

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

March 22, 2018

New Business

Case No. 17ZONE1065

Request: Change in zoning from R-7 Multi-Family Residential to C-1 Commercial on 1.1 acres
Project Name: Marshall Avenue Retail
Location: 101 & 103 Marshall Drive
Owners: Triple T Shelbyville Road Properties, LLC
Applicant: Triple T Shelbyville Road Properties, LLC
Representative: John Talbott – Bardenwerper, Talbott & Roberts PLLC
Jurisdiction: Louisville Metro
Council District: 7 – Angela Leet

Case Manager: **Laura Mattingly, AICP, Planner II**

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. 5th Street.)

Agency Testimony:

01:17:28 Laura Mattingly presented the case (see staff report and recording for detailed presentation.)

01:20:04 In response to a question from Commissioner Brown, Ms. Mattingly said the area across the street on Marshall has been recently rezoned for auto sales. They also discussed the building orientation.

The following spoke in favor of the request:

John Talbott, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Lane, Louisville, KY 40223

Kevin Young, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

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John Barnett, 1325 South Fourth Street, Louisville, KY 40208

Brandon Jagers, Mayor of Beechwood Village, 4516 Cordova Road, Louisville, KY 40207

Summary of testimony of those in favor:

01:21:03 John Talbott, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:35:35 Commissioner Brown said he would like to see the sidewalk extended on to the existing entrance that will access the site (the one in the Shelbyville Road ROW, extended east.)

01:36:34 John Barnett and Kevin Young were called but declined to speak at this time (said they were available to answer questions.)

01:36:59 Brandon Jagers, the Mayor of Beechwood Village, discussed pervious surface, drainage, tree canopy/tree count, parking, lighting, the design of the building/s, the brick wall, and sidewalks.

01:39:03 He said the neighboring site (a BMW dealership that was approved last summer) has been sitting vacant for about five months. He requested a binding element that would specify construction timelines for this development to avoid buildings sitting empty.

01:42:06 Mr. Jagers also mentioned that, at Beechwood Village's last city meeting, an apartment resident circulated a petition stating opposition to the project, signed by 94 residents. He said that a lot of facts were not known to the residents at that time. He said the Beechwood city council is trying to put together facts for the residents to read; they are also having a commercial appraiser come out to the site.

The following spoke in opposition to the request:

Robert Hall, 4440 Cordova Road, Louisville, KY 40207

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Summary of testimony of those in opposition:

01:44:35 Robert Hall, a Beechwood Village resident, said most of the signers of the petition are apartment residents. He said he is opposed to "unnecessary encroachment" of commercial property into residential areas. He spoke for affordable housing and apartment rentals in the St. Matthews area that could be endangered with commercial development.

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 **April 19, 2018** Planning Commission public hearing.