities shall be installed underground.

~~19. No chain link fences shall be permitted.~~

15. Lighting should be directed down and away from residential properties.

~~21. The applicant shall widen English Station Road to 24' between the south property line up to the entrance and 36' from the entrance to the intersection of LaGrange Road.~~

**16. The applicant shall widen English Station Road to 24' beginning at the South property line up to the northern-most development entrance shown on the development plan where it shall be widened to 36' until terminating at La Grange Road. ~~The applicant shall also provide a left turn lane from La Grange Road to English Station Road.~~ Construction plans, bond, and permit will be required from the Louisville Metro Department of Public Works.**

**17. Construction approval from the Metropolitan Sewer District into any portion of the 25' wetland buffer or wetlands of the existing pond largely contained on adjacent Lot 228 shall not be granted until the Army Corps of engineers has given approval and issued permits allowing the wetland to be modified or a determination has been made by the Army Corps of Engineers that the pond is a non-jurisdictional wetland.**

**18. The development shall not exceed 168,754 square feet of gross floor area.**

**19. Based on the traffic report prepared on 11/14/16, a left turn lane on LaGrange Road is warranted. A certificate of occupancy shall not be issued until state funding has been authorized for the construction of a left turn lane on LaGrange Road to English Station Road, unless KYTC determines the turn lane is not warranted prior to occupancy of the building.**

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**NEW BUSINESS**

**CASE NUMBER 16DEVPLAN1196**

**The vote was as follows:**

**Yes: Brown, Gazaway, Carlson, Peterson, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

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**NEW BUSINESS**

**CASE NUMBER 16STREETS1023**

Project Name: Autocenter Drive  
Location: Swope Autocenter Drive from Bunsen Pkwy to its terminus  
Owner: TT of HD Louisville Property LLC, Automotive Management Services  
Applicant: John J. Kendrick II, Esq, Automotive Management Services  
Representative: Chris Brown, BTM Engineering  
Jurisdiction: Forest Hills  
Council District: 18- Marilyn Parker  
Case Manager: Laura Mattingly, Planner I

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 and Transportation Committee meeting (The 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 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.**

**Agency Testimony:**

**00:50:30** Laura Mattingly presented the case (see Staff Report and recording for detailed presentation).

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

Chris Brown, 3001 Taylor Springs Drive, Louisville, KY 40220

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

**00:52:27** Chris Brown spoke on behalf of the applicant. He stated that the applicant is requesting the street name change since Swope no longer owns the property. This is a private road that serves this lot and the neighboring lots.

**00:54:03** On a motion by Vice Chair Peterson, seconded by Commissioner Carlson, the following resolution was adopted:

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**NEW BUSINESS**

**CASE NUMBER 16STREETS1023**

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee, in Case Number 16STREETS1023, does hereby **SCHEDULE** the case to be heard on the Consent Agenda at the January 5, 2017 Planning Commission public hearing.

**The vote was as follows:**

**Yes: Brown, Gazaway, Carlson, Peterson, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

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**NEW BUSINESS**

**CASE NUMBER 16STREETS1024**

Project Name:	Hoover Barton Road
Location:	17301 Taylorsville Road
Owner:	Imogene Schooler
Applicant:	Imogene Schooler
Representative:	Imogene Schooler
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Joel Dock, Planner I

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 and Transportation Committee meeting (The 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 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.**

**Agency Testimony:**

**00:55:16** Joel Dock presented the case (see Staff Report and recording for detailed presentation).

**00:59:00** On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee, in Case Number 16STREETS1024, does hereby **SCHEDULE** the case to be heard on the Consent Agenda at the January 5, 2017 Planning Commission public hearing.

**The vote was as follows:**

**Yes: Brown, Gazaway, Carlson, Peterson, and Lewis**  
**Absent: None**  
**Abstain: None**  
**No: None**

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**NEW BUSINESS**

**CASE NUMBER 16DEVPLAN1208**

Request:	Category 3 Development Plan
Project Name:	River Park Place
Location:	1555 River Road
Owner:	River Park Apartments I, LLC
Applicant:	River Park Partners, LLC
Representative:	Land Design & Development – Ann Richard
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Joel Dock, Planner I

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 and Transportation Committee meeting (The 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 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.**

**Agency Testimony:**

**00:59:58** Joel Dock presented the case (see Staff Report and recording for detailed presentation).

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

Ann Richard, 503 Washburn Ave., Louisville, KY 40222

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

**01:02:10** Ann Richard spoke on behalf of the applicant and showed a short presentation of the project details. She stated that the Waterfront Development Corporation has approved the project.

**01:04:34** On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

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**NEW BUSINESS**

**CASE NUMBER 16DEVPLAN1208**

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee, in Case Number 16DEVPLAN1208, does hereby **APPROVE** the Category 3 Development Plan for proposed mixed-use development based on Staff Report and testimony heard today.

**The vote was as follows:**

**Yes: Brown, Gazaway, Carlson, Peterson, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**



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**NEW BUSINESS**

**CASE NUMBER 16ZONE1057**

Project Name: Tri-Village Storage  
Location: 1170 E. Broadway  
Owner(s): Eagle Properties, Inc.  
Louisville Broadway Apartments LLC  
MRI Holdings LLC  
Applicant: Brexton LLC  
Representative: Bardenwerper Talbott & Roberts PLLC  
Project Area/Size: 0.213 acres  
Jurisdiction: Louisville Metro  
Council District: 4 – David Tandy  
Case Manager: Beth Jones, 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 Land Development and Transportation Committee meeting (The 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 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.**

**Agency Testimony:**

**01:06:28** Beth Jones presented the case (see Staff Report and recording for detailed presentation).

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

Bill Bardenwerper, 1000 N Hurstbourne Pkwy., Louisville, KY 40223  
Jon Henney, 101 S 5<sup>th</sup> St., Suite 1400, Louisville, KY 40202

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

**01:19:20** Bill Bardenwerper spoke on behalf of the applicant and showed a presentation. He stated that the office building will be refaced and he showed a rendering of the approved Mercy apartments elevation to show that the self-storage building will have a similar look. He explained that the applicant is seeking C-M zoning as opposed to a Conditional Use Permit with C-2 zoning because it is more cost effective and to avoid certain CUP restrictions.

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**NEW BUSINESS**

**CASE NUMBER 16ZONE1057**

**01:31:56** Jon Henney stated that the plan is fairly simple. The only exterior change to the building besides cleaning and painting will be an addition of an exterior stair tower. There will also be an addition of four parking spaces and landscaping.

**01:38:00** Commissioner Carlson is concerned with the lack of parking for large trucks that cannot fit into the garage. In response, Mr. Henney stated that the height clearance to get into the garage is just under nine feet, but he feels that the majority of customers using this facility will be storing smaller items in boxes, rather than large items like pieces of furniture. Commissioner Carlson would like to address this concern further if a public hearing date is scheduled.

**01:41:16** In response to Commissioner Brown, Mr. Henney stated that he is unaware of any records that have been collected to show the level of traffic along the private access easement. When the original plan was submitted, there was a conversation with the plan reviewer about the maneuvering of trucks and other large vehicles in the area along Broadway. They decided to move the parking spaces further back from Broadway in an attempt to accommodate this potential conflict. He described the ways the garage would be accessed and stated that the access easement between Broadway and Mercy Way is two-way.

**01:43:52** Commissioner Gazaway expressed concern over the applicant's choice to seek C-M zoning instead of C-2 in regards to the future vitality of the neighborhood. Mr. Bardenwerper does not believe this decision will have an adverse effect on the neighborhood, but he agreed to discuss the zoning options further with Planning Director Emily Liu prior to the public hearing.

**01:54:25** The Committee, by general consensus, scheduled this case to be heard the January 19, 2017 Planning Commission public hearing.

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**NEW BUSINESS**

**CASE NUMBER 16ZONE1045**

Request:	R-5 to R-6 with Waivers and Variances
Project Name:	Quinlan Multi-Family
Location:	1919 S. Preston Street
Owner:	Brandon and Ashley Quinlan
Applicant:	Brandon and Ashley Quinlan
Representative:	Land Design and Development; Dinsmore and Shohl LLP
Jurisdiction:	Louisville Metro
Council District:	15-Marianne Butler
Case Manager:	Julia Williams, RLA (IN), AICP, Planning Supervisor

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 and Transportation Committee meeting (The 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 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.**

**Agency Testimony:**

**01:55:22** Brian Davis presented the case (see Staff Report and recording for detailed presentation).

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

Clifford Ashburner, 101 S 5<sup>th</sup> Street, Louisville, KY 40202  
Sarah Beth Sammons, 503 Washburn Ave., Louisville, KY 40222

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

**01:58:30** Clifford Ashburner spoke on behalf of the applicant. He stated that the applicant plans to make improvements to the alley that connects this property to Rawlings Street and that the home built along the right of way of this alley will be removed. The building will consist of two units of approximately 1,200 sq. ft. each. The applicant would like to keep the framing of the sign in the front of the building, but they do not yet have a name for the project. He stated that Sarah Beth will work with MSD to resolve drainage issues.

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**CASE NUMBER 16ZONE1045**

**02:05:40** Sarah Beth Sammons stated that she has spoken with Captain Jim Martin of Louisville Fire and has altered the site design in order to accommodate fire and emergency vehicles. Captain Martin was alright with the access being 18 ft. at the tightest point as long as there was sufficient turn around room. There is an email confirmation stating his approval of the site plan.

**02:06:35** Commissioner Carlson stated that the ordinance says the access has to be 20 ft. wide. He is unaware that a fire department has the ability to say otherwise. The applicant's representation will have this clarified before meeting at the public hearing.

**02:09:53** Commissioner Brown stated that Transportation Planning needs time to review the plan.

**02:11:45** The Committee, by general consensus, scheduled this case to be heard the January 19, 2017 Planning Commission public hearing.

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**ADJOURNMENT**

The meeting adjourned at approximately 5:15 p.m.

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Chairman

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Division Director