

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
August 13, 2020

NEW BUSINESS

CASE NO. 20-ZONE-0006

Request: Change in form district from NFD to SMCFD, change in zoning from R-4 to C-1, with Detailed District Development Plan and Binding Elements

Project Name: Vogt Retail Development

Location: 4310 – 1318 Bardstown Road, 4403 – 4405 Fegenbush Lane

Owner: John & Joyce Vogt, Sterling Trust Company

Applicant: John & Joyce Vogt

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 2 – Barbara Shanklin

Case Manager: Dante St. Germain, AICP, 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.)

Agency Testimony:

00:56:30 Dante St. Germain presented the case via Power Point slide show (see staff report and recording for detailed presentation.) Ms. St. Germain detailed the applicant's development plan, proposed use of the site, and adjacent properties.

00:59:43 Commissioner Brown asked would a stub be provided to the adjacent Mc Donald's location for future development and if it would be supported. Dante St. Germain replied a stub would be encouraged but not required.

01:00:35 Commissioner Peterson noted the stub would be a good idea and asked about the access on Bardstown Road. Commissioner Brown stated this site is close to an intersection with access restrictions, would this site have the same restrictions. Dante St. Germain, Commissioner Brown, Commissioner Peterson discussed the entrance to the site in relation on Bardstown Road and the access turn lanes (see recording for detailed presentation.)

The following spoke in favor of this request:

Kent Gootee, 5151 Jefferson Blvd., Louisville, Kentucky, 40219

Summary of testimony of those in favor:

01:02:24 Kent Gootee, representing the applicant, presented a Power Point slide Show (see recording for detailed presentation.) Mr. Gootee detailed the history of the site, adjacent properties, site plans, buffering, and road connections.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
August 13, 2020

NEW BUSINESS

CASE NO. 20-ZONE-0006

01:10:20 Commissioner Peterson asked if a right out only onto Bardstown Road make sense if drivers could turn left from Fegenbush Lane onto Bardstown Road. Kent Gootee replied he would rather not limit the access unless there is a compelling reason too. The Kentucky Transportation Cabinet is ok with the proposed access as long as it aligns with the entrance across Bardstown Road. Kent noted the connection with the adjacent Mc Donald's would not be possible since the grade change is greater than 10ft.

01:11:33 Commissioner Carlson asked if there were any comments from adjacent property owners at the neighborhood meeting. Kent Gootee replied they did not appear the meeting. Commissioner Carlson asked if there would be an adequate maneuvering area for the gas tankers fueling the gas station and if a turning overlay can be presented at the Planning Commission Public Hearing. Kent Gootee replied there will be enough room for Semi Truckers to turn in the area and that an overlay can be presented at Planning Commission.

01:13:21 Commissioner Brown noted with this rezoning the Bardstown and Fegenbush intersection lack pedestrian accommodations and the increase of pedestrians from this development would affect that. Kent Gootee stated those who attended the neighborhood meeting would like to have a mid-block crossing. Commissioner Brown and Kent Gootee discussed pedestrian accommodations along Bardstown Road and Fegenbush Lane intersection (see recording for detailed presentation.)

The following spoke in opposition to this request:

No one spoke.

The following spoke in neither for nor against this request:

No one spoke.

Deliberation

01:17:35 Committee deliberation (see recording for detailed presentation.)

An audio/visual recording of the Land Development & 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 placed this case on the September 3, 2020 Planning Commission public hearing agenda.