

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

December 10, 2015

New Cases

CASE NO. 15ZONE1017

Request: Change in zoning from R-4 to C-2 on 2.5 acres with Variances, Parking Waiver, Land Development Code Waiver and Detailed District Development Plan

Project Name: Gordon Motor Sports

Location: 4901 Hurstbourne Parkway

Owner: Vandebrook Properties, LLC

Applicant: Vandebrook Properties, LLC

Representative: Land Design & Development Inc.
Glenn Price Jr. - Frost Brown Todd

Jurisdiction: Louisville Metro

Council District: 22 – Robin Engel

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. 5th Street.)

An audio/visual recording of the Planning Commission hearing 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:

00:33:48 Christopher Brown presented the case (see staff report and recording for detailed presentation.) The business owner is proposing to reside in the second-story component of the project.

00:36:26 Commissioner Brown asked why the adjoining property was required to have the 25-foot buffer, even though that property was R-4. Mr. Brown said the 25-foot buffer is on the CUP property.

The following spoke in favor of the request:

Glenn Price, Frost Brown Todd, 400 West Market Street, Louisville, KY 40202

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

Summary of testimony of those in favor:

00:36:46 Glenn Price, the applicant's representative, presented the applicant's case and showed a power Point presentation (see recording for detailed presentation.) He said that no service will be performed on the site except for washing. He said he intends to address neighbors' concerns, which were primarily lighting and noise. He added that the applicant will agree to bind out certain C-2 uses.

00:43:40 Kevin Young, landscape architect and applicant's representative, said discussed the 25-foot landscape buffer that was put in by the Morning Point development. Mr. Young said a landscape buffer on their property is not required, but they will put in a 15-foot buffer with an evergreen hedge. He discussed adjoining property owners' concerns (lighting, etc.) and said the applicant is withdrawing the request for a berm waiver along Hurstbourne Parkway. It will be continued as per the Morning Point berm. He discussed detention and landscaping on the property, and noted that the applicant will be living on the property as well as running his business here.

00:46:12 Commissioner Jarboe said that, if the applicant operates his business as stated, noise should not be a problem for adjoining residents, especially since no service will be performed on-site.

00:48:14 Commissioner Brown said he would like to see a justification for the height waiver and how it will be mitigated; he would also like to see the pedestrian connection addressed.

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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00:49:03 The Committee by general consensus scheduled this case to be heard at the January 21, 2016 Planning Commission public hearing.