

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

**November 13, 2014**

**New Cases**

**Case No. 14ZONE1036**

**Request:** Change in zoning from R-4 to OR-3; setback variance; and Land Development Code Waivers.

**Project Name:** LaGrange Road Office  
**Location:** 12610 LaGrange Road  
**Owner:** Starz properties LLC  
**Applicant:** Hagan Properties Inc.  
**Representative:** William Bardenwerper, Bardenwerper Talbott & Roberts  
Kevin Young, Land Design & Development

**Jurisdiction:** Louisville Metro  
**Council District:** 17 – Glen Stuckel

**Case Manager:** **Christopher Brown, 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.)

**Agency Testimony:**

00:02:37 Christopher Brown presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

00:06:26 Mr. Brown added that one binding element has been slightly revised: Binding Element #14b b should read "A minor subdivision plat shall be recorded dedicating additional right-of-way to Reamers Lane to provide a total of 30 feet from the centerline." The correct total should be **40 feet**.

00:07:21 John Carroll, legal counsel for the Planning Commission, asked what is proposed for the historic house on the site. Mr. Brown said there is nothing being proposed and the house will be demolished.

00:07:48 In response to a question from Commissioner Brown, Mr. Brown discussed binding elements #6 and #2. He said those were negotiated for the original proposal in 1994.



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

William Bardenwerper, Bardenwerper Talbott & Roberts PLLC, 10000 Shelbyville Road, Louisville, KY 40222

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

Jonas Wilson, Frost Brown Todd, 400 West Market Street, Louisville, KY 40202

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

00:10:19 William Bardenwerper, the applicant's representative, presented the proposal and showed a Power Point presentation.

00:16:31 Kevin Young, an applicant's representative, discussed traffic, access, parking issues, and design issues. He said the removal of the historic house on the site for the new structure would minimize the impact on the existing trees and preserve tree canopy. He added that a private garage would be located underneath the building.

00:19:05 Mr. Bardenwerper discussed the corrected square footage. In response to a question from Commissioner Brown, Mr. Young said the change in the square footage should not affect the parking requirements.

00:20:19 Mr. Bardenwerper and Commissioner Brown briefly discussed traffic load on Reamers Road.

00:21:35 Jonas Wilson, representing attorney Glenn Price Jr., pointed out a nearby site (Trilogy Health Services) which is currently under development.

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

No one spoke.

**The following spoke neither for nor against:**

No one spoke.



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**The Committee by general consensus scheduled this case to be heard at the December 4, 2014 Planning Commission public hearing.**