

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
June 11, 2020

NEW BUSINESS

CASE NUMBER 19-ZONE-0095

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

Project Name: Old Henry Road Retail

Location: 14015 Old Henry Trail

Owner: One Fourteen LLC

Applicant: One Fourteen LLC

Representative: Nick Pregliasco - Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

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:

00:13:31 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

00:18:11 In response to a question from Commissioner Carlson, Ms. St. Germain said the restaurant and retail uses are proposed for the first floor, and the multi-family residential units are proposed for the second floor.

00:18:41 In response to another question from Commissioner Carlson, Ms. St. Germain explained "residential collars", a term used in the staff report. She said it is a large tract of land that is proposed to be reserved for low-density residential use/s (see recording.)

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper Talbott & Roberts PLLC, 1000 N Hurstbourne Pkwy, Louisville, KY 40223

Kevin Young, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

Summary of testimony of those in favor:

00:20:19 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
June 11, 2020

NEW BUSINESS

CASE NUMBER 19-ZONE-0095

00:28:57 Kevin Young, an applicant's representative, gave more detail about the site layout and further explained what steps the applicant has taken to minimize the variance request (see recording.) Residential uses are planned on the second story, on top of the retail.

00:31:14 Commissioner Peterson asked if there are any plans to mitigate noise, odors, etc. from the restaurants for the residents who might live above them. Mr. Pregliasco and Mr. Young said they would present that information at the Planning Commission public hearing.

The following spoke in opposition to this request:

John Fenton, 15013 Tradition Drive, Louisville, KY 40245

Terry Miller, 3220 Ridge Brook Circle, Louisville, KY 40245

Summary of testimony of those in opposition:

00:32:49 John Fenton discussed traffic and road issues, particularly a blind turn and a blind rise that could affect safety (see recording.) He also expressed concern about noise, and said this is supposed to be a residential area.

00:34:21 Terry Miller, the HOA president of The Ridge condos on Old Henry, said many residents had concerns about the flow of traffic. Redeveloping Old Henry will help, particularly adding the third lane, but having an access road into the retail center from Old Henry will be a problem. He recommended a turning lane onto the Gene Snyder (see recording.)

The following spoke neither for nor against ("Other"):

Kathy Wilhoite (sp), 14310 Old Henry Road, Louisville, KY 40245

Summary of testimony of those neither for nor against:

00:36:36 Kathy Wilhoite (sp) said she and her husband just wanted to listen to get more information about the proposal. However, she said she and all other residents have concerns about traffic on Old Henry Road. Old Henry Trail has been enlarged so that two cars can pass each other, but that is not enough for this development.

00:38:15 In response to a question from Commissioner Carlson, Mr. Pregliasco discussed the timeline for construction, and how that will be coordinated with the widening of the road (Old Henry Trail.) He said there are two entrances into the development, shown on the plan: one from Old Henry Road, and one from Old Henry

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
June 11, 2020

NEW BUSINESS

CASE NUMBER 19-ZONE-0095

Trail. He said that, when Old Henry Road is widened, this portion adjacent to the proposed development will be three lanes, not two.

00:41:06 Commissioner Carlson asked about the possibility of adding a binding element stating that the building will not be open for occupancy until after the construction/widening of Old Henry Road. Mr. Pregliasco said this will be discussed with the applicant and addressed at the Planning Commission public hearing.

00:42:06 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 16, 2020 Planning Commission public hearing.