

**MINUTES OF THE MEETING  
OF THE  
LOUISVILLE METRO LAND DEVELOPMENT & TRANSPORTATION COMMITTEE  
MEETING  
DECEMBER 14, 2017**

A meeting of the Louisville Metro Land Development & Transportation Committee was held on December 14, 2017, at 1:00 p.m. at the Old Jail Building, located at 514 W. Liberty Street, Louisville, KY 40202.

**Commission members present:**

Marilyn Lewis, Vice Chair  
Ramona Lindsey  
Robert Peterson  
Rich Carlson

**Commission members absent:**

Jeff Brown

**Staff members present:**

Joseph Reverman, Assistant Director, Planning and Design Services  
Brian Davis, Planning and Design Manager  
Julia Williams, Planning and Design Supervisor  
Tony Kelly, MSD  
John Carroll, Legal Counsel  
Tammy Markert, Transportation Planning  
Jay Lockett, Planner I  
Joel Dock, Planner II  
Laura Mattingly, Planner II  
Kristen Padron, Management Assistant

The following matters were considered:

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES  
DECEMBER 14, 2017**

**APPROVAL OF MINUTES**

**NOVEMBER 30, 2017 LD&T REGULAR MEETING MINUTES**

**00:10:35** On a motion by Commissioner Carlson, seconded by Commissioner Lindsey, the following resolution was adopted:

**RESOLVED**, that the Land Development & Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on November 30, 2017.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, and Lewis**

**Absent: Brown**

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES  
DECEMBER 14, 2017**

**NEW BUSINESS**

**CASE NUMBER 17STREETS1024**

|                   |                             |
|-------------------|-----------------------------|
| Project Name:     | First Street Closure        |
| Location:         | First Street at Electron Dr |
| Owner(s):         | Jeffersontown               |
| Applicant:        | Blue Cadillac, LLC          |
| Jurisdiction:     | Jeffersontown               |
| Council District: | 11 – Kevin Kramer           |
| 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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**Agency Testimony:**

**00:12:00** Jay Lockett discussed the case summary from the staff report.

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

Raymond Bannon, 10803 Electron Dr., Suite 102, Louisville, KY 40299  
Todd Lanning, 5151 Jefferson Blvd, Louisville, KY 40219

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

**00:16:27** Raymond Bannon is the attorney for the developer. He stated that the applicant intends to consolidate all tracts except one small strip, and this cannot be completed until the road closure request is approved.

**00:17:37** Todd Lanning stated he was available to answer questions.

**The following spoke in opposition to this request:**

No one spoke.

**Summary of testimony of those in opposition:**

No one spoke.

**Deliberation:**

Committee deliberation

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

**CASE NUMBER 17STREETS1024**

**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.**

**Closure of a Public Right-of-Way**

**00:18:40** On a motion by Commissioner Carlson, seconded by Commissioner Lindsey, the following resolution, based on testimony heard today, was adopted:

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **CONTINUE** case number 17STREETS1024 to the December 21, 2017 Planning Commission Consent Agenda.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, and Lewis  
Absent: Brown**

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

**CASE NUMBER 16ZONE1031**

Project Name: Circle K  
Location: 12411/12415 Taylorsville Road  
Owner(s): Mac's Convenience Stores LLC  
Applicant: Mac's Convenience Stores LLC  
Jurisdiction: Louisville Metro  
Council District: 11-Kevin Kramer  
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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**Agency Testimony:**

**00:20:27** Julia Williams discussed the case summary, standard of review, and staff analysis from the staff report.

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

Nick Pregliasco, 1000 N Hurstbourne Pkwy, Louisville, KY40223  
Gregg Guy, 1709 Goldenleaf Way, Louisville, KY40245  
Chris Crumpton, 3703 Taylorsville Rd, Suite 205, Louisville, KY40220

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

**00:24:07** Nick Pregliasco spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from R-4 to C-1, a variance, a waiver, and a district development plan. They are still working with neighbors on minor changes.

**00:31:15** Circle K Real Estate Director Gregg Guy provided some background information regarding the subject site. The existing building does not fit the current standards of Circle K.

**00:34:48** Commissioner Carlson stated that he would like to see further justification for the waiver and asked how much of the building's back wall would be visible while driving south on Tucker Station Road.

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**NEW BUSINESS**

**CASE NUMBER 16ZONE1031**

**00:36:22** Chris Crumpton discussed landscaping and stated that you would most likely not be able to see the back wall of the structure while driving south on Tucker Station Road. Additional screening is being added.

**00:39:12** Mr. Pregliasco stated there is an existing privacy fence behind the current gas station located on the neighbor's property. The applicant has agreed to install a new fence.

**The following spoke in opposition to this request:**

Steve Porter, 2406 Tucker Street Rd, Louisville, KY 40299

**Summary of testimony of those in opposition:**

**00:41:19** Steve Porter spoke on behalf of neighbors of Tyler Woods and the Tucker Station Neighbor Association. He discussed issues they have with the project, but stated they are still in negotiations with the applicant.

**Deliberation:**

Committee deliberation

**00:50:35** By general consensus, the Committee scheduled case number 16ZONE1031 for the January 18, 2018 Planning Commission public hearing.

**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.**

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

**CASE NUMBER 17ZONE1057**

|                   |   |
|-------------------|---|
| Request:          | R-4 to C-N  |
| Project Name:     | Pharmacy/Retail Store                               |
| Location:         | 10515 Taylorsville Road                             |
| Owner:            | Kevin Carrico, James P. Landherr & Hanken Corp, Inc |
| Applicant:        | Ken Lurie   |
| Representative:   | Bardenwerper, Talbott & Roberts, PLLC               |
| Jurisdiction:     | Jeffersontown                                       |
| Council District: | 20 – Stuart Benson                                  |
| 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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**Agency Testimony:**

**00:51:17** Laura Mattingly discussed the case summary, standard of review, and staff analysis from the staff report.

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

Nick Pregliasco, 1000 N Hurstbourne Pkwy, Louisville, KY40223  
Kevin Young, 503 Washburn Ave, Louisville, KY40222

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

**00:57:17** Nick Pregliasco spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from R-4 to C-N, a variance, a waiver, and a detailed district development plan. In response to Joe Reverman, Mr. Pregliasco stated that the neighbors were against access off Candlewood Way, and they did speak to KTC about this.

**01:03:16** Kevin Young stated that the entrances were approved by KTC and the City of Jeffersontown. They did not request an access from Candlewood Way because of objections from the neighbors.

**The following spoke in opposition to this request:**

No one spoke.

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

**CASE NUMBER 17ZONE1057**

**Summary of testimony of those in opposition:**

No one spoke.

**The following spoke neither for nor against the request:**

Rebecca Simmons, 3704 Candlewood Way, Jeffersontown, KY 40299

**Summary of testimony of those neither for nor against:**

**01:04:12** Rebecca Simmons is a neighbor who has concerns with the project. She made requests for the following: solid evergreen screening outside of the fencing along Candlewood Way, a higher privacy fence, a closing time of 10:00 p.m., dark sky lighting that is turned off upon closing, trash cans along Taylorsville Rd, and relocation of the dumpster away from the residential area.

**Rebuttal:**

**01:08:00** Mr. Pregliasco stated the applicant can work with the neighbors regarding these requests between now and the public hearing.

**Deliberation:**

Committee deliberation

**01:09:00** By general consensus, the Committee scheduled case number 17ZONE1057 for the January 4, 2018 Planning Commission public hearing.

**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.**



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

**CASE NUMBER 17ZONE1042**

Request: R-4 to C-1  
Project Name: Speedwash  
Location: 9808, 9818, 9818R Hillock Drive &  
8018 & 8102 Old Bardstown Rd  
Owner: Old Bardstown Investment Group, LLC  
Applicant: Speedwash Carwash  
Representative: Wyatt, Tarrant & Combs, LLP  
Jurisdiction: Louisville Metro  
Council District: 22 – Robin Engel  
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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**Agency Testimony:**

**01:09:50** Laura Mattingly discussed the case summary, standard of review, and staff analysis from the staff report. The applicant submitted an affidavit of notification stating that notices were sent on November 30, 2017. Ms. Mattingly received her notice on December 12, and it was post marked on December 11.

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

Jon Baker, 500 W Jefferson St, Suite 2800, Louisville, KY 40202  
Kent Gootee, 5151 Jefferson Blvd, Louisville, KY 40219  
Chris Harrison, 855 Lovers Lane, Suite 112, Bowling Green, KY 42104

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

**01:16:33** Jon Baker spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from R-4 to C-1, a variance, two waivers, and a detailed district development plan.

**01:20:11** Kent Gootee spoke about the more technical details of the plan. Mr. Baker confirmed that notices were sent on November 30, 2017. They would be willing to provide additional notice and come back to LD&T if needed. He and Mr. Gootee responded to questions from the Commissioners.

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**NEW BUSINESS**

**CASE NUMBER 17ZONE1042**

**01:30:40** Chris Harrison detailed the work flow of the site.

**The following spoke neither for nor against the request:**

Tim Hatfield, 4740 Dunbar Valley Rd, Fisherville, KY 40023

**Summary of testimony of those neither for nor against:**

**01:36:16** Tim Hatfield owns the medical spa to the south of the subject site and used to own the daycare center behind the spa. He spoke about his concerns for the project, but is supportive overall.

**The following spoke in opposition to this request:**

Charlotte Nellis, 9803 Hillock Dr, Louisville, KY 40291  
Kevin Bratcher, 10215 Landwood Dr, Louisville, KY 40291

**Summary of testimony of those in opposition:**

**01:40:42** Charlotte Nellis is a resident of Hillock Drive. She spoke about an easement on Hillock Drive that her mother owns and stated that they did not give Zaxby's permission to use Hillock Drive. She has concerns for traffic safety.

**01:44:47** Kevin Bratcher is a member of the Kentucky House of Representatives and also lives near the subject site. He stated that he has received multiple calls about this project. He and his constituents feel this is out of character for the neighborhood.

**Rebuttal:**

**01:47:11** Mr. Baker spoke in rebuttal, and Mr. Gootee responded to questions from the Commissioners and Mr. Reverman.

**01:51:09** Tony Kelly with MSD stated that he met with other representatives at MSD and decided that they are okay with an underground detention basin as long as it meets their requirements. MSD is okay with the fee-in-lieu as long as the applicant can obtain permitting from KTC.

**01:53:13** Tammy Markert provided comments from the Transportation Planning department and spoke about the unresolved issues from Public Works.

**Deliberation:**

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**NEW BUSINESS**

**CASE NUMBER 17ZONE1042**

Committee deliberation

**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.**

**01:57:27** On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution, based on testimony heard today, was adopted:

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **CONTINUE** case number 17ZONE1042, with new notice, to the January 11, 2017 Land Development & Transportation Committee meeting.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, and Lewis**  
**Absent: Brown**

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

**CASE NUMBER 16ZONE1052**

Project Name: The Farms at Lovers lane  
Location: 6015 Lovers Lane  
Owner(s): Superior Builders, Inc.  
Applicant: Superior Builders, Inc.  
Representative(s): BlueStone Engineers, PLLC – Chris Crumpton  
Project Area/Size: 9.77 acres  
Jurisdiction: Louisville Metro  
Council District: 22 – Robin Engel  
Case Manager: Joel P. Dock, 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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**Agency Testimony:**

**01:59:07** Joel Dock discussed the case summary and standard of review from the staff report.

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

Chris Crumpton, 3703 Taylorsville Rd, Suite 205, Louisville, KY40220

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

**02:03:46** Chris Crumpton spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from R-4 to R-5 and a major preliminary subdivision/detailed district development plan.

**The following spoke in opposition to this request:**

Joel Warren, 6013 Lovers Ln, Louisville, KY 40291

**Summary of testimony of those in opposition:**

**02:09:08** Joel Warren owns the property adjacent to the subject site and feels like this project does not fit with the character of the neighborhood. He is concerned with prospective pets, fencing, lighting, traffic, landscape buffering, and tree preservation.

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**NEW BUSINESS**

**CASE NUMBER 16ZONE1052**

**Rebuttal:**

**02:12:25** Mr. Crumpton spoke in rebuttal and responded to questions from the Commissioners.

**Deliberation:**

Committee deliberation

**02:15:50** By general consensus, the Committee scheduled case number 16ZONE1052 for the January 18, 2018 Planning Commission public hearing.

**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.**

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

**CASE NUMBER 16ZONE1080**

|                    |  |
|--------------------|--|
| Project Name:      | Fort Locks Self-Storage                  |
| Location:          | 7650 Dixie Highway                       |
| Owner(s):          | Valley Station Towne Center              |
| Applicant:         | Fort Locks Self-Storage, Inc.            |
| Representative(s): | Michael Tigue; Land Design & Development |
| Jurisdiction:      | Louisville Metro                         |
| Council District:  | 25 – David Yates                         |
| Case Manager:      | Joel P. 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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**02:16:33** Joel Dock discussed the case summary and standard of review from the staff report.

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

Jon Baker, 500 W Jefferson St, Suite 2800, Louisville, KY 40202

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

**02:21:17** Jon Baker spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from R-4 to C-2, a variance, a conditional use permit, and a detailed district development plan.

**The following spoke in opposition to this request:**

Ian Lowe, 1355 Bardstown Rd, #210, Louisville, KY 40204

**Summary of testimony of those in opposition:**

**02:24:32** Ian Lowe with Home Advantage manages the apartment complex near the corner of Fury Way and Dixie Hwy. He is concerned with having a commercial development that extends between two residential areas and how it will negatively impact property values.

**Rebuttal:**

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

**CASE NUMBER 16ZONE1080**

**02:27:24** Mr. Baker spoke in rebuttal.

**Deliberation:**

Committee deliberation

**02:28:37** By general consensus, the Committee scheduled case number 16ZONE1080 for the January 18, 2018 Planning Commission public hearing.

**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.**

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

**CASE NUMBER 17ZONE1044**

|                    |   |
|--------------------|---|
| Project Name:      | Nicklies – Old La Grange Rd                     |
| Location:          | 12413 Old La Grange Road                        |
| Owner(s):          | Jeffersonville Commons, LLC; Ian, LLC           |
| Applicant:         | Jeffersonville Commons, LLC                     |
| Representative(s): | Nicklies Development; Land Design & Development |
| Project Area/Size: | 7.1 acres                                       |
| Jurisdiction:      | Louisville Metro                                |
| Council District:  | 17 – Glen Stuckel                               |
| Case Manager:      | Joel P. 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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**02:29:13** Joel Dock discussed the case summary and standard of review from the staff report.

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

Jim Calvery, 6060 Dutchmans Ln, Suite 110, Louisville, KY 40205

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

**02:35:21** Jim Calvery spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from R-4 to PEC and two waivers. He responded to questions from the Commissioners.

**The following spoke in opposition to this request:**

No one spoke.

**Summary of testimony of those in opposition:**

No one spoke.

**Deliberation:**

Committee deliberation



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

**CASE NUMBER 17ZONE1044**

**02:46:31** By general consensus, the Committee scheduled case number 17ZONE1044 for the January 4, 2018 Planning Commission public hearing.

**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.**

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

**CASE NUMBER 17ZONE1051**

Project Name: Architype Gallery  
Location: 1764 Frankfort Avenue  
Owner(s): 1764 Frankfort, LLC - Brad Stengel  
Applicant: 1764 Frankfort, LLC - Brad Stengel  
Representative(s): 1764 Frankfort, LLC - Brad Stengel  
Project Area/Size: 0.19 acres  
Jurisdiction: Louisville Metro  
Council District: 9 – Bill Hollander  
Case Manager: Joel P. 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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**02:47:25** Joel Dock discussed the case summary and standard of review from the staff report.

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

Brad Stengel, 4301 River Hill Ln, Louisville, KY 40207

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

**02:52:37** Brad Stengel spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from C-1 to C-2 and a detailed district development plan.

**The following spoke in opposition to this request:**

No one spoke.

**Summary of testimony of those in opposition:**

No one spoke.

**Deliberation:**

Committee deliberation

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

**CASE NUMBER 17ZONE1051**

**02:54:22** By general consensus, the Committee scheduled case number 17ZONE1051 for the January 4, 2018 Planning Commission public hearing.

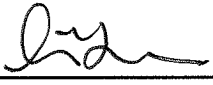
**An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES  
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ADJOURNMENT

The meeting adjourned at approximately 4:00 p.m.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Division Director