

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

**December 13, 2018**

A meeting of the Land Development and Transportation Committee was held on Thursday, December 13, 2018 at 1:00 PM in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

**Committee Members present were:**

Marilyn Lewis, Chair  
Rob Peterson, Vice Chair (arrived approximately at 1:12 p.m.)  
Richard Carlson  
Ruth Daniels

**Committee Members absent were:**

Jeffrey Brown

**Staff Members present were:**

Joe Reverman Planning and Design Assistant Director  
Brian Davis, Planning & Design Manager  
Julia Williams, Planning Supervisor  
Joel Dock, Planner II  
Beth Jones, Planner II  
Jay Lockett, Planner I  
John Carroll, Legal Counsel  
Rachel Dooley, Management Assistant (minutes)

**Others Present:**

Beth Stuber, Transportation Planning

The following matters were considered:

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**Approval of Minutes**

**Approval of the November 29, 2018 LD&T Committee Meeting Minutes**

00:04:57 On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on **November 29, 2018**

**The vote was as follows:**

**YES: Commissioners Carlson, Lewis, Daniels**

**NOT PRESENT FOR THIS CASE: Commissioners Brown, Peterson**

**MINUTES OF THE MEETING  
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**New Business**

**Case No. 18STREETS1012**

**Request:** Closure of public right-of-way  
**Project Name:** Stowers Lane Closure  
**Location:** Stowers Lane adjacent to Louisville Memorial Gardens  
**Owner:** City of Shively  
**Applicant:** Louisville Memorial Gardens  
**Representative:**  
**Jurisdiction:** City of Shively  
**Council District:** 3 – Mary Woolridge

**Case Manager:** **Jay Lockett, Planner I**

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:**

00:06:30 Jay Lockett presented the case (see recording for detailed presentation.)

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

Rita Augenstein 2306 Edgin Court, Shively, KY, 42016

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

00:07:31 Ms. Augenstein stated she was available for questions only.

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

No one spoke.

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**New Business**

**Case No. 18STREETS1012**

**00:09:29 Commissioners' deliberation.**

**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.**

On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution was adopted.

**RESOLVED**, the Land Development and Transportation Committee to adopt the staff analysis as justification for the request to closer of right-of-way at Stowers Lane adjacent to Louisville Memorial Gardens.

**The vote was as follows:**

Yes: Commissioners Lewis, Carlson, Daniels

Not Present: Commissioner Brown

The Committee by general consensus scheduled this case to be heard at the **December 20, 2018** Planning Commission public hearing.

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**December 13, 2018**

**New Business**

**Case No. 18STREETS1026**

<b>Request:</b>	Closure of public right-of-way
<b>Project Name:</b>	Turkey Run Pkwy Closure
<b>Location:</b>	Section of Turkey Run Pkwy
<b>Owner:</b>	Louisville Metro
<b>Applicant:</b>	21 <sup>st</sup> Century Parks
<b>Representative:</b>	QK4
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	20 – Stuart Benson

**Case Manager:**                    **Jay Lockett, Planner I**

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:**

00:10:52     Jay Lockett presented the case (see staff report and recording for detailed presentation.)

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

No one spoke.

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

No one spoke.

00:12:05     **Commissioners' deliberation.**

**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 **January 24, 2019** Planning Commission public hearing.

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**New Business**

**Case No. 18WAIVER1045**

<b>Request:</b>	Sidewalk Waiver
<b>Project Name:</b>	Clark Station Road sidewalk waiver
<b>Location:</b>	2048 Clark Station Road
<b>Owner:</b>	Dudley Ford
<b>Applicant:</b>	Dudley Ford
<b>Representative:</b>	Clifford Thieneman Co.
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Julie Denton

**Case Manager:** **Beth Jones, AICP, Planner II**

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:**

00:14:11 Beth Jones presented the case. (see staff report and recording for detailed presentation.)

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

No one spoke.

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

No one spoke.

**Commissioners' deliberation.**

00:16:38 In response to a question from Commissioner Carlson, Beth Stuber confirmed the Transportation and Public Works have been notified of this sidewalk waiver.

**An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning &**

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**New Business**

**Case No. 18WAIVER1045**

**Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution was adopted.

**RESOLVED**, the Land Development and Transportation Committee to **APPROVE** the sidewalk waiver request for 2048 Clark Station Road based on the staff analysis as justification for the approval of the waiver.

**The vote was as follows:**

**Yes:** Commissioners Lewis, Carlson, Daniels, Peterson

**Not Present:** Commissioner Brown

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**December 13, 2018**

**New Business**

**Case No. 17ZONE1067**

**Request:** Change in zoning from R-4 to C-1 & CM, form district change from N to SMC, variance, waiver, and revised detailed district development plan

**Project Name:** Scheller's Fitness & Cycling

**Location:** 8319 & 8323 Preston Highway

**Owner:** George Cogan Properties, LLC; GJS Real Estate, LLC

**Applicant:** Scheller's Fitness & Cycling

**Representative:** Cardinal Planning & Design, Inc. – Kathy Matheny

**Jurisdiction:** Louisville Metro

**Council District:** 24 – Madonna Flood

**Case Manager:** **Joel Dock, AICP, Planner II**

**NOTE: Rob Peterson, Vice Chair, arrived approximately at 1:12 p.m.**

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**Agency Testimony:**

00:20:30 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:23:05 Commissioner Peterson asked if the neighboring residential properties request to be rezoned are already in the marketplace corridor form district.

00:23:24 Joel pointed out lines from staff report for each lot with zones the single residential properties are within the Marketplace corridor from districts?

00:23:49 Commissioner Carlson inquired about the single family residential areas located on staff report.



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**New Business**

**Case No. 17ZONE1067**

**The following spoke in favor of the request:  
Kathryn Matheny, 9009 Preston Hwy, Louisville, KY 40219**

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

00:25:24 Kathryn Matheny spoke on behalf of applicant and gave an overview of the project. Ms. Matheny explained the warehouse on site acts as storage for applicant's business and presented picture elevations to committee.

00:28:12 Commissioner Carlson asked if there will be landscape concept plans available at the Planning Commission Meeting. Ms. Matheny stated they will be able to have the elevations and landscape plan at the next meeting.

00:29:26 Commissioner Daniels inquired as to what buffers the applicant plans to use between the warehouse and the single family residential site. Ms. Matheny stated right now there is a privacy fence, they will add scrubs and white pines along buffer area, and there is no waiver for the 35ft buffer between the properties. Mr. Dock showed a more detailed buffer plans via staff report.

**The following spoke in opposition to the request:  
No one spoke**

**00:31:54 Commissioners' deliberation**

**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 January 10, 2019 Planning Commission public hearing.

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**New Business**

**Case No. 17ZONE1068**

<b>Request:</b>	Change in zoning from C-1 to C-2 with detailed district development plan
<b>Project Name:</b>	2300 Hikes Lane
<b>Location:</b>	2220-2300 Hikes Lane
<b>Owner:</b>	Crystal Clean Carwash
<b>Applicant:</b>	Kheder Kutmah
<b>Representative:</b>	Kheder Kutmah
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	10 – Pat Mulvihill

**Case Manager:** **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

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**Agency Testimony:**

00:32:58 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:34:41 Commissioner Carlson inquires what sort of business will be operating on this development. Mr. Dock the name isn't an indication of what business will be there but if there were a carwash, the current zoning will allow for this type of business.

00:35:35 In a response from Commissioner Lewis, Mr. Dock explained via staff report where the R-7 areas are located in relation to the site and the area that will be changed to allow the applicant to do and expansion for auto sales.

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

**Chris Schipper, 1950 Blackiston Mill Rd, Clarksville, IN, 47129**

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**New Business**

**Case No. 17ZONE1068**

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

00:36:44 Chris Schipper, representative of the applicant, answered Commissioner Carlson's question explained the property owner is Crystal Clean Carwash and there is no intention of putting a carwash on this site.

**The following spoke in opposition to the request:**  
No one spoke.

**00:37:24 Commissioners' deliberation**

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The Committee by general consensus scheduled this case to be heard at the **January 10, 2019** Planning Commission public hearing.

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**New Business**

**Case No. 18ZONE1053**

**Request:** Change in zoning from R-4, R-5 & M-2 to C-1, form district change from N to SMC, waiver, and revised detailed district development plan

**Project Name:** Montgomery Realtors Office Building

**Location:** 4734 -4740 Dixie Highway & 1805-1807 Kingsford Drive

**Owner:** Shaw Real Estate, LLC

**Applicant:** Shaw Real Estate, LLC

**Representative:** Blomquist Design Group, LLC

**Jurisdiction:** Louisville Metro

**Council District:** 12 – Rick Blackwell

**Case Manager:** **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

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**Agency Testimony:**

00:38:23 Joel Dock presented the case. (see staff report and recording for detailed presentation.)

00:42:04 Commissioner Carlson asked for clarification of the location of site. Mr. Dock replied the site is located close to Hwy 265 and Hwy 264 by Rockford Lane.

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

Marv Blomquist, Blomquist Design Group, 10529 Timberwood Circle Suite D, Louisville, KY, 40223

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**New Business**

**Case No. 18ZONE1053**

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

00:43:22 Mr. Blomquist, representing the applicant, explained the area around the site and he also gave a detailed history of the site. With the zoning changes there will be an addition to an existing building along with changes to parking lot to accommodate handicap parking. Furthermore, there will be changes to help improve accessibility to site.

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

No one spoke

00:45:42 Commissioners' deliberation

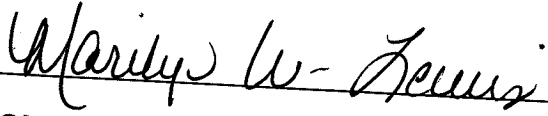
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**The meeting adjourned at approximately 1:46 p.m.**

  
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**Chairman**

  
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**Division Director**