

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

**JANUARY 9, 2014**

**New Cases**

**CASE NO. 13ZONE1013**

Project Name: Honest-1 Autocare  
Location: 2801 N Hurstbourne Pkwy  
Owner: S&L Ventures, LLC  
Applicant: S&L Ventures, LLC  
Representative: Bill Bardenwerper and Mindel, Scott & Associates,  
Inc.  
Jurisdiction: Louisville Metro  
Council District: 17 - Glen Stuckel  
Case Manager: Joseph Reverman, AICP, Planning Supervisor

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. 5<sup>th</sup> Street.)

**Request:**

Change in Zoning from R 4, Single Family Residential, to C 2, Commercial; a Detailed District Development Plan; a Variance; and a Land Development Code Waiver.

**The following spoke on behalf of this case:**

Bill Bardenwerper, Bardenwerper Talbott & Roberts, 1000 N. Hurstbourne Pkwy, Louisville, KY 40222

Todd Lanning, Mindel Scott & Associates, 5151 Jefferson Blvd, Louisville, KY 40219

Todd Lanning, Mindel Scott & Associates, 5151 Jefferson Blvd, Louisville, KY 40219

Kristen (Last name inaudible), Hagen Properties, 12949 Shelbyville Rd, Louisville, KY 40243

**DISCUSSION:**

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01:48:35 Joseph Reverman reviewed the requests, case summary/background/site context, and technical review from the staff report.

01:54:28 Commissioner Brown asked if there was any condition or binding elements placed on the Sawyer shops to the north. Mr. Reverman said there was initially either a binding element or note on the plan; however, after it was rezoned a building was constructed. He stated he would need to check if a spot was identified for a future connection.

01:55:13 Commissioner Brown asked if an access easement would be acceptable in lieu of a right-of-way. Mr. Reverman said it would make sense to have dedicated right-of-way. He said if it were an access easement, there would need to be a discussion about the safety issues of having pull-in parking spaces when it is connecting to the roadway.

01:56:23 Bill Bardenwerper, attorney representing the applicant, provided a brief history of the subject site. He addressed pre-app discussions about the issue of the future Spring Bark drive connection. He submitted a booklet regarding the proposal and showed a series of photos of the site. Mr. Bardenwerper discussed the proposed waiver of the vehicular and pedestrian connection to the commercially zoned lot to the north. He then reviewed the proposed use for the site and said the C-2 zoning is needed for the extra vehicle bays.

02:05:50 Todd Lanning and Steve Scott with Mindel Scott & Associates, and the owner Dale Schaefer stated their names for the record.

02:06:43 Commissioner Jarboe said he did believe that the street that would be coming through for the church in the future would be an impediment. He said he questions whether there is not access to the back of the building. Commissioner Jarboe said it seems there is enough room to have access to the back of the retail building. Mr. Scott said there is a 20 ft LBA that would be encroached upon. After some further discussion about this issue, Commissioner Jarboe stated that a variance on the LBA would be entertained if access was being provided to the other property.

02:10:45 Commissioner Blake raised concern about danger with the driving isle in the back.

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02:13:03 Kristen (Last name inaudible), Hagen Properties, pointed out the dumpster and retaining wall areas behind the building. She said the driving isle is tight.

02:14:20 Commissioner Blake asked if there had been any discussion about uses being opted out under the C-2 zoning. Mr. Bardenwerper said that there would be a discussion about this and more information would be presented at the public hearing.

**By general consensus the Land Development & Transportation Committee does hereby schedule Case 13ZONE1013 to be heard before the Louisville Metro Planning Commission on Thursday, February 6, 2014 at the Mayors Gallery.**