

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**April 8, 2021**

**OLD BUSINESS**

**CASE NO. 20-ZONE-0117**

Project Name: 9418 Pirouette Avenue  
Location: 9418 Pirouette Avenue  
Owner(s): Corcoran Home Building and Remodeling  
Applicant: Corcoran Home Building and Remodeling  
Representative(s): Bardenwerper, Talbott, & Roberts, PLLC  
Jurisdiction: Louisville Metro  
Council District: 13 – Mark Fox  
Case Manager: Joel P. Dock, 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. 5<sup>th</sup> Street.)

**Discussion**

00:05:45 Mr. Dock stated this case was heard at the last LDT meeting and continued to today to discuss scheduling the night hearing and location. The location will be the South Central Government Center on Outer Loop, May 10, 2021 at 6:00 p.m.

00:06:44 Commissioner Brown said a traffic count was done in 2007 (most recent). There's not enough information to decide on providing traffic humps or traffic control.

00:08:31 Mr. Dock said the units proposed and number of trips didn't trigger a traffic study; however, trip generations were looked at to determine if a stop light, stop sign or 3-way sign would be warranted. They are not.

00:10:09 Nick Pregliasco said the applicant is in agreement with the May 10, 2021 date for the night hearing.

00:10:20 Commissioner Carlson asked why the night hearing is not being held at the Dixie Hwy. Gov't Center. Brian Davis said that center is not available.

**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 May 10, 2021 Planning Commission public hearing. It will be held at the South Central Government Center at 6:00 p.m.**

**MINUTES OF THE MEETING  
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**March 25, 2021**

**New Business**

**Case No. 20-ZONE-0117**

<b>Request:</b>	Change in Zoning from PRD, planned residential development to R-6, multi-family residential with revised detailed plan and waiver
<b>Project Name:</b>	9418 Pirouette Avenue
<b>Location:</b>	9418 Pirouette Avenue
<b>Owner:</b>	Corcoran Home Building & Remodeling, LLC
<b>Applicant:</b>	Corcoran Home Building & Remodeling, LLC
<b>Representative:</b>	Bardenwerper, Talbott, & Roberts, PLLC - Nick Pregliasco
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	13 - Mark Fox
<b>Case Manager:</b>	<b>Joel Dock, AICP, Planner II</b>

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:**

01:26:31 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) He noted that staff has received a petition for a night hearing. However, at this time, staff and the applicant have been unable to coordinate a location for the in-person alternative. Because of this, at this time, staff would request a continuance of this case to the next LD&T meeting to explore optional locations. He said the South Central Government Center is available (about eight miles from the subject site.)

01:33:50 In response to a question from Commissioner Peterson, Mr. Dock showed an adjoining property with about 30 feet of frontage on the public road. However, that 30 feet is wholly contained within MSD's sanitary and sewer drainage easement (see recording for detailed discussion.)

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01:35:12 IN response to a question from Commissioner Carlson, Mr Dock said a traffic study was not required. He said Metro Transportation Planning was assessing whether or not stop signs were warranted at certain locations and also requested trip generation information. Beth Stuber, with Metro Transportation Planning, said what Mr. Dock said was correct. Stop signs were not warranted per Metro Traffic division. Commissioner Carlson and Ms. Stuber discussed traffic impact and mitigation (see recording for detailed discussion.)

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

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

Kevin Young, Land Design & Development, 503 Washburn Ave # 101, Louisville, KY 40222

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

01:39:35 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:54:22 Kevin Young presented more detail about how the site was laid out and particulars about the design (see recording for detailed presentation.)

01:55:41 Mr. Pregliasco concluded the presentation and stated that the applicant has no objection to holding a night hearing.

01:56:21 Commissioner Carlson said the rendering being shown today has only one side of a two-story building. Will renderings of the other sides, as well as renderings of the three-story building, be available prior to the public hearing? Mr. Young said those will be available prior to the public hearing.

01:57:13 Commissioner Carlson asked what protections would be available for adjacent neighbors from the buildings that have balconies on their second floors. Mr. Young said all buildings except Building #3 have their sides facing the adjacent neighbors, with no balconies on them. Building #3 will have all new plantings and trees planted along that area. He said he would provide details about that at the public hearing.

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02:00:29 Commissioner Carlson also discussed the binding element about not increasing the number of dwelling units (added by the Louisville Metro Council at an earlier date.) He noted that the original plan to have townhomes added something different to the area; but there are already apartments in the area.

02:01:43 In response to a question from Commissioner Carlson, Mr. Dock said that, in the rezoning for Case No. 19-ZONE-1028, the greenspace/open space area on the site was discussed in detail. It was ultimately determined that the ownership of that greenspace/open space was undetermined, and that Metro could not compel the applicant to maintain it, either through binding element or any plan restrictions. Mr. Pregliasco said that the applicant has agreed that, when the property is developed, the applicant will have the same contracting crew that maintains their other properties will maintain this area. This will be a private contractual agreement. (see recording for detailed discussion.)

02:03:51 Mr Dock and Mr. Pregliasco elaborated and discussed the petition (see recording.) Mr. Dock said it was *not* a petition requesting a night hearing; it was a petition in opposition to the project. However, staff is aware that the petitioner wants a night hearing.

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

Harold Davis, 9319 Sissonne Drive, Louisville, KY 40018

Amy White, 104 Glissade Drive, Louisville, KY

Michael Whitehouse, 9411 Sissonne Drive, Louisville, KY 40018

Jessica Norris, 411 Echappe Lane, Louisville, KY

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

02:05:57 Harold Davis addressed the park mowing issue – he said he has been mowing it for the last six years. He said that property has been owned by all of the residents of Tree Line Estates Section 2. He said the neighborhood association received citations from Metro when it was overgrown; the neighborhood association has taken care of it. Mr. Davis said the applicant is

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now proposing 136 apartments into the center of an existing 156-home subdivision, but current residents had less of an issue with that because the originally-proposed 51 townhomes indicated that those residents would own them. However, the 136 apartments will not be resident-owned. He said traffic and speeding is already a problem, but residents have not received effective help from their Metro Councilpersons or the police. He objected to removing all the trees on the site.

02:12:02 Amy White primarily objected to the traffic and speeding. She is concerned about putting that many apartments in the neighborhood.

02:13:14 Michael Whitehouse said he agreed with Mr. Davis's testimony and discussed future developments that are coming in this area (see recording.)

02:15:12 Jessica Norris said her property adjoins the site. She said she agreed with Mr. Davis about the traffic concerns and disagreed with Meyro's assessment that stop signs and traffic control is not warranted here. She said she will not have privacy in her back yard; that trees planted now will not mature for years; and an 8-foot privacy fence will be inadequate to screen a two or three-story building. She is concerned about drainage and said there is already a flooding issue. She agreed that the neighbors could tolerate 51 townhomes, but not 136 apartments.

**Rebuttal**

02:20:45 Mr. Pregliasco presented the applicant's rebuttal (see recording.)

02:22:35 Commissioner Carlson asked if Pirouette is a public or private street and, if Metro Public Works would permit traffic-calming devices (like speed humps, etc.) would the applicant be willing to fund those? Mr. Pregliasco said Pirouette is a public street, and the applicant has already committed to funding those.

02:23:31 Commissioners' deliberation.

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02:25:16 On a motion by Commissioner Carlson, seconded by Commissioner Sistrunk, the following resolution was adopted"

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the April 8, 2021 LD&T meeting to determine a hearing date and location, and to discuss any new traffic information from Metro Public Works as discussed in today's meeting.

**The vote was as follows:**

**YES: Commissioners Sistrunk, Carlson, Brown, Daniels, and Peterson.**  
**NO: No one.**