

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
October 27, 2022

OLD BUSINESS

Case No. 22-ZONE-0043

Request:	Change in zoning from R-1, R-6, C-1 & C-2 to PDD with a Waiver
Project Name:	One Park North
Location:	2297, 2301, 2313 & 2345 Lexington Road
Owner:	MSD and JDG Triangle Partners LLC
Applicant:	JDG Triangle Partners LLC
Representative:	Bardenwerper, Talbott & Roberts; Mindel Scott & Associates
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Julia Williams, AICP, Planning Supervisor

*****This case and 22-STRCLOSURE-0017 were heard simultaneously*****

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. 5th Street.)

Agency Testimony:

00:05:28 Julia Williams presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation). This case was continued from the October 13, 2022 LD&T meeting.

The following spoke in favor of the request:

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

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

Summary of testimony of those in favor:

00:07:28 Kent Gootee spoke in support of the application (see video for Powerpoint presentation). Gootee explained the changes that were made to Lexington Road in order to satisfy the committee's requests from the previous meeting. Gootee also explained the proposed connection back to the trailhead, stating that Metro Parks had

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said they preferred to have the existing trailhead that is at the intersection of Lexington and Grinstead remain the primary entrance since there is a traffic signal there.

00:14:15 Commissioner Mims asked if Etley was going to have a signal. Diane Zimmerman said Etley meets the warrants so there will be a signal at the Etley/Lexington intersection. This signal would be fully funded by the applicant.

00:17:20 Commissioner Brown said the applicant would be required to provide the new pole in for the signals since the utilities are going to be placed underground. Gootee said they would accommodate this as needed.

The following spoke in opposition to the request:

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Summary of testimony of those in opposition:

00:18:55 Steve Porter spoke in opposition to the request. He would like to request extended time hearings for the item and potentially have it start no sooner than 4:00 pm.

Rebuttal:

00:21:18 Kent Gootee agreed to have the item be the last item on the docket when it goes to public hearing.

Deliberation:

00:21:38 Commissioners' deliberation. The committee decided the time limits for the public hearing will be 30 minutes for support, 45 minutes for opposition, and 15 minutes for rebuttal.

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.

The Committee by general consensus scheduled this case to be heard at the December 1, 2022 Planning Commission public hearing.

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Project Name: One Park North
Location: 2297, 2301, 2313 & 2345 Lexington Road
Owner: MSD and JDG Triangle Partners LLC
Applicant: JDG Triangle Partners LLC
Representative: Bardenwerper, Talbott & Roberts; Mindel Scott & Associates
Jurisdiction: Louisville Metro
Council District: 9 – Bill Hollander
Case Manager: Julia Williams, AICP, Planning Supervisor

*****This case and 22-STRCLOSURE-0017 were heard simultaneously*****

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. 5th Street.)

*****Commissioner Sistrunk left prior to this case.*****

Agency Testimony:

02:40:00 Julia Williams presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation). The applicant is proposing a mixed use PDD development consisting of two structures. There is also a proposed closure of an unimproved right-of-way associated with this request.

Commissioner Carlson asked if the pattern book was the same or similar to the development that was approved on the south side of Lexington Road. Williams stated they are complimentary.

Commissioner Brown asked about a connection to the trailhead. There will be a connection.

The following spoke in favor of the request:

Bill Bardenwerper, Bardenwerper, Talbott & Roberts, 1000 N. Hurstbourne Parkway, Louisville, KY 40223

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

Rob Donhoff, DKN Architects, 716 E. Market Street, Louisville, KY 40202

Summary of testimony of those in favor:

02:52:16 Bill Bardenwerper, the applicant's representative, presented the applicant's case and showed a PowerPoint presentation (see recording for detailed presentation). This property came up for sale after approval of the original One Park development (which was in 2019). Now the team is looking to develop a complementary development here on the north side of Lexington Road. Bardenwerper said there will be street amenities and improvements, and there has been lots of attention paid to the building design, all of which is reflected in the pattern book.

Commissioner Carlson asked about pedestrian connections between the south and north. Bardenwerper said there are no proposed elevated walk areas over Lexington Road.

03:11:00 Diane Zimmerman spoke in support of the application. The walk times are built into the traffic signal timing and is not affected by pedestrians hitting the walk button at a crosswalk. Zimmerman stated the traffic study assumes no pedestrian activity between the north and south in an effort to assume the "worst case scenario" for vehicle movement. The two developments combined may trigger the necessity for a light at Etley.

03:19:45 Rob Donhoff spoke in support of the application. Donhoff provided testimony regarding the proposed building design and characteristics.

03:27:05 Tony Kelly, MSD, answered some questions about the MSD work that is going on behind the proposed development.

The following spoke as neutral:

Councilman Bill Hollander, Metro Council District 9, 601 W. Jefferson Street, Louisville, KY 40202

Summary of testimony of those as neutral:

03:29:10 Councilman Bill Hollander spoke as a neutral party. Councilman Hollander spoke about the trailhead and the access that MSD and the public will need to that area. Hollander has some concerns about closing right-of-way before a new route is

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constructed. He is also surprised there isn't going to be a night hearing for this project. He hopes the committee will consider a night hearing.

03:31:53 Tony Kelly said there is a note on the development plan that addresses the timing of utilities and connection to the trailhead.

The following spoke in opposition to the request:

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Diane Cook, 3318 Lexington Road, Louisville, KY 40206

John Cook, 3318 Lexington Road, Louisville, KY 40206

Summary of testimony of those in opposition:

03:38:00 Steve Porter spoke in opposition to the request. Porter stated there hasn't been as much immediate interest in the case because of the length of time in which this has all played out. He would like to request the hearing be at 6:00 in the evening at the Old Jail with extended times. There are some issues of concern to the neighborhood and he would like to have an opportunity to analyze the traffic study, lane widths, and plan before a public hearing is scheduled.

03:42:33 Diane Cook spoke in opposition to the request. Her organization is opposed to the enormity of the development and the amount of traffic it will potentially generate.

03:44:18 John Cook spoke in opposition to the request. He believes the proposed development is too dense for the small site.

Rebuttal:

03:45:20 Bill Bardenwerper provided rebuttal.

Deliberation:

03:48:35 Commissioners' deliberation.

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The Committee by general consensus scheduled this case to be heard at the October 6, 2022 Planning Commission public hearing.

03:51:09 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the October 27, 2022 LDT meeting to give the applicant an opportunity to address the concerns brought up at today's meeting.

The vote was as follows:

YES: Commissioners Brown, Daniels, and Mims

NOT PRESENT AND NOT VOTING: Commissioner Sistrunk