

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

**September 12, 2019**

**New Business**

**Case No. 16ZONE1044**

**Request:** Change in zoning from C-2 to PDD  
**Project Name:** One Park  
**Location:** 2294, 2300, 2338, (TB 74A Lots 12 & 15), and  
2340 Lexington Road and 2501, 2503, 2509,  
2511, and 2515 Grinstead Drive  
**Owners:** JDG Triangle Partners LLC  
JDG Triangle Partners II L;  
JDG Triangle Partners III  
**Applicant:** JDG Triangle Partners, LLC  
**Representative:** William Bardenwerper - Bardenwerper Talbott  
& Roberts PLLC  
Mindel Scott & Associates  
**Jurisdiction:** Louisville Metro  
**Council District:** 8 – Branson Coan

**Case Manager:** **Julia Williams, 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 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.)

**Agency Testimony:**

02:24:46 Julia Williams presented the case (see staff report and recording for detailed presentation.) She emphasized that the purpose of today's presentation is to focus on transportation/ traffic issues.

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

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

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

Diane Zimmerman, 12803 High Meadows Pike, Louisville, KY 40059

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

02:26:29 William Bardenwerper, the applicant's representative, presented the applicant's transportation/traffic information and showed a Power Point presentation (see recording for detailed presentation.)

02:37:20 Commissioner Carlson asked about changes to the most recent pattern book (see recording.) Mr. Bardenwerper said that what is being presented today is the final striping plan that is part of the Transportation Plan. He said the information that will be presented to the Commissioners prior to the September 30, 2019 Planning Commission public hearing will be updated.

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

Sandra Wagner, 3215 Marion Court, Louisville, KY 40206

Lisa Santos, 1318 Hull Street, Louisville, KY 40204

Shawn Dikes, 128 North Birchwood Avenue, Louisville, KY 40206

Phil Samuel, 3 Angora Court, Louisville, KY 40206

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

02:41:56 Sandra Wagner explained her personal observations and experiences with traffic in this area.

02:44:14 Lisa Santos, representing the Irish Hill Neighborhood Association, said that a page of questions about transportation, submitted by the Association to the applicant in November, has still not yet been answered. She was pleased to know that this has been through Metro Transportation Planning, but wanted to know if this has been reviewed by KYTC. In response to a request from Commissioner Lewis, she submitted the list of questions to Ms. Williams to be distributed to the Commissioners (on file.)

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02:46:52      Shawn Dikes, a Crescent Hill resident, noted that the I-64 and Grinstead interchange is already functioning poorly. Grinstead Drive and Lexington Road is already at a “D” or “E” level. He does not feel that pedestrians and bicycles are taken into account in the traffic impact studies; he is also concerned about inadequate signage and road striping. He asked if Etley Avenue is going to be a right-in or a right-out. He said traffic impact study numbers change “dramatically” with each updated version of the studies.

02:50:01      Phil Samuel asked why internal trips are listed, since no one is going to get into this development and drive around to various uses. If pass-by trips are a subset that only apply to commercial/retail developments, then how can this be used for a development that includes housing? He asked several other questions regarding specifics about the traffic study (see recording for his detailed presentation.)

**Rebuttal:**

02:54:17      Mr. Bardenwerper and Diane Zimmerman (traffic engineer) discussed the traffic impact study to answer some of the questions asked (see recording for detailed presentation.) Ms. Zimmerman answered questions including, but not limited to: internal trips and how trip generation for all developments is determined; why all left-turning traffic from the garage has been assigned to Etley Avenue; the signage to I-64; and that a dual left-turn lane that had previously been shown will not be added and there will be no new pavement-width added on Lexington Road.

02:58:59      Commissioner Brown asked Ms. Zimmerman to address Ms. Santos’s questions. Ms. Zimmerman reviewed the modeling methods she used and reiterated that Metro Transportation Planning has had “ample” opportunity to review the report (see recording.) She noted that, in March, significant changes were made to Grinstead Drive signal timing to prioritize clearing traffic from I-64.

03:03:04      Mr. Bardenwerper concluded the rebuttal.

03:05:31      Commissioner Brown suggested that some of the current delays being experienced on Lexington and Grinstead may be due to the Louisville Water Company closing some lanes to replace water mains.

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03:05:59      Commissioner Carlson asked about using Etley to handle left-turns coming out of the proposed garage. How will motorists be directed to do this? Ms. Zimmerman said the applicant had discussed putting up lighted signage inside the garage stating “Right Turn Only Between 4-6 p.m.” She said that there will be no barriers, no way to “force” drivers to make a right-turn only. See recording for her complete testimony.

03:07:41      Commissioner Carlson asked if there will be any major traffic signal “reworking” at the intersection of Lexington and Grinstead. Ms. Zimmerman said only to the signal heads for the proposed dual left-turn lanes. Commissioner Carlson and Commissioner Brown discussed “Connection 21” grant which will work about 127 intersections – this is not one of the corridors included in that.

**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.**

03:09:34      The Committee by general consensus scheduled this case for a Planning Commission night hearing on **September 30, 2019 at 6:30 p.m.** at the Kentucky International Convention Center, located at 221 S 4th St, Louisville, KY 40202, Ballrooms D & E.