

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

May 8, 2014

New Cases

CASE NO. 16777

Project Name:	Blankenbaker Station I – Tract 3
Location:	12400 Sycamore Station Place
Owner:	Pinnacle Partners LLC and TSF Properties LLC
Applicant:	Pinnacle Partners LLC and TSF Properties LLC
Representative:	Bardenwerper, Talbott & Roberts PLLC Mindel Scott & Associates
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Julia Williams, 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.)

Request:

Change in zoning from PEC (Planned Employment Center) to C-2 Commercial and building façade Waivers

The following spoke on behalf of Case No. 16777:

William Bardenwerper, Bardenwerper Talbot & Roberts PLLC, 1000 North Hurstbourne Parkway Suite 200, Louisville, KY 40223

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

Chance Ragains, Escape Theater, based in New Albany, IN.

Adam Smith, 8235 Douglas Avenue Suite 945, Dallas, TX 75225

Walter Lovell, representing Main Event Entertainment, 5716 Henry Cook Boulevard, Plano, TX 75024

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

Bruce Allen, 1510 Tucker Station Road, Louisville, KY 40299

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

DISCUSSION:

Julia Williams presented the case (see staff report for detailed presentation.) She said the applicant's traffic study has been updated as of yesterday. She discussed the two sets of binding elements that had applied to certain lots, which now no longer apply. Staff recommends that those lots be removed from the inclusion in the non-applicable binding elements (see attachment #4 in the staff report) and a new set of applicable binding elements be applied (see attachment #3 in the staff report.) Those lots are 9-68-00 and 9-34-03. She discussed the proposals for the lots, which include a movie theater and mixed-entertainment center.

William Bardenwerper, the applicant's representative, used the site plan to give a brief history of the site and the development.

Kent Gootee, an applicant's representative, used the site plan to discuss traffic patterns and access, as well as drainage. He said Sycamore Station already has infrastructure and basins in place. Sidewalks are throughout the development, each connecting to the main road.

Mr. Bardenwerper discussed the traffic study, and the relation of traffic from this development to the surrounding area. He said that there are recommendations in the study to provide turn lanes at Sycamore Station; to continue monitoring the intersection of Lakefront Place at Bluegrass Parkway; and other intersection improvements that had been previously planned.

Chance Ragains, representing the theater company, presented some of the renderings of the proposed building (on file). He said the company is proposing a fourteen-screen theater complex with recliner seats. This has reduced the seat-count per screen by about 40%, and therefore the parking requirements have been lessened. Operating hours would be from 11:00 a.m. to 10-11 p.m. Twenty to forty people would be employed, depending on the time of year.

Walter Lovell, representing Main Event Entertainment, showed some renderings of the building and said this will be a family-oriented, bowling-centered entertainment complex. Restaurants, Laser Tag, and a game room are also

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being proposed. Mr. Lovell discussed the west elevation that required a waiver. He said no windows are planned that would affect the lighting and ambience in the center. He said the applicant is willing to work with staff to add some enhancements to that elevation. He discussed the north façade, which faces the highway.

In response to a question from Commissioner Jarboe, Mr. Lovell described some of the proposed building materials.

Mr. Gootee said they can plant trees in the additional parking islands, about 1 per 50 feet.

Commissioner Brown asked if an expressway buffer and fencing was required in this area. Greg Oakley, the developer, said there is a 25-foot buffer, but no structure buffer required. He said the waiver requests facing Sycamore are consistent with a couple other facilities in the development.

Commissioner Proffitt asked if the proposed tree planting would be substantially the same as what is being shown today. Mr. Gootee said yes, and that there might be an additional one next to the dumpsters. He added that trees are proposed for every parking island. The ratio is one per every 4,000 square feet of paved surface. Commissioner Proffitt also asked if there could be any additional consideration given to the south elevation of the Main Event building. He said that, even though trees are going to be there, he was concerned that they might be of varieties that would not grow over 20-25 feet tall and that this is a "big, flat wall". He asked if some architectural features could be added. Mr. Oakley said that more detailed renderings would be brought to the public hearing showing building materials, design features, colors, etc. Adam Smith, an applicant's representative, agreed that renderings and hopefully photos of recent prototypes would be brought to the public hearing.

Bruce Allen, a Tucker Station Road resident, said the increase in traffic has not been addressed. He said the residences along Tucker Station Road are all R-4 properties in a rural area. He said additional traffic from this development will be using Tucker Station Road to come in the back way.

Mr. Bardenwerper said there have been neighborhood meetings about this development, both recently and throughout the development's history. He said traffic studies are usually done to examine peak-hour traffic, since that seems to

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be the main point of concern. However, this is not a "peak-hour" type of use – the theater complex will probably generate traffic after peak hours. He said the applicant has been honest about the fact that there will probably be more traffic along Tucker Station Road, Bluegrass Parkway, and Blankenbaker Parkway on weekends. He said there are other road improvements coming to the area due to nearby development projects. He discussed the neighborhood meeting and questions that had been asked about the traffic increase. He said Ellingsworth and Tucker Station would be improved.

Mr. Allen said the developer is "exploiting the non-peak hour" use because the road capacity. He said he is already picking up trash in his yard, and now more customers will be coming in to this development. He asked how the developer will keep this under control. He also said there are already potholes in the road.

Commissioner Proffitt said the pothole issue should be addressed with Mr. Allen's Councilmember; regarding the trash, he said the LD&T Committee cannot require a developer to pick up trash in the neighborhood. He said Mr. Allen had stated that he was getting trash in his yard from a major intersection. Mr. Allen said he had addressed the road issue with his Councilmember (Councilman Stuart Benson). Commissioner Jarboe asked how the Councilman Benson had responded. Mr. Allen said "positively", but reiterated that this is a rural, narrow road.

Steve Porter, representing the Tucker Station Neighborhood Association, said the Association does not have objections to the rezoning request. In response to a question from Mr. Porter, Mr. Bardenwerper said that the Detailed District Development Plan is "for everything". Mr. Porter said there are only renderings for the two big buildings, and there were some concerns about lighting on those, but there were no renderings of the others. Ms. Williams said that, if the applicant was agreeable to coming back with the renderings for the other lots, then a binding element can be changed to state this. Mr. Porter said that he would request that renderings for the remaining buildings be presented at a public meeting (DRC).

Mr. Porter also said he just received a copy of the traffic impact study. First, he said Blankenbaker Parkway does not serve as the major connection to Taylorsville Road – Tucker Station Road does. He said Tucker Station Road is the main connector going north to Middletown. Regarding the evening peak analysis, he said Blankenbaker Parkway and Bluegrass Parkway is already an

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"E" intersection and this development would take it to an "F" east and west bound. He named other intersections in the area that would be worsened. Mr. Oakley said a stoplight is proposed in Phase II.

On behalf of the Tucker Station Neighborhood Association, Mr. Porter requested:

- The removal of a proposed LED strip light across the top of the Main Event building, which he said would be seen "for miles".
- The side of the Main Event building facing Sycamore Station have some architectural features added.
- That the south side of the Escape [theater] building not have any lights pointed south down Tucker Station Road.

Mr. Bardenwerper said their traffic engineer, Paul Slone, would be present for the June 5, 2014 Planning Commission public hearing.

Commissioner Proffitt asked that details of the lighting and landscaping be presented at the public hearing.

The Committee by general consensus scheduled Case No. 16777 to be heard at the June 5, 2014 Planning Commission public hearing.