

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
April 28, 2016**

A meeting of the Land Development and Transportation Committee was held on, April 28, 2016 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

Vincent Jarboe, Chair
Donnie Blake, Vice Chair
Jeff Brown
Marilyn Lewis

Committee Members absent were:

Cliff Turner

Staff Members present were:

Emily Liu, Planning Director
Joe Reverman, Assistant Planning Director
Julia Williams, Planner II
Laura Mattingly-Humphrey, Planner I
Joel Dock, Planner I
Tammy Markert, Roads Operation Manager
Tony Kelly, MSD
John Carroll, Legal Counsel
Pamela M. Brashear, Management Assistant

The following matters were considered:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

APPROVAL OF MINUTES

APRIL 14, 2016 LD&T COMMITTEE MEETING MINUTES

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

RESOLVED, that the Land Development & Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on April 14, 2016.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe and Lewis
NOT PRESENT FOR THIS CASE: Commissioner Turner

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 16STREETS1001

Case No:	16STREETS1001
Request:	Street Closure
Project Name:	WDC Street Closures
Location:	Segments of Buchanan, Powatan, and Cabel Streets abutting North R/W of I-64
Owner:	Louisville Metro
Applicant:	Waterfront Development Corporation
Representative:	Waterfront Development Corporation
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

Deliberation

Planning Commission deliberation.

Due to technical difficulties, there is no audio/visual recording of the Land Development & Transportation Committee meeting related to this case.

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

RESOLVED, that the Louisville Metro Planning Commission does hereby **SCHEDULE** Case No. 16STREETS1001 for the May 19, 2016 Planning Commission Consent Agenda.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe and Lewis
NOT PRESENT AND NOT VOTING: Commissioner Turner

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 16STREETS1002

Request: Street name change from Warnock Street to University Boulevard
Project Name: Warnock Street Name Change
Location: Warnock Street west of Crittenden Drive to South Brook Street
Owner: Louisville Metro
Applicant: Kathleen Smith, University of Louisville
Representative: David James, University of Louisville
Jurisdiction: Louisville Metro
Council District: 15 – Marianne Butler
Case Manager: Laura Mattingly-Humphrey, 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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

Mrs. Mattingly-Humphrey discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

David James, 215 University Avenue, Louisville, Ky.

Summary of testimony of those in favor:

Mr. James said he physically went to each neighboring business to explain the proposal and they were all excited about it. The applicant will pay for the interstate signs.

Deliberation

Planning Commission deliberation.

Due to technical difficulties, there is no audio/visual recording of the Land Development & Transportation Committee meeting related to this case.

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

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 16STREETS1002

RESOLVED, that the Louisville Metro Planning Commission does hereby **SCHEDULE** Case No. 16STREETS1002 for the May 19, 2016 Planning Commission Consent Agenda.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe and Lewis

NOT PRESENT AND NOT VOTING: Commissioner Turner

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 16ZONE1010

Case No: 16zone1010
Request: Change in zoning from R-4 to PEC on approximately 4.4 acres
Project Name: Air Hydro Power Expansion
Location: 2550 Blankenbaker Parkway
Owner: Squire One-Blankenbaker LLC
Applicant: MOB Investments LLC
Representative: Dinsmore & Shohl; Land Design & Development
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson
Case Manager: **Julia Williams, RLA, 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:

Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore & Shohl, 101 South 5th Street, Suite 2800, Louisville, Ky. 40202

Summary of testimony of those in favor:

Mr. Ashburner made a correction – MOB Investments is the owner.

Deliberation

Planning Commission deliberation.

Due to technical difficulties, there is no audio/visual recording of the Land Development & Transportation Committee meeting related to this case.

The Committee by general consensus scheduled this case to be heard at the May 19, 2016 public hearing at the Old Jail Building.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 15SUBDIV1015

Case No: 15SUBDIV1015 / 16DEVPLAN1060
Request: Preliminary Subdivision Plan creating 241 buildable lots on 101.4 acres and a Floyds Fork DRO Plan
Project Name: Sutherland Pointe
Location: 15905 Aiken Road
Owner: Sonyjean, Inc. & Indianfields Farm, Inc.
Applicant: Redwood Acquisitions, LLC
Representative: Bardenwerper, Talbott & Roberts
Mindel Scott & Associates
Jurisdiction: Louisville Metro
Council District: 19 – Julie Denton
Case Manager: Brian Davis, AICP, Planning Manger
Presented by: Julia Williams, RLA, 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:

Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Bill Bardenwerper, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40222
David Mindel, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219
Diane Zimmerman, 12803 High Meadows Pike, Prospect, Ky. 40059

Summary of testimony of those in favor:

Mr. Bardwnerper stated they had 3 neighborhood meetings.

Mr. Mindel said there will be 2 entrances. The existing lake will be preserved and there will be 3 more lakes (some constructed). A pump station will be put in and the applicant will stay away from the Floyds Fork as it will be saved as open space.

Mr. Bardenwerper said the main entrance has to be lined up per Public Works request.

Ms. Zimmerman said the traffic study warrants widening of the roads and turn lanes.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 15SUBDIV1015

The following spoke in opposition to this request:

Roy
Sarah Almey, 1611 Rosewood Avenue, Louisville, Ky. 40204

Summary of testimony of those in opposition:

Roy represents the Floyds Fork Preservation Association. He has the following concerns: high density; compatibility with existing homes; design; and clearing of trees (will be detrimental); water quality; and he requests an environmental study.

Ms. Almey has a conflict with scheduling this case for the May 19, 2016 Planning Commission meeting. The case will be placed last on the agenda.

Deliberation

Planning Commission deliberation.

Due to technical difficulties, there is no audio/visual recording of the Land Development & Transportation Committee meeting related to this case.

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

RESOLVED, that the Louisville Metro Planning Commission does hereby **SCHEDULE** Case No. 15SUBDIV1015 for the May 19, 2016 Planning Commission meeting (to be heard last).

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe and Lewis
NOT PRESENT AND NOT VOTING: Commissioner Turner

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 15ZONE1024

Case No: 15ZONE1024
Request: Change in zoning from OR-3 to C-2 on 23.49 acres with Variances, Waivers, a Preliminary Subdivision Plan, General and Detailed Development Plans and modifications to Binding Elements
Project Name: University of Louisville Shelbyhurst Research and Office Park
Location: 310 Whittington Parkway; TB 21 Lot 609
Owner: University of Louisville
Applicant: NTS Development Company
Representative: QK4; Frost Brown Todd LLC
Jurisdiction: Louisville Metro
District: 18 – Marilyn Parker
Case Manager: Julia Williams, RLA, 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:

Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Glenn Price, Frost, Brown and Todd, LLC, 400 West Market Street, Suite 3200, Louisville, Ky. 40202

Summary of testimony of those in favor:

Mr. Price gave a power point presentation. Mr. Price has binding element revisions regarding signs and outdoor entertainment systems.

The following spoke neither for nor against the request:

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299
James Martin, 200 Dorchester Road, Louisville, Ky. 40243

Summary of testimony of those neither for nor against:

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 15ZONE1024

Mr. Porter is almost 100% in agreement with the binding elements. He's concerned about the additional entrance to Belmeade – don't want it unless Transportation and the state require it.

Mr. Martin would like the applicant to preserve the beauty and the ability to turn left on Shelbyville Road.

Deliberation

Planning Commission deliberation.

Due to technical difficulties, there is no audio/visual recording of the Land Development & Transportation Committee meeting related to this case.

The Committee, by general consensus, scheduled Case No. 15ZONE1024 for the June 16, 2016 public hearing at the Old Jail Building.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 15ZONE1028

Case No: 15ZONE1028
Request: Rezoning from R-4 to PEC, Detailed District Development Plan, and Binding Elements
Project Name: Maple Crossing
Location: 2211 Tucker Station Road
Owner: Adam Koch
Applicant: Adam Koch
Representative: Bardenwerper, Talbott & Roberts, PLLC
Mindel, Scott & Associates, Inc.
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson
Case Manager: Brian Davis, AICP, Planning Manager
Presented by: Julia Williams, RLA, 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:

Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Bill Bardenwerper, Bill Bardenwerper, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40222
Kathy Linares, 5151 Jefferson Boulevard, Louisville, Ky. 40219
Greg Oakley, 13007 Magisterial Drive, Louisville, Ky. 40222

Summary of testimony of those in favor:

Mr. Bardenwerper stated they want access on Tucker Station Rd. and a future connection to Shuddy Station Rd.

Ms. Linares discussed the sidewalks and landscaping.

Mr. Oakley said the lots in white (slides) will be PEC and incorporated in Phase 2 of the development.

The following spoke neither for nor against the request:

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 15ZONE1028

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Summary of testimony of those neither for nor against:

Mr. Porter compliments the applicant; however, he doesn't want new access to Tucker Station Rd. and no widening. Also, it would be nice to see renderings/designs.

Deliberation

Planning Commission deliberation.

Due to technical difficulties, there is no audio/visual recording of the Land Development & Transportation Committee meeting related to this case.

The Committee by general consensus scheduled Case No. 15ZONE1028 for the June 2, 2016 public hearing at the Old Jail Building.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 15ZONE1060

Case No:	15ZONE1060
Request:	Change in zoning from M-2 and R-6 to C-M on approximately 0.43 acres with waivers and a District Development Plan
Project Name:	Art Sanctuary
Location:	1433, 1439 and 1441 South Shelby Street
Owner:	JABAR, LLC
Applicant:	Dennis L. Becker
Representative:	Daniel L. Senn
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mulvihill
Case Manager:	Julia Williams, RLA, 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:

Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Daniel L. Senn, 2244 Taylorsville Road, Louisville, Ky. 40205
Brittany Baker,

Summary of testimony of those in favor:

Mr. Senn has owned this property since 2008 and it's been zoned industrial for a long time. The waivers are for parking spaces and there's no room for a 15 foot buffer.

Ms. Baker discussed the Art Sanctuary and read the mission statement.

The following spoke in opposition to this request:

Charlene Bennett, 815 Lydia, Louisville, Ky. 40217

Summary of testimony of those in opposition:

Ms. Bennett said they hold events on the weekends and the parking is terrible. It's hard to park in front of one's own home. The events can go from 4:00 p.m. to 1:00 a.m.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

NEW BUSINESS

CASE NO. 15ZONE1060

Also, there's a safety issue for the children in the neighborhood and the trouble with parking is not fair to the residents.

Rebuttal:

Mr. Senn said the parking situation has been analyzed and there is more support than opposition. There are lots of alleys and most of them have access. Also, there is temporary signage showing patrons where to park for the sanctuary.

Deliberation

Planning Commission deliberation.

Due to technical difficulties, there is no audio/visual recording of the Land Development & Transportation Committee meeting related to this case.

The Committee, by general consensus, scheduled Case No. 15ZONE1060 for the June 2, 2016 public hearing at the Old Jail Building.


LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 28, 2016

ADJOURNMENT

The meeting adjourned at approximately 3:43 p.m.



Chair



Planning Director

