

**MINUTES OF THE MEETING
OF THE LOUISVILLE METRO
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 11, 2018**

A meeting of the Louisville Metro Land Development and Transportation Committee was held on January 11, 2018 at 1:00 p.m. at the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Commission members present:

Marilyn Lewis – Chair
Rich Carlson
Ramona Lindsey
Jeff Brown

Commission members absent:

Rob Peterson – Vice Chair

Staff Members present:

Emily Liu, Director, Planning & Design Services
Joseph Reverman, Assistant Director, Planning & Design Services
Brian Davis, Planning & Design Manager
Julia Williams, Planning Supervisor
Beth Jones, Planner II
Joel Dock, Planner II
Laura Mattingly, Planner II
Jay Lockett, Planner I
John Carroll, Legal Counsel
Travis Fiechter, Legal Counsel

Others Present:

Mark Dutrow, Transportation

The following matters were considered:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

APPROVAL OF MINUTES

Approval of the minutes of the December 14, 2017 Land Development and Transportation Committee meeting

00:08:30 On a motion by Commissioner Carlson, seconded by Commissioner Lindsey, the following resolution was adopted.

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on **December 14, 2017**.

The vote was as follows:

YES: Commissioners Carlson, Lindsey, and Lewis.

NOT PRESENT: Commissioner Peterson.

ABSTAINING: Commissioner Brown.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17ZONE1042

Request: CONTINUED from the 12/14/17 LD&T meeting – Change in zoning from R-4 Single-Family to C-1 Commercial, and Waivers and Variances

Project Name: Speedwash
Location: 9808, 9818, 9818R Hillock Drive and 8018 & 8102 Old Bardstown Road
Owner: Old Bardstown Road Investment Group, LLC
Applicant: Speedwash Car Wash
Representative: Wyatt, Tarrant & Combs, LLP
Jurisdiction: Louisville Metro
Council District: 22 – Robin Engel

Staff 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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:09:28 Laura Mattingly presented the case (see staff report and recording for detailed presentation. She reviewed issues that were discussed at the December 14, 2017 LD&T meeting, which included: the notice going out on time for the adjoining property owners, and new plans (submitted by the applicant).

The following spoke in favor of the request:

Jon Baker, Wyatt Tarrant & Combs, 500 West Jefferson Street Suite 2800, Louisville, KY 40202

Kent Gootee, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

Chris Harason, 181 Whirlaway Court, Bowling Green, KY 42104

Summary of testimony of those in favor:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17ZONE1042

00:11:58 Jon Baker, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He asked Ms. Mattingly what was triggering the variance requirement.

00:16:10 In response to a question from Commissioner Brown, Mr. Baker discussed proposed screening and buffering along Hillock Drive.

00:16:40 Commissioner Lewis asked about pedestrian movement on the site. Chris Harason, the applicant, described when and where pedestrians might exit their vehicles and safety areas/crossings for them.

00:19:28 Mr. Baker addressed Commissioner Carlson's question about vehicular maneuvering in the pre-cleaning area.

The following spoke in opposition to the request:

Theodore Lavit, 224 North Spalding Avenue, Lebanon, KY 40033

Roger Setters, 10600 Parkhurst Court, Louisville, KY 40291

Rhonda Hatfield, Blue Halo Medspa, 8104 Old Bardstown Road, Louisville, KY 40291

Summary of testimony of those in opposition:

00:20:59 Theodore Lavit, attorney for the adjoining property owners on Hillock Drive, said Hillock Drive is already "overburdened" by traffic and it is already difficult to turn onto Bardstown Road. There are also commercial uses near this intersection that add to the turning problem. He discussed "overused" access easements, and the 160-student school in the neighborhood.

Roger Setters, an attorney representing the Board of Directors for the Woods of Glenmary Homeowner's Association, said it is recognized that this piece of property will inevitably turn to commercial use; however, there are three other car washes located within 1 mile of this site. Is this really needed? The biggest concern is traffic movement and safety at this intersection. Using aerial photos, Mr. Setters explained the traffic issues, particularly turning difficulties, and he said these traffic movement problems have not been addressed.

00:35:21 Rhonda Hatfield said she was not necessarily opposed, but did want to know if the roads can handle the traffic flow from the new car wash. Kent Gootee, an applicant's representative, briefly reviewed some of the traffic study results. He said Transportation Planning has already reviewed the request. He said it will be a

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17ZONE1042

congested intersection, but hopefully the planned improvements by the applicant will make it better. Mr. Baker added that the applicant agrees with Mr. Setters that this intersection needs to be fixed; he said the applicant is working with Metro Transportation Planning and Public Works as well as State agencies for funding and solutions.

00:38:19 Commissioners' Discussion

00:38:44 Commissioner Lindsey asked about private access easements. John Carroll, legal counsel for the Planning Commission, explained private access agreements and said it was not something the Planning Commission could really do anything about; it is a private legal matter.

00:39:37 Commissioner Lindsey asked Commissioner Brown if Public Works was okay with this. Commissioner Brown said the applicant has revised their street alignment on the new plan. Commissioner Lindsey asked about the possibility of installing a traffic light at this intersection. Commissioner Brown said that could be considered, but only after construction. There are certain warrants that have to be met.

An audio/visual recording of the Planning Commission hearing 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.

00:40:52 The Committee by general consensus scheduled this case to be heard at the February 1, 2018 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17DEVPLAN1213

Request: Revised District Development Plan

Project Name: Miller Office Condos
Location: 317 North English Station Road
Owner: ESOD, Inc.
Applicant: ESOD, Inc.
Representative: Sarah Beth Sammons – Land Design & Development
Jurisdiction: City of Middletown
Council District: 19 – Julie Denton

Staff Case Manager: Jay Lockett, Planner I

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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:41:31 Jay Lockett presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Sarah Beth Sammons, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

Matt Miller, 317 North English Station Road, Louisville, KY 40245

Summary of testimony of those in favor:

00:43:46 Sarah Beth Sammons, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

The following spoke in opposition to the request:

No one spoke.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17DEVPLAN1213

The following spoke neither for nor against the request:

John Schoene, 315 North English Station Road, Louisville, KY

Summary of testimony of those neither for nor against:

00:47:50 John Shoene, the owner of the State Farm office next door, said there has been an ongoing issue with drainage of water. The biggest problem seems to be a wall that is in poor repair that is supposed to mitigate some of the drainage issues. He said he is concerned about construction (either from the applicant or the State Highway Department) that could further damage or block the wall.

00:53:09 Ms. Sammons said the applicant said he would be willing to fix the weep holes in the wall that have been blocked with concrete. She said it would not be plausible to extend the concrete ditch behind the building due to existing pavement/drive area, which would cause a safety issue. She pointed out the area that will be re-graded when an entrance is put in, per MSD's standards. She said there will not be any water issues due to this development. She and Commissioner Lewis discussed elevations/grade and drainage.

00:55:24 Tony Kelly, representing MSD, said MSD has approved the preliminary plan. He said that, once MSD receives the construction plan, they will ensure that there is positive drainage.

00:57:02 Commissioner Lewis asked what type of landscaping will be next to the wall/weepholes. Matt Miller, the applicant, discussed the wall and drainage issues. He said he would repair the wall. He said there would be a grassy area, and possibly some A/C units, between the properties.

00:59:00 Commissioners' Discussion

An audio/visual recording of the Planning Commission hearing 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.

01:00:32 On a motion by Commissioner Carlson, seconded by Commissioner Lindsey, the following resolution was adopted based on the staff report and evidence and testimony heard today:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17DEVPLAN1213

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that there do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site; and

WHEREAS, the Committee further finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Transportation Planning has approved the preliminary development plan; and

WHEREAS, the Committee further finds that there are no open space requirements pertinent to the current proposal; and

WHEREAS, the Committee further finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community; and

WHEREAS, the Committee further finds that the overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks; and

WHEREAS, the Committee further finds that the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code; now, therefore be it

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **RECOMMEND** to the City of Middletown that the requested Revised District Development Plan be **approved, SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee, and to the City of Middletown, for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 15,600 square feet of gross floor area.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17DEVPLAN1213

3. Signs shall be in accordance with Chapter 8 of the Land Development Code, and to applicable Ordinances of the City of Middletown.
4. Outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall not be permitted on the site.
5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. If a certificate of occupancy is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission and the City of Middletown.
8. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission and the City of Middletown.
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17DEVPLAN1213

the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

10. The materials and design of proposed structures shall be substantially the same as depicted in the pictures as presented at the **January 11, 2018 Land Development and Transportation Commission** meeting.
11. The facade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.
12. The applicant shall provide documentation showing that the development complies with all the regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a construction permit. These regulations include Mounting Height Limit, Luminaire Shielding, Canopy Lighting Level, and Light Trespass considerations.
13. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
14. The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval of the City of Middletown.

The vote was as follows:

YES: Commissioners Lindsey, Brown, Carlson, and Lewis.

NOT PRESENT: Commissioner Peterson.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1049

Request: Change in zoning from R-5 to C-2; change in form district from Neighborhood to Suburban Marketplace Corridor; and sidewalk waiver

Project Name: Team Automotive Rezoning

Location: 2210 Beargrass Avenue

Owner: Cardinal One Properties

Applicant: Cardinal One Properties

Representative: Cardinal One Properties

Jurisdiction: Louisville Metro

Council District: 10 – Pat Mulvihill

Staff Case Manager: Beth Jones, 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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

01:02:12 Beth Jones presented the case (see staff report and recording for detailed presentation.) She distributed to the Committee members a list of C-2-permitted uses that the applicant was willing to bind out; also, an e-mail she received from an adjoining property owner. She read into the record the list of C-1 and C-2 uses that the applicant is going to restrict from the property. She said that a future/new property owner would not be able to put these restricted uses on this property without coming to the Planning Commission. She said the restrictions would run with the land.

The following spoke in favor of the request:

Bruce Mattingly, Cardinal One properties, 4209 Bardstown Road, Louisville, KY 40218

Summary of testimony of those in favor:

01:09:03 Bruce Mattingly, the applicant, presented the case (see recording for detailed presentation.) He said this property has been used for the storage and displaying of cars since the 1970's, and he wants to clean up the site. He described the current condition of the property, and explained what would be paved and/or landscaped.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1049

01:11:30 In response to a question from Commissioner Lewis, Mr. Mattingly explained that he was asking for a sidewalk waiver because there is no sidewalk on that side of Beargrass Avenue. He discussed lighting and security; hours of operation; and vehicle loading & unloading.

01:14:50 In response to a question from John Carroll, legal counsel for the Planning Commission, Mr. Mattingly said the use on the site would be used car sales. The vehicle repair facility associated with the auto sales business is next door.

01:15:19 Commissioner Carlson asked for more information regarding a landscape plan. Mr. Mattingly said he was willing to work with neighbors to make sure that dense landscaping is installed. Commissioner Lindsey said she wanted more information about how lighting would affect neighbors.

The following spoke in opposition to the request:

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Benita and Paula Jolly, 2209 Beargrass Avenue, Louisville, KY 40218

Daniel Boone, 2214 Beargrass Avenue, Louisville, KY 40218

Bradley Gilkey, 2207 Beargrass Avenue, Louisville, KY 40218

Summary of testimony of those in opposition:

01:16:56 Bradley Gilkey, whose property is located directly across the street, spoke in opposition. He said he is concerned about drainage, runoff, vehicle fluids, and what types of businesses could be here if this property is sold in the future.

01:18:05 Steve Porter said he represents almost every resident on Beargrass Avenue, who are almost all opposed to a C-2 Commercial incursion into a residential neighborhood. Concerns include pollution, water runoff, customers on the lot after hours, light pollution, and potential future uses.

01:22:49 Daniel Boone, an adjoining property owner, explained that there is a line of 100-year-old, 80-foot trees that separates his lot from the commercial lot. He said the applicant wants to cut down those trees and replace them with small bushes, which he said will do nothing to buffer his property or the rest of the neighborhood. He is also concerned about the devaluation of his property; trash; drainage issues; and what could go in there if the property is sold in the future. He submitted a petition of opposition into the record.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1049

01:27:40 Paula Jolly expressed concerns about increased crime, more traffic, the offloading of cars late at night, and light pollution. She said the light from the property shines right into her bedroom window at night; now, the applicant said he will be increasing that lighting to combat crime. She said she has called the City repeatedly about trash from the site.

01:30:11 Benita Jolly said she has lived in this house since 1968. She expressed concern about what could go in to this site if the property is rezoned.

Applicant's Rebuttal:

01:32:13 Mr. Mattingly said he was unaware of the lighting problems for the neighbors and is unsure if that is security lighting from his business, or from LG&E. He said trash does blow in from Bardstown Road. He addressed car-selling activity on his and other nearby sites.

01:34:54 Commissioner Carlson suggested a binding element regarding times of vehicle delivery. Mr. Mattingly said the trucks that the neighbors are concerned about are delivering to the Hertz business, not his business; however, he said he would be willing to add a binding element to this effect.

01:35:49 In response to a question from Commissioner Lindsey, Mr. Mattingly said Hertz does lease their space from him (see recording for detailed discussion.) He also discussed the meeting he had with the neighbors. Commissioner Carlson suggested that Mr. Mattingly meet with Mr. Porter to craft binding element language regarding what uses should not be permitted on the property.

01:40:12 Commissioners' Discussion

The Commissioners requested that the applicant produce justifications for the sidewalk waiver and also work on binding elements between now and a public hearing date.

An audio/visual recording of the Planning Commission hearing 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.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1049

01:43:21 The Committee by general consensus scheduled this case to be heard at the March 1, 2018 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1049

Request: Change in zoning from R-4 Residential to OR
Office/Residential
Project Name: Eberle Orthodontic
Location: 13913 Shelbyville Road
Owner: SJE, Inc.
Faith Community Church UCC, Inc.
Applicant: SJE, Inc.
Representative: John Talbott – Bardenwerper Talbott & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 19 – Julie Denton

Staff Case Manager: Joel Dock, 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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

01:43:46 Joel Dock presented the case (see staff report and recording for detailed presentation.) He added that, at the public hearing, there will also be requests for a parking waiver, landscape waiver, a Detailed District Development Plan, and the abandonment of the existing Conditional Use Permit.

The following spoke in favor of the request:

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

Summary of testimony of those in favor:

01:46:44 John Talbott, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

The following spoke in opposition to the request:

No one spoke.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1049

02:01:01 Commissioners' Discussion

An audio/visual recording of the Planning Commission hearing 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.

02:01:16 The Committee by general consensus scheduled this case to be heard at the February 15, 2018 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17ZONE1050

Request: Change in zoning from PEC to OR-1 on approximately 6.72 acres
Project Name: Tucker Station Senior Housing
Location: 1408 – 1412 Tucker Station Road
Owner: Arnold Family Living Trust
Applicant: Clover Construction Management West
Representative: Rob Sweet - McBride Dale Clarion
Marv Blomquist – Blomquist Design Group
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson

Staff Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

02:01:26 Julia Williams presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Rob Sweet, McBride Dale Clarion, 5721 Dragon Way #300, Cincinnati, OH 45227

Marv Blomquist, 10529 Timberwood Circle Suite D, Louisville, KY 40223

Gary Arnold, 1412 Tucker Station Road, Louisville, KY 40299

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Summary of testimony of those in favor:

02:05:36 Rob Sweet, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17ZONE1050

02:21:52 In response to a question from Commissioner Carlson, Mr. Sweet said he estimated that “a low percentage” of occupants would be members of the workforce.

02:13:34 Steve Porter, representing the Tucker Station Neighborhood Association, said the Neighborhood Association supports the rezoning.

The following spoke neither for nor against the request:

Ray Taylor, 214 Gibson Road, Louisville, KY 40207

Summary of testimony of those neither for nor against:

02:14:28 Ray Taylor, representing a property owner across from this planned development, expressed concerns about water runoff / drainage from this property; sewerage; and traffic (Tucker Station Road is a two-lane road at this time.)

The following spoke in opposition to the request:

John Brennenstuhl, 1416 Tucker Station Road, Louisville, KY 40299

Summary of testimony of those in opposition:

02:16:09 John Brennenstuhl, a Tucker Station Road resident, spoke in opposition. He first discussed how he and other neighbors got this property rezoned as PEC in order to get better development there. However, he said that he and his neighbors “constantly “ fail to get notices about new developments in this area, including rezonings and including this rezoning request. He said the apartment use is not needed, and that a commercial use would be better since it would employ people as well as raising higher tax revenue. He objected that his and others’ properties have been cut off from receiving sewer connections. He expressed concern about putting this much traffic onto Tucker Station (a two-lane road); turning into and out of the site; dangerous driving conditions and intersections, blowing trash, and lowering property values. He requested an eight-foot privacy fence, sewers, and meaningful road improvements.

Applicant’s Rebuttal:

02:33:56 Marv Blomquist, an applicant’s representative, discussed a previously-approved development on this site (from 2008) that affected sewer connections. He said he did not think it was the applicant’s responsibility to provide sewers for a neighbor, but it is the applicant’s responsibility to provide the ability for a neighbor to get sewers. He also discussed storm sewers, curbs, and the detention basin planned to

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17ZONE1050

prevent water runoff. He discussed proposed roadway improvements. (See recording for detailed presentation.)

02:38:47 Commissioners' Discussion

The Commissioners asked that the applicant provide more information why a senior housing project is a better use for this land than a typical multi-family residential project; also, what type of travel distances there are between the site and grocery stores, etc.

An audio/visual recording of the Planning Commission hearing 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.

02:40:34 The Committee by general consensus scheduled this case to be heard at the February 1, 2018 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17ZONE1050

Request: Change in zoning from M-3 to EZ-1 and a change in form district from Traditional Neighborhood to Downtown, with Waivers and Variances

Project Name: Louisville City FC

Location: 237-243, 249-251, 255-257, 261, 267-275, & 270nrth Campbell Street; 250, 350, 375 & 1080 Adams Street; 214, 225-229, 249-257, 261-265, & 271 Mill Street; 200, 203/203R Cabel Street; and 275 North Shelby Street.

Owner: Louisville Metro Government
Outdoor Systems Inc.
Waterfront Development Corporation
LG&E

Applicant: Louisville City FC

Representative: John Talbott – Bardenwerper, Talbott & Roberts PLLC
Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 4 – Barbara Sexton Smith

Staff Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

02:41:12 Julia Williams presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

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

Kent Gootee, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

Greg Oakley, P.O. Box 7368, Louisville, KY 40257

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 17ZONE1050

Summary of testimony of those in favor:

02:48:27 John Talbott, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

02:59:02 Kent Gootee, an applicant's representative, said he will submit clarifications about where the pedestrian zone is between today and the Planning Commission public hearing date.

02:59:38 Greg Oakley, the developer, made a statement.

03:00:55 Commissioner Brown asked why the applicant had requested the EZ-1 rezoning, instead of the C-2 zoning that staff had suggested. Mr. Talbott explained (see recording for detailed presentation.) He said there may be some unforeseen uses on the site, and the applicant wants the EZ-1 zoning because it may be more flexible.

03:01:50 In response to a question from Commissioner Brown, Mr. Talbott clarified the boundaries of the form district change requests.

03:03:09 In response to a question from Commissioner Carlson, Mr. Talbott and Mr. Oakley discussed seating (approximately 12,000 seats), and project phases.

The following spoke in opposition to the request:

No one spoke.

03:07:48 Commissioners' Discussion

An audio/visual recording of the Planning Commission hearing 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.

03:08:06 The Committee by general consensus scheduled this case to be heard at the February 1, 2018 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

STANDING COMMITTEE REPORTS

Land Development and Transportation Committee

No report given.

Site Inspection Committee

No report given.

Planning Committee

No report given.

Development Review Committee

No report given.

Policy and Procedures Committee

No report given.

CHAIRPERSON/DIRECTOR'S REPORT

No report given.

ADJOURNMENT

The meeting adjourned at approximately 4:15 p.m.

Chair

Planning Director