

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

April 13, 2017

New Business

CASE NO. 16ZONE1090

NOTE: Commissioner Peterson left the meeting at approximately 3:30 p.m. and did not hear this or the remaining cases.

Request: Change in zoning from R-4 to PEC on approximately 14.93 acres
Project Name: Blankenbaker Land Acquisition
Location: Tucker Station Road TB 3672 Lot 1 (Southeast and approximately 1,000 feet from the intersection of Tucker Station Road and Lakefront Place, rear of lot only.)
Owner: LRH Family, LLC
Applicant: Hollenbach Oakley, LLC
Representative: Bardenwerper, Talbott & Roberts PLLC
Mindel Scott & Associates
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson

Case Manager: **Julia Williams, RLA, 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. 5th Street.)

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.

Agency Testimony:

02:28:10 Julia Williams presented the case and showed the site plan (see staff report and recording for detailed presentation.)

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, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

Greg Oakley (applicant), P.O. Box 7368, Louisville, KY 40257

Summary of testimony of those in favor:

02:31:13 William Bardenwerper, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) In response to a question from Commissioner Brown, Mr. Bardenwerper said the lake is being rezoned because it could reduce setback requirements for anything built on the land surrounding it. He said there is no intention of draining the lake. There is also a possibility in the future that additional land to the north could be acquired; then the zoning would be consistent. He added that this is a protected water body, protected by the Land Development Code.

02:34:38 Commissioner Brown asked about maintenance access. Greg Oakley used the zoning map to explain how the various tracts will be consolidated. Commissioner Brown said he would like to see what the resultant lots would look like after they are consolidated. Mr. Bardenwerper said that information would be presented at the public hearing.

02:36:31 John Carroll, legal counsel for the Planning Commission, asked Mr. Bardenwerper if there was any intention of filling in any of the pond. Mr. Bardenwerper said no.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against:

No one spoke.

02:36:44 The Committee by general consensus scheduled this case to be heard at the May 11, 2017 Planning Commission public hearing.