

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 12, 2018

NEW BUSINESS

CASE NO. 17ZONE1017

Request: Change in Zoning from R-4 and O-R to C-1 and Detailed District Development Plan with Variance
Project Name: Circle K
Location: 9201, 9205, and 9211 Preston Highway
Owner: Scott Whitaker
Applicant: Mac's Convenience Stores, LLC
Representative: Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 24 - Madonna Flood
Case Manager: **Laura Mattingly, 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:

01:46:07 Ms. Mattingly discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

John Talbott, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
Diane Zimmerman, 12803 High Meadows Pike, Prospect, Ky. 40059

Summary of testimony of those in favor:

01:48:20 Mr. Talbott gave a power point presentation. This case will have the same conditions as the 2 previously approved developments. It will be south of E. Manslick Rd. as Metro Council has indicated.

02:04:56 Ms. Zimmerman stated Manslick Rd. is a state highway. The traffic analysis indicates a left turn lane is not warranted on Manslick Rd. and the intersection at Manslick and Preston doesn't warrant dual turn lanes.

Ms. Zimmerman said the Blue Lick Rd. widening should end before Circle K begins construction. Commissioner Carlson requests a binding element saying Circle K won't begin construction until Blue Lick widening is complete. Mr. Talbott agreed.

The following spoke in opposition to this request:

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 12, 2018

NEW BUSINESS

CASE NO. 17ZONE1017

Jerry Lee Rodgers, 4605 East Manslick Road, Louisville, Ky. 40219

Summary of testimony of those in opposition:

02:14:30 Mr. Rodgers stated he objects to this proposal for the following 6 reasons: sewer issues; traffic, not compatible, unsightly and trash from Thornton's every day (now more); increased noise; crime and destruction in area; devalue of houses, churches and parks; salaries will be minimum wage jobs. "The project doesn't benefit any resident in Okolona."

02:24:26 Mr. Talbott stated the concerns of Mr. Rodgers didn't address any technical issues. The gas station is needed. "If there's anything we can address within reason with the gentleman we'll reach out and try to do that."

Deliberation

02:25:38 Planning Commission 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 placed this case on the May 24, 2018 public hearing at the Old Jail Building.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17ZONE1017

Request:	Schedule Night Hearing
Project Name:	Circle K
Location:	9201, 9205 and 9211 Preston Highway
Owner:	Scott Whitaker
Applicant:	Mac's Convenience Stores, LLC
Representative:	Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	24 - Madonna Flood
Case Manager:	Laura Mattingly, AICP, Planner II
Presented by:	Brian Davis, Planning and Design Manager

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.)

Discussion

00:04:31 Mr. Davis stated the applicant and staff agree the night hearing should be scheduled for Monday July 16, 2018 at the Central Government Center, 6:00 p.m.

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 Ferguson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **SCHEDULE** a night hearing for this case at the Central Government Center 6:00 p.m. on July 16, 2018.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 17, 2018

NEW BUSINESS

CASE NO. 17ZONE1017

Request:	Schedule Night Hearing
Project Name:	Circle K
Location:	9201, 9205, and 9211 Preston Highway
Owner:	Scott Whitaker
Applicant:	Mac's Convenience Stores, LLC
Representative:	Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	24 - Madonna Flood
Case Manager:	Laura Mattingly, AICP, Planner II
Presented by:	Brian Davis, Planning and Design Manager

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:

00:06:19 Mr. Davis stated this case was scheduled to be heard at the Planning Commission meeting next Thursday; however, a petition (344 signatures) was received for a night hearing. A specific date has not been determined so the applicant will come back to the May 31, 2018 LD&T meeting with that date.

Deliberation

00:07:31 Planning Commission 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 Ferguson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **CANCEL** this case being heard at the May 24, 2018 Planning Commission meeting and having received enough signatures to schedule a night hearing in the district, **CONTINUE** it to the May 31, 2018 LD&T meeting to set a night hearing date.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 17, 2018

NEW BUSINESS

CASE NO. 17ZONE1017

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
June 14, 2018

NEW BUSINESS

CASE NO. 17ZONE1017

Request:	Schedule Night Hearing
Project Name:	Circle K
Location:	9201, 9205 and 9211 Preston Highway
Owner:	Scott Whitaker
Applicant:	Mac's Convenience Stores, LLC
Representative:	Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	24 - Madonna Flood
Case Manager:	Julia Williams, AICP, RLA, 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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Discussion

00:02:46 Ms. Williams stated this case was originally scheduled for a July 16, 2018 night hearing but the applicant is not available. A new date of July 30, 2018, Central Government Center at 6:00 p.m. has been agreed upon.

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 placed this case on the July 30, 2018 Planning Commission public hearing at the Central Government Center, 6:00 p.m.