

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
June 25, 2020

NEW BUSINESS

CASE NO. 18ZONE1089

Request: Change in zoning from R-4 to OR-1, with Detailed District Development Plan and Binding Elements and associated Variance

Project Name: Stony Brook Offices

Location: 5206 Stony Brook Road

Owner: Stony Brook Drive LLC

Applicant: Stony Brook Drive LLC

Representative: Bluestone Engineers

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Dante St. Germain, 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:

03:44:05 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) She noted that there is an approved off-site parking agreement with the Calvary Church of the Nazarene which abuts the site to the northeast. There is a pedestrian connection which leads from that overflow parking into the site.

03:47:39 Commissioner Carlson asked if the parking agreement with the church was a "perpetual agreement" which would continue regardless of who owned the church property. Ms. St. Germain said any owner of the church property would be required to honor this agreement until such time as the Planning Commission were to remove the agreement. It can only be dissolved with the agreement of both parties and the Planning Commission.

The following spoke in favor of this request:

Chris Crumpton, Bluestone Engineers, 3703 Taylorsville Road Suite 205, Louisville, KY 40220

Ken Cogan, Stonybrook Drive LLC

Summary of testimony of those in favor:

03:48:28 Chris Crumpton, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

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03:52:04 Mr. Crumpton confirmed that a work/live option had been added to the proposal after receiving positive feedback from people interested into the project. He said this could allow residents to live upstairs and work downstairs in one unit, if desired.

04:01:01 Commissioner Brown said the applicant would need to put a barrier median on Stony Brook because the small island would not be adequate to control the right-in-right-out traffic pattern (see recording for detailed discussion.)

04:02:02 Commissioner Brown also asked if the church parking lot was zoned appropriately for the proposed use. Ms. St. Germain said this had been cleared by the Planning Commission legal counsel. She noted that a Conditional Use Permit could be an option for that; Julia Williams, Planning & Design Supervisor, and Joe Reverman, Assistant Director of Planning & Design Services discussed and clarified Conditional Use Permit requirements according to the Land Development Code (see recording for discussion.)

The following spoke in opposition to this request:
No one spoke.

Deliberation

04:09:25 Commissioners' 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 July 30, 2020 Planning Commission public hearing.