

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

**September 22, 2016**

A meeting of the Land Development and Transportation Committee was held on Thursday, September 22, 2016, at 1:00 p.m. in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

**Committee Members present:**

Marilyn Lewis, Chair  
Jeff Brown  
Clifford Turner  
Rich Carlson

**Committee Members absent:**

Vince Jarboe

**Staff Members present:**

Joe Reverman, Assistant Director  
Julia Williams, Planner Supervisor  
Laura Mattingly, Planner I  
Joel Dock, Planner I  
John Carroll, Legal Counsel  
Tammy Markert, Transportation Planning  
Kristen Loeser, Management Assistant

The following matters were considered:

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**Approval of the September 8, 2016 LD&T Committee Meeting Minutes**

**00:07:02** On a motion by Committee Member Brown, seconded by Committee Member Turner, the following resolution was adopted:

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

**The vote was as follows:**

**YES: Brown and Turner**

**ABSENT: Jarboe**

**ABSTAIN: Lewis and Carlson**

**NO: None**

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

**CASE NUMBER 18175**

Request:	Street Closure
Project Name:	Expressway Church
Location:	W. Florence, S. 6th, & S. 5th Streets; & Expressway Avenue
Owner:	Louisville Metro
Applicant:	Rich Design Studios
Representative:	Rich Design Studios – Kevin Rich
Jurisdiction:	Louisville Metro
Council District:	15 – Marianne Butler
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).

**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:**

**00:07:49** Joel Dock presented the case which was continued from the LD&T Committee meeting on September 8, 2016. He stated that the applicant has worked with Committee Member Brown since then and has resolved all prior issues.

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

Kevin Rich, 640 S 4<sup>th</sup> Street, Suite 200, Louisville, KY 40202

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

**00:08:56** Kevin Rich spoke on behalf of the applicant. He also stated that all prior issues have been resolved and that the applicant would like to proceed with a partial closure. The applicant is in agreement with the condition to allow access through the property from the remaining portion of the alley.

**00:10:40** Committee Member Brown stated that an approved Category 3 Development Plan is needed before execution of the partial road closure.

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**CASE NUMBER 18175**

**00:11:00** Committee Members' deliberation

**00:12:01** On a motion by Committee Member Carlson, seconded by Committee Member Brown, the following resolution was adopted:

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee does hereby place Case Number 18175 on the **Consent Agenda** for the September 29, 2016 Planning Commission meeting based on the testimony heard today.

**The vote was as follows:**

**YES: Lewis, Turner, Brown and Carlson**

**ABSENT: Jarboe**

**ABSTAIN: None**

**NO: None**

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**NEW BUSINESS**

**CASE NUMBER 16STREETS1005**

Request: Closure of a 30' Right-of-Way extending southeast from the P&L Railroad to its terminus just west of Weavers Run  
Project Name: Lewis Lane Street Closure  
Location: 6600 Lewis Lane  
Owner: Louisville Metro  
Applicant: Louisville & Jefferson County Riverport Authority  
Representative: Keith Crowe, Qk4  
Jurisdiction: Louisville Metro  
Council District: 14 – Cindi Fowler  
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 LD&T meeting (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:**

**00:12:43** Laura Mattingly presented the case (see staff report and recording for detailed presentation).

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

Keith Crowe, 1046 E Chestnut Street, Louisville, KY 40204

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

**00:14:50** Keith Crowe spoke on behalf of the applicant. In response to a question from the Committee, Mr. Crowe stated that the section of the roadway in question is a narrow, paved roadway.

**00:16:40** Ms. Mattingly stated that nearby properties that have been abandoned will be demolished to make one vacant parcel.

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**CASE NUMBER 16STREETS1005**

**00:18:00** There was concern from Committee Member Carlson about whether the PRP Fire Department was contacted regarding this street closure. Ms. Mattingly confirmed she would look into this and follow up with him prior to the next Planning Commission meeting.

**00:18:50** Committee Members' deliberation

**00:19:28** On a motion by Committee Member Turner, seconded by Committee Member Carlson, the following resolution was adopted:

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee does hereby place Case Number 16STREETS1005 on the **Consent Agenda** for the September 29, 2016 Planning Commission meeting based on the testimony heard today.

**The vote was as follows:**

**YES: Lewis, Turner, Brown and Carlson**

**ABSENT: Jarboe**

**ABSTAIN: None**

**NO: None**

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**NEW BUSINESS**

**CASE NUMBER 15ZONE1059**

Request: R-4 to C-1 with Waivers and Variances  
Project Name: Houchins Industries  
Location: 5501 Lovers Lane and 5502 Billtown Road  
Owner: JR Food Stores Inc.  
Applicant: Houchens Industries Inc.  
Representative: Arnold Consulting Engineering Services Inc.;  
Bardenwerper Talbott and Roberts PLLC  
Jurisdiction: Louisville Metro  
Council District: 22-Robin Engel  
Case Manager: Julia Williams, RLA, 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 LD&T meeting (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:**

**00:21:00** Julia Williams 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., 2<sup>nd</sup> Floor, Louisville, KY 40223  
Brian Shirley, 1336 South Park Drive, Bowling Green, KY 42103  
Andrew Webb, 700 Church Street, Bowling Green, KY 42102

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

**00:23:42** Bill Bardenwerper spoke on behalf of the applicant. He stated that this is the 3<sup>rd</sup> Crossroads IGA they have proposed in this area and this particular project has been in process for a while. Only a small section of the parcel needs rezoning at this time.

**00:30:43** Brian Shirley stated that they are requesting to not provide a pedestrian connection to the site from Lovers Lane because they feel it would be unsafe due to the

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proximity to the drive through window and gas canopy. They are proposing to construct a sidewalk and bicycle parking off of Billtown Road. The site entrances have been placed as far away from the intersection of Billtown Road and Lovers Lane as possible, per the request of KTC, and the lot functions as a one-way circulation. The variance is for vehicle use in the area adjacent to a residential property. The home is vacant, but they would like to be granted the variance in the event that someone purchases the home in the future.

**00:35:45** Houchens Representative, Andrew Webb, stated that Ace Hardware, Subway, and Crossroads IGA will occupy this building. The hardware store will use approximately 3,000 square ft. of the 14,000 square ft. building. There will be one loading dock with a scissor lift that can facilitate one truck at a time. The hours of operation would be from 6:00 a.m. to 11:00 p.m.

By general consensus, the Land Development and Transportation Committee **SCHEDULED** Case Number 15ZONE1059 to be heard at the October 20, 2016 Planning Commission public hearing.

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**NEW BUSINESS**

**CASE NUMBER 16ZONE1018**

Request:	Change in zoning from M-2 and OR-2 to C-2
Project Name:	1127 Logan Street
Location:	1127 Logan Street
Owner:	Tammany LLC
Applicant:	Tammany LLC
Representative:	Robert Johnston
Jurisdiction:	Louisville Metro
Council District:	4-David Tandy
Case Manager:	Julia Williams, RLA, 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 LD&T meeting (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:**

**00:42:12** Julia Williams presented the case (see staff report and recording for detailed presentation).

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

Robert Johnston, 459 Swing Lane, Louisville, KY 40207

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

**00:49:16** Applicant, Robert Johnston, stated that from approximately 1948 to now, this building has service as a private club where members could socialize. His general goal is to use this property to provide a service to the growing population in the area with the traditional use of the property, but the current zoning would not allow that. He feels that the more liberal zoning would allow flexibility to the future occupants of the space.

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**NEW BUSINESS**

**CASE NUMBER 16ZONE1018**

By general consensus, the Land Development and Transportation Committee **SCHEDULED** Case Number 16ZONE1018 to be heard at the October 20, 2016 Planning Commission public hearing.

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**ADJOURNMENT**

The meeting adjourned at approximately 2:00 p.m.

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**Chair**

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**Planning Director**