

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 23, 2023

NEW BUSINESS

22-ZONE-0147

Request:	Change in Zoning from R-4 to C-1, with Associated Detailed District Development Plan with Binding Elements, and Waivers and Parking Waiver
Project Name:	7 Brew
Location:	7609 Bardstown Road
Owner:	Estate of William C. Ridge Jr.
Applicant:	Hogan Real Estate
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Dante St. Germain, 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. 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:

00:05:37 This case was previously heard back on February 9th, 2023, after the Committee lost quorum. Commissioner Cheek acted as a hearing officer for the case. Cheek stated the case is ready for a public hearing.

Deliberation

00:05:50 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.

00:06:00 The Committee by general consensus scheduled this case to be heard at the **March 16th, 2023**, Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 9, 2023

NEW BUSINESS

22-ZONE-0147

Request: Change in zoning from R-4 to C-1, with associated Detailed District Development Plan with Binding Elements, and Waivers and Parking Waiver

Project Name: 7 Brews

Location: 7609 Bardstown Road

Owner: Estate of William C Ridge Jr.

Applicant: Hogan Real Estate

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 22 – Robin Engel

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

******Commissioner Brown had to leave before this case, which resulted in a loss of quorum. All items from this point forward will be placed on the February 23, 2023 LD&T meeting.******

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:

02:33:45 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see video for presentation). The applicant is wanting to change the zoning from R-4 single family residential to C-1 commercial. The applicant is wanting to construct a coffee shop with a drive thru.

02:38:20 Commissioner Mims asked what the code says about connecting into an adjoining property. St. Germain stated that it is a requirement of the Land Development Code but you can get a waiver from it.

02:40:02 Commissioner Cheek asked if there was a detention basin between the church and the site. St. Germain stated the applicant can give more information on the topic.

The following spoke in favor of this request:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 9, 2023

NEW BUSINESS

22-ZONE-0147

Nick Pregliasco, Bardenwerper, Talbott & Roberts, 1000 N Hurstbourne Pwky,
Louisville, KY 40223

Mike Hill, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

Summary of testimony of those in favor:

02:41:10 Nick Pregliasco spoke in favor of the application and presented a PowerPoint presentation (see video). Pregliasco stated the applicant wants to provide a 510 SF coffee shop specializes in quick service. Pregliasco stated the reason for a small building is due to the company not serving food nor does it have an indoor area.

02:52:20 Commissioner Cheek asked if the coffee shop will have a walk up window. Pregliasco stated the coffee shop provides walk-up services.

02:54:45 Commissioner Mims asked if there was a requirement for an easement between the Heine Brothers Lot and the 7 Brews Lot. Pregliasco stated the Heine Brothers do not show a connection in their plan; however, there is a note in the plan that states if the Heine Brothers decide to redevelop there would have to be some sort of connection.

The following spoke in opposition to the request:

None

Summary of testimony of those in opposition:

None

REBUTTAL

None

Deliberation

03:01:43 Land Development and Transportation Committee deliberation.

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LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 9, 2023

NEW BUSINESS

22-ZONE-0147

The decision regarding case 22-ZONE-0147 will be heard on February 23rd 2023 at the Land Development & Transportation Meeting.