

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
May 31, 2018**

A meeting of the Land Development and Transportation Committee was held on, May 31, 2018 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

Richard Carlson – Acting Chair
Jeff Brown
Laura Ferguson

Committee Members absent were:

Marilyn Lewis, Chair
Rob Peterson, Vice-Chair

Staff Members present were:

Emily Liu, Planning and Design Director
Joe Reverman, Planning and Design Assistant Director
Brian Davis, Planning and Design Manager
Julia Williams, Planning Supervisor
Laura Mattingly, AICP, Planner II
Joel Dock, Planner II
Ross Allen, Planner I
Jay Lockett, Planner I
John Carroll, Legal Counsel
Travis Fiechter, Legal Counsel
Tony Kelly, MSD
Beth Stuber, Transportation Supervisor
Pamela M. Brashear, Management Assistant

00:01:25 Mr. Carroll stated the Committee needs to elect a Chairman for this meeting.

On a motion by Commissioner Ferguson, seconded by Commissioner Brown, the following resolution was adopted.

RESOLVED, that the Land Development & Transportation Committee does hereby **APPOINT** Commissioner Carlson as Acting Chair for today's meeting.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

The following matters were considered:

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
May 31, 2018**

APPROVAL OF MINUTES

MAY 17, 2018 LD&T COMMITTEE MEETING MINUTES

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution was adopted.

RESOLVED, that the Land Development & Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on May 17, 2018.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT FOR THIS CASE: Commissioners Peterson and Lewis

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17ZONE1017

Request: Schedule Night Hearing
Project Name: Circle K
Location: 9201, 9205 and 9211 Preston Highway
Owner: Scott Whitaker
Applicant: Mac's Convenience Stores, LLC
Representative: Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 24 - Madonna Flood
Case Manager: Laura Mattingly, AICP, Planner II
Presented by: Brian Davis, Planning and Design Manager

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.)

Discussion

00:04:31 Mr. Davis stated the applicant and staff agree the night hearing should be scheduled for Monday July 16, 2018 at the Central Government Center, 6:00 p.m.

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.

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **SCHEDULE** a night hearing for this case at the Central Government Center 6:00 p.m. on July 16, 2018.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17STREETS1002

Request: Street/Alley Closure of a portion of Lipps Lane
Project Name: Lipps Lane Closure
Location: A portion of Lipps Lane on the west side of Jefferson
Boulevard, north of Bates Avenue
Owner: City of Louisville
Applicant: HRM Louisville, LLC
Representative: Richard Matheny, Cardinal Surveying
Jurisdiction: Louisville Metro
Council District: 24 – Madonna Flood
Case Manager: Laura Mattingly, 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.)

Discussion

00:06:31 Ms. Mattingly presented the case (see staff report and recording for detailed presentation).

It does not have 100% consent.

00:07:38 Ms. Matheny stated, "It's unimproved right-of-way and it's full of easements already."

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 June 21, 2018 Planning Commission public hearing at the Old Jail Building.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18SUBDIV1006

Request: Revised Detailed District Development Plan and Major Preliminary Subdivision
Project Name: Ferndale Place
Location: 8006 Ferndale Road
Owner: KSM Louisville Real Estate Development, LLC
Applicant: Dan Hempel, Pulte Group
Representative: Mike Hill, Land Design & Development, Inc
Jurisdiction: Louisville Metro
Council District: 23 – James Peden
Case Manager: Laura Mattingly, 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:

00:40:36 Ms. Mattingly discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Kevin Young, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

Summary of testimony of those in favor:

00:42:36 Mr. Young gave a power point presentation. The proposal was originally approved in 2007 for 23 lots. The current proposal is for 24 lots. There are drainage structures in place (by MSD). The detention basin will be located in the front corner and connect to the existing MSD drainage system. One neighbor's primary concern is the stubbing into Colome Drive (doesn't want). There's a large variety of materials used in the area. The applicant/developer is requesting to revise the binding element regarding materials used.

Deliberation

00:47:32 Planning Commission deliberation.

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

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18SUBDIV1006

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

Revised Detailed District Development Plan and Major Preliminary Subdivision Plan for 24 buildable lots

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution based on the staff report and testimony heard today was adopted.

WHEREAS, a water/wetland delineation study was conducted and one isolated or non-jurisdictional wetland was found on site. It was determined that impacts to this area do not require approval from Kentucky Division of Water or the Army Corps of Engineers. There does not appear to be any other significant natural resources affected by the development and tree canopy requirements will be met; and

WHEREAS, provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided with a roadway connection to an existing stub and sidewalks throughout, and Metro Public Works has approved the preliminary development plan; and

WHEREAS, the proposal does not meet the threshold for required open space; and

WHEREAS, the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds, the overall site design and land uses are compatible with the existing and future development of the area as most of the surrounding area is developed as single family subdivisions. Appropriate landscape buffering and screening will be provided along Ferndale Road; ad

WHEREAS, the Louisville Metro Land Development & Transportation Committee further finds the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code as no relief is being requested.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Revised Detailed District Development Plan and Major Preliminary Subdivision Plan for 24 buildable lots **SUBJECT** to the following Binding Elements:

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18SUBDIV1006

1. The development shall be in accordance with the approved District Development and Preliminary Subdivision Plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The density of the development shall not exceed 4.5 gross dwelling units per acre (24 units on 5.3 acres).
3. The applicant shall submit a plan for approval by Planning Commission staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by Planning Commission staff if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
 1. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
 2. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
 3. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
 4. Location of construction fencing for each tree/tree mass designated to be preserved.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance permit) is requested:
 - a. The development plan must receive full construction approval from *Louisville Metro Department of Inspections, Permits and Licenses and the Metropolitan Sewer District*.
 - b. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18SUBDIV1006

- c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
- 5. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
- 6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
- 7. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
- 8. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 - a. Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
 - b. A deed of restriction in a form approved by Counsel to the Planning Commission addressing responsibilities for the maintenance of common areas, open space, TCPAs, WPAs.
 - c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
- 9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees,

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18SUBDIV1006

- contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
 11. Trees will be preserved and/or provided on site as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the LDC and for required plantings in the 20' LBA along Ferndale Road. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10. Said plans shall be submitted for review and approval prior to recording the record plat.
 12. The quality, styles and designs of the single family homes will be no less than those presented in the elevation renderings produced at the October 4, 2007 Planning Commission Public Hearing Building materials shall be 50% brick or stone with the other 50% siding materials and aluminum or vinyl on soffits and trim. Garages on the final house designs shall include windows and such design treatments as separations of double garage doors as shown on the elevation renderings presented at the Public Hearing. Garages shall not protrude more than 50% from the front façade of a house. These guidelines shall be those used to determine what styles and designs of homes, other than those precisely presented at the Public Hearing are acceptable to DPDS staff or, alternatively, the Planning Commission itself through one its committees. The homes constructed within the Ferndale Place subdivision will closely resemble the building design examples presented at the May 31, 2018 Land Development & Transportation Committee meeting.
 13. At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowner's association account. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18SUBDIV1006

14. The signature entrance plan shall be submitted to Planning Commission staff for review and approval prior to recording the record plat.
15. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
16. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
17. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
18. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018**

NEW BUSINESS

CASE NO. 18DEVPLAN1061

NOTE: THIS CASE WAS HEARD BEFORE 18SUBDIV1006

Request:	Review of a Category 3 Development plan with three proposed lots each lot having Warehouse/Distribution Center/Office Space and a Waiver from 5.5.4.B.1
Project Name:	3201 Pond Station Road
Location:	3201 Pond Station Road
Owner:	Richard J. Robinson – Global Port United LLC
Applicant:	Richard J. Robinson – Global Port United LLC
Representative:	Kathy Linares – Mindel, Scott, and Associates Inc.
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Ross Allen, Planner I

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:

00:09:51 Mr. Allen discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Kathy Linares, Mindel, Scott and Associates, Inc., 5151 Jefferson Boulevard, Suite 101, Louisville, Ky. 40219

Summary of testimony of those in favor:

00:19:15 Ms. Linares stated, “The proposal for the waiver is just for the Texas gas easement. We’re not able to change the grade significantly or do plantings, especially trees within that easement.” The property line has changed after exchanging triangular pieces of land. Plantings will be provided in other areas.

00:22:10 Commissioner Brown requests adding, timing for the minor plat, to condition of approval number 1. Ms. Linares would like to make it prior to receiving the Certificate of Occupancy. Commissioner Brown said that would be hard to track.

00:23:43 Chair Carlson asked Ms. Linares if she has seen the 2 emails received by staff. She said no, but is taking time to read them now.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18DEVPLAN1061

The following spoke neither for nor against the request:

Cindi Fowler, 14206 Pauleys Gap, Louisville, Ky. 40272

Summary of testimony of those neither for nor against:

00:24:23 Councilperson Fowler stated, "We want to make sure the neighbors are protected from the noise of loading and unloading trucks on the property." The neighbors want an 8 foot wood or vinyl fence (including the easement area). Ms. Linares said she doesn't have permission to do that at this time, but without the fence, they would not be in compliance with the Land Development Code and may have to redesign.

Councilperson Fowler asked if the applicant will be providing a berm for building 3. Ms. Linares said in order to do the berm, it would mean removal of trees and they're trying to preserve them.

Deliberation

00:34:24 Commissioner Brown read his proposed condition of approval number 1 as follows: A minor subdivision plat will need to be recorded for the three proposed lots showing the dedication of the public access easement for the Louisville Loop no sooner than the issuance of clearing and grading approval but no later than full construction approval. Ms. Linares agrees.

00:35:30 Mr. Reverman remarked, "There's a general requirement that does not allow tuck loading or idling between 10:00 p.m. and 7:00 a.m. that applies to all developments."

00:35:49 Chair Carlson asks that Ms. Linares research whether a wood or vinyl fence would block noise the best.

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.

Waiver of the Land Development Code 5.5.4.B.1: to not provide the 6 ft. screen (e.g. fence, hedge, berm, wall, etc.) and canopy trees per LDC Chapter 10 Part 2

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18DEVPLAN1061

along the eastern property line where the existing Texas Gas Easement and where existing vegetation exist

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution based on the staff report and testimony heard today was adopted.

WHEREAS, the waiver will not adversely affect adjacent property owners since the property owner will maintain the existing dense vegetation that provides an existing and immediate buffer along the eastern/southern property line. The Texas Gas Easement is an existing/known condition that the applicant does not have control over. Texas Gas restricts any change of grade or plantings. Especially of trees over their pipeline or in the easement. Where existing vegetation does exist the applicant will retain to allow for a screening from the residential properties found to the south and east, where existing vegetation is not present the applicant is willing to provide a six ft. high berm, and where the Texas Gas Easement is located the applicant is providing an eight ft. tall fence to compensate for screening as found on the proposed Lot 1; and

WHEREAS, the waiver will not violate the comprehensive plan since the proposed industrial use is within a Suburban Workplace Form District, the developer is willing to provide a 50 ft. landscape buffer area along the eastern/southeastern property line excluding the 100 ft. wide Texas Gas Easement where the applicant is not able to provide screening. A visual 50 ft. landscape buffer will be provided either from the preservation of existing vegetation or construction of the berm and plantings will be provided and therefore this request does not violate the Comprehensive Plan; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds, the applicant does not have control over the Texas Gas Easement to provide a berm or screening. The applicant will preserve the existing vegetation but the existing vegetation does not stretch the entirety of the southeastern/eastern property line where the applicant will provide a six ft. high berm for approximately 376 ft. on Lot 2 and is unable to provide the berm or screening atop the Texas Gas easement with an approximate width of 175 ft., this request is the minimum necessary to afford relief to the applicant; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee further finds the strict application of the regulation would deprive the applicant of reasonable use of the land as it would not allow for the preservation of existing vegetation and does not provide an exception for the Texas Gas Easement. Therefore, it would create an unnecessary hardship on the applicant. It would also negatively impact the adjacent property owners where the existing vegetation could be preserved as an alternative means to screen the subject site. The impacts associated with the removal of the

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18DEVPLAN1061

existing vegetation and the construction of the required six ft. high berm will provide screening from those adjacent uses. Lot 1 will have an 260 ft. long; eight ft. tall fence just east of the loading/maneuvering & storage area as shown on the development plan, this may act as a screen from the adjacent residentially zoned properties.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the waiver of the Land Development Code (LDC) 5.5.4.B.1: to not provide the 6 foot screen and canopy trees per LDC Chapter 10 Part 2 along the eastern property line where the existing Texas Gas Easement in the area and among the existing vegetation abutting lot 3.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

Category 3 Development Plan for a proposed three lot subdivision with each lot containing a Warehouse/Distribution Center and Accessory Office use within the proposed structures

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution based on the staff report and testimony heard today was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Category 3 Development Plan for a proposed three lot subdivision with each lot containing a Warehouse/Distribution Center and Accessory Office use within the each structure, **SUBJECT** to the following Conditions of Approval:

1. A minor subdivision plat will need to be recorded for the three proposed lots showing the dedication of the public access easement for the Louisville Loop no sooner than issuance of clearing and grading approval and no later than full construction approval.
2. "The Louisville Loop, a shared use path, is proposed to intersect the development site. The exact location of the path shall be determined at a later date and be coordinated with Metro Public Works. The path shall be located within the Pond Station Road access easement or within the 25 ft. building limit, so long as it does not negatively impact the proposed development shown on this plan. In addition, the developer is not responsible for any costs incurred by the Louisville Loop".

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18DEVPLAN1061

3. The applicant shall provide the interior landscaping requirement in accordance with Chapter 10 Part 2 Section 12 of the LDC or request a waiver.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18MOD1004

Request: Modification of a Binding Element
Project Name: 9601 Newbridge Road BE Mod
Location: 9601 Newbridge Road
Owner: Robert Foster
Applicant: Robert Foster
Representative: Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 22 - Robert Engel
Case Manager: Jay Luckett, Planner I

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:

00:49:44 Mr. Luckett discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

John Talbott, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

Summary of testimony of those in favor:

00:50:58 Mr. Talbott gave a power point presentation. The applicant wants to replace some parts of the sign and make it nicer and larger. The size being requested is in compliance with the Land Development Code. The sign has multiple users and everything above the 'Hometown Pizza' portion of the sign will be replaced. The brick columns will remain.

Deliberation

00:55:51 Planning Commission deliberation.

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.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18MOD1004

Modification of Binding Element

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution based on the staff report and testimony heard today was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the modification of binding element number 3.

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission.
2. The development shall not exceed 14,000 square feet of gross floor area for a retail center.
3. All signs shall be in accordance with chapter 8 of the Land development Code.
4. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage on site.
6. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off-site. Lighting levels attributable to the fixtures located on the subject site shall not exceed two foot candles at the property line.
7. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. An access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be secured from the adjoining property owner and recorded. A copy of the recorded instrument shall be submitted to the

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18MOD1004

Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

e. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.

8. If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
9. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
10. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18DEVPLAN1069

Request: Revised District Development Plan
Project Name: 201 Meridian Avenue
Location: 201 Meridian Avenue
Owner: PPH Property
Applicant: PPH Property
Representative: Sabak, Wilson & Lingo
Jurisdiction: Louisville Metro
Council District: 9 – Bill Hollander
Case Manager: Jay Lockett, Planner I

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:

00:56:58 Mr. Lockett discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Pat Dominik, Sabak, Wilson and Lingo, 608 South Third Street, Louisville, Ky. 40202

Summary of testimony of those in favor:

00:59:22 Mr. Dominik stated the new building will have a basement. The footprint didn't change, but the square footage and the use did. There are no outstanding technical issues.

Deliberation

01:01:29 Planning Commission deliberation.

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.

Revised District Development Plan and Binding Elements

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution based on the staff report and testimony heard today was adopted.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18DEVPLAN1069

WHEREAS, there do not appear to be any environmental constraints or historic resources on the subject site; and

WHEREAS, provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan; and

WHEREAS, there are no open space requirements pertinent to the current proposal; and

WHEREAS, the Metropolitan Sewer District will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds, the overall site design and land uses are compatible with the existing and future development of the area. The structure will be rebuilt under nonconforming rights, and will continue the use generally as it has existed since being rezoned; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee further finds the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Revised District Development Plan **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee) for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Signs shall be in accordance with Chapter 8.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 18DEVPLAN1069

or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit)
 - a. The development plan must receive full construction approval from Develop Louisville and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17ZONE1081

Request: Change-in-zoning from R-4 to R-6, revised district development/major preliminary subdivision plan and variance

Project Name: Oakland Hills

Location: 11333 Bardstown Road

Owner: 21st Century Parks Endowment, Inc.

Applicant: 21st Century Parks Endowment, Inc.

Representative: Dinsmore & Shohl, LLP – Clifford Ashburner

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Joel Dock, 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:

01:04:06 Joel Dock presented the case (see staff report and recording for detailed presentation). There is an additional case number for this proposal. "This is a change in zoning, a District Development Plan, a Revised District Development Plan (RDDP), Major Preliminary Subdivision Plan, Floyds Fork Development Review and a variance to reduce the setback from 30 to 25 feet". "The project is for the Revised Subdivision and District Development Plan outlined in blue (diagram). We recently assigned that to 18DEVPLAN1099 as a matter of clarity and the Planning Commission taking action on the specific case number for the revised plan and action on a specific case number for the proposed zoning change." Section 1a and 1b are not subject to review (already recorded). The 126.88 acres is no longer part of the subdivision.

Mr. Dock added, "Staff was in contact with a representative from some of the adjoining property owners up until March 26th with a wide variety of concerns. Additional communications with interested parties have been related to environmental and traffic impacts as well."

Staff requests that the Planning Commission schedule the development plan to be heard with the zoning case.

01:09:54 Commissioner Brown asked if there's a site plan for the District Development Plan (DDP) associated with the 20 acre rezoning parcel. Mr. Dock said no, "It will be a General District Development Plan (GDDP) so there's a standard set of binding elements and when it comes time to develop that site, you'll see a Detailed District Development Plan (DDDP)."

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17ZONE1081

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore and Shohl, 101 South 5th Street, Suite 2500, Louisville, Ky. 40202

Summary of testimony of those in favor:

01:10:44 Mr. Ashburner gave a power point presentation. All technical issues have been addressed and the case is ready for a public hearing.

Mr. Ashburner discussed Oakland Hills history and the original plan. The Glade Cress is a threatened plant species native to the proposed site (about .05 acre) and found in very few places in the world.

01:21:00 Mr. Ashburner stated, "The reason we don't have a plan to talk about regarding the multi-family is the way the Endowment looked for a good fit with a civil engineering firm, once this is run through the process and the application is successful, the Endowment will put a RP together and will bring in different groups and select the group that will fit the best. Not fit the best in terms of dollars and cents, but in terms of how it works with the neighborhood, the park and how it will help support the apartments. When that occurs and that evaluation is done, assuming the rezoning is successful, which is not a sure thing the Endowment will come back before this committee or the Planning Commission with a detailed plan for the 20 acres."

01:23:20 Mr. Ashburner remarked, "The developer agreed to do some additional planting on the adjoining properties, not the subject property. The Endowment is willing to comply with that binding element. We would like to make a change about the timing, making it a little closer to the time this is going to be developed, but we think that's relevant for your review."

01:23:57 Mr. Ashburner also discussed the traffic impact study.

01:26:21 Mr. Ashburner stated he and Mr. Dock have been working on additional changes to the binding elements, mainly to prevent redundancy.

01:32:00 Commissioner Brown had a question regarding binding element 40 on pg. 13 of the staff report. "There is a procedure they can go through to open that road." Mr. Ashburner said he's reluctant to asking to amend/remove it because it was placed there by Metro Council. He will consult with the county attorney's office.

The following spoke in opposition to this request:

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17ZONE1081

Robert Marino, 11703 Tranquility Way, Louisville, Ky. 40291
Rick Ransom, 12418 Oakland Hills Trail, Louisville, Ky. 40291
Teena Halbig, 6505 Echo Trail, Louisville, Ky. 40299
Steve Vessels, 13525 Vessels Road, Louisville, Ky. 40299
Betty Bacon, 11300 Broad Run Road, Louisville, Ky. 40299
Vance Bacon, 11300 Broad Run Road, Louisville, Ky. 40299
Jeff Frank, 16509 Bradbe Road, Fisherville, Ky. 40023

Summary of testimony of those in opposition:

01:35:51 Mr. Marino, Council Member for Mayor's Commission for Public Arts, stated the deed of every single property owner in Oakland Hills has a plot plan. Each plot plan states, "The density of this development shall at no time exceed 1.1 homes per acre. The 34 families (over 100 people) have asked me to speak to you. We made our \$30+ million investment based on the expectations you all set and we see, to this day, still recorded with the Jefferson County Clerk. If you agree to move forward, we have the potential to move from what we bought into, which was a conservation neighborhood, to a neighborhood that's far from it, and that's not right. Also, the process to get to this point has been terribly flawed."

01:38:08 Mr. Marino remarked, "The letter that went out to the public from Mr. Ashburner stated the plan also includes a total of approximately 416 preserved acres. When I read that I called Joel. He's the case manager and could not reconcile this." Mr. Dock replied, "When Mr. Marino called me originally and asked about the 416 acres, I did not know about the total of the 416 acres. As I presented in the staff report, we have now compensated and accommodated for the total 416 acres which is consistent with what the representative has proposed to LD&T." Mr. Marino disagrees.

Mr. Marino said the applicant has refused to meet with him. "We are neighbors of the park and deserve to be treated with respect, especially after the expectation was set that we would never face anything like this."

01:41:12 Mr. Marino said the Glade Cress requires a specific environment or habitat to exist.

01:42:15 Mr. Marino discussed the traffic study.

01:44:45 Mr. Marino remarked, "We ask that you do not allow this hearing to go forward until the other side meets with their very reasonable neighbors and Representative Kevin Bratcher so that we can design a plan that meets our

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17ZONE1081

expectations, does not destroy our investment and protects the Glade Cress, none of which have been presented here today.”

01:45:33 Mr. Ransom stated, “The Endowment got together and obviously went through a lot of different steps in formulating what they put together here, but they neglected to reach out to the homeowners. There’s a big disconnect there. We’re not opposed to it, however we did put some alternate plans, proposals and power points together to mitigate the traffic.” Someone was killed recently in the area.

01:47:25 Mr. Ransom remarked, “The apartment complex and amount of density is going to drastically change this area for years to come so everyone who makes those decisions will have to live and abide by those decisions, whether good or bad.”

01:48:22 Ms. Halbig works with the Floyds Fork Environmental Association (FFEA) and their job is to preserve, conserve and protect the Floyds Fork watershed. “I was involved with this case years ago, not only in Jefferson County but also Bullitt County. We were able to defeat it in Bullitt County after the Fiscal Court was sued. That is the part that’s designated as the 126 acres. Is the 126 acres included in the open space?” Mr. Dock answered, “The amount of open space that’s provided on the Revised Preliminary Subdivision and development plan, not including the 126 acres, is 265 acres of open space.”

01:52:53 Ms. Halbig stated, “The removal of the Woodland Protective Areas (WPAs) that are protected in perpetuity have been removed from this plan.

01:53:45 Ms. Halbig stated, “The removal of the conservation easement on page 8 where Future Fund was to receive this property was revoked by simply striking this agreement that was hammered out by Future Fund and the government quite some time ago with the prior owners Hollenbach and Oakley. It is wrong and would make the Planning Commission culpable and collaborating with 21st Century to remove this binding element. We strongly urge LD&T Planning Commissioners, all Planning Commissioners and local government to not allow removal of binding element 11 and many other binding elements including removal of the WPA.”

01:55:22 Ms. Halbig remarked, “Please explain what will happen to the lot that was to be preserved for the Ky. Endangered Glade Cress.”

01:58:28 Ms. Halbig discussed several other issues and cited, “There are great geotechnical problems on this site. The FFEA asks for reinforced foundations for all buildings on this site to protect future home owners and occupants.”

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17ZONE1081

01:59:18 Mr. Vessels requests a substantial buffer and wants it sooner than later because trees will take a while to grow. "Also, I would like the Planning Commission to have an independent traffic study"

02:02:31 Mrs. Bacon asked, "Am I correct in assuming binding elements for opening the easements to Broad Run Rd. still holds?" Mr. Dock answered, "Yeah, the binding element is in place for emergency access only to Broad Run until it's widened to 18 feet or Metro Council approves an amendment to that binding element."

02:04:22 Mrs. Bacon said the neighborhood will be submitting a petition for a night hearing in the area.

02:06:11 Mrs. Bacon would like to see the farming community protected.

02:06:38 Mrs. Bacon submitted pictures into the record showing past flooding in the Parklands and Broad Run Rd.

02:09:09 Mr. Bacon said he will be affected by the easement.

02:12:11 Mr. Frank stated the application needs to be delayed to allow the South Floyds Fork Area Study to be completed. "Floyds Fork is different and needs to be protected."

Mr. Frank said the Glade Cress doesn't grow anywhere else in the world and needs to be protected.

02:19:52 Mr. Marino stated, "There is no 416 acres of preserved acres in this plan despite what their attorney has said. I have an email from Joe Reverman and he reviewed that statement. According to Mr. Reverman (who stated), 'I share that concern with the applicant and recommend that they hold another meeting', which they did not do."

02:20:43 Mr. Ashburner stated, regarding delaying taking this case forward, sometimes compromise will not work.

02:22:35 Mr. Ashburner stated, "21st Century Parks Inc. is not part of this application. It's 21st Century Endowment".

Mr. Ashburner also discussed the following: easement; additional buffering; Broad Run Rd. remaining an emergency access; Floyds Fork Study – having development adjacent to the parks was always part of the plan. There's no justification to delay setting a public hearing for this case.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 17ZONE1081

Deliberation

02:27:30 Planning Commission deliberation. Chair Carlson asked what is the time frame for submitting a petition to request a night hearing. Ms. Williams said 15 days prior to the public hearing date.

02:28:03 Commissioner Brown asked if there is a night hearing, would it include the request for the rezoning as well as everything discussed today? Ms. Williams stated it would be wise to hear it all because it's all so closely related.

02:29:21 Commissioner Brown remarked, "I'd support Broad Run Rd. access in the future if conditions are met just because connectivity in this area is lacking. We just went through a 2 year street closure on Broad Run Rd. that had a detour close to 4 miles. Connectivity is challenging because of the topography and to have one there and not be able to use it would be a disservice."

02:32:20 The commissioners agree this case is ready for a public hearing.

02:36:43 Ms. Williams stated, "If there's a petition for a night hearing, it would need to be submitted by June 20, 2018."

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 for the July 5, 2018 public hearing at the Old Jail Building.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 16ZONE1027

Request: Change in zoning from R-4 and C-1 to R-6 and C-1, CUP for a daycare, Variance to permit encroachments into setbacks, Waiver to eliminate a LBA, Alternate plan for access, and a District Development Plan with binding elements

Project Name: Unity Place Apartments
Location: 8016 Shepherdsville Road
Owner: University of Louisville Foundation
Applicant: Barrister Commercial Group
Representative: Heritage Engineering; Wyatt Tarrant and Combs PLLC.
Jurisdiction: Louisville Metro
Council District: 24 - Madonna Flood
Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

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:

02:38:43 Ms. Williams presented the case (see staff report and recording for detailed presentation.)

02:41:37 Ms. Williams stated, "Staff has received a valid petition for a night hearing at a convenient location. The petitioner requested the Central Government Center, but we were looking at maybe having it at the Knights of Columbus Hall. That particular location is a large open room and has more seating than the Central Government Center. We have spoken with Knights of Columbus and they have availability for June 9, 2018."

02:43:35 Commissioner Brown asked if a traffic impact study has been done. Ms. Williams said not in the past, but one has been submitted for this case.

02:43:55 Ms. Williams remarked, "I also submitted additional letters from citizens and the other ones were available on line."

The following spoke in favor of this request:

Jon Baker, Wyatt, Tarrant and Combs, 500 West Jefferson Street, Suite 2800, Louisville, Ky. 40202
John Campbell, Heritage Engineering, 642 South 4th Street, Suite 100, Louisville, Ky. 40202
John Kochlined, 969 Cherokee Road, Louisville, Ky.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 16ZONE1027

Summary of testimony of those in favor:

02:44:25 Mr. Baker gave a power point presentation. The site is vacant with very few trees. Conversation with TARC is ongoing concerning a park and ride. If TARC doesn't need it, it won't be disturbed. The proposal is for 18, 3-story buildings, 6, 2-story buildings and parking. "We're towards the bottom side of the high density category. We're proposing 15.5 dwelling units per acre. Right now the site includes 2 lots. It is a 19 acre site and we're proposing to dedicate 1.5 acres to right-of-way."

02:49:35 Mr. Campbell continued with the power point presentation.

Mr. Campbell discussed the layout and addressed neighbors' concerns, the 3 access points to the daycare, buffering, landscaping, clubhouse and pool, storm drainage runoff (detention basin and swale) and walk connections.

02:55:12 Mr. Baker said they exceed the open space requirement. "Regarding connectivity to Cedar Brook Dr. or Red Cedar Way, we understand the Comprehensive Plan does promote connectivity in all areas of Louisville Metro. When looking at this site we agree with the neighbors and don't believe it's necessarily required. We believe there is good connectivity in the area."

02:58:23 Mr. Kochlined, Executive Director of Ky. Refugee Ministries, discussed Unity Place. Unity Place provides affordable housing for refugees. "The refugees we serve are legally admitted from the state department program and under our cooperative agreement with the state dept. we are required to find a suitable apartment or single family home for refugees prior to their arrival."

03:05:34 Mr. Reverman asked, "Can you clarify the open space requirement?" Mr. Campbell answered, "The actual number is 15% required and we're providing 31% which equals 5.36 acres. At least 4 acres of that is what the Planning Commission asks for which is usable, including the walking trails, clubhouse and pool."

03:07:03 Mr. Reverman asked how will pedestrians get to Outer Loop and the commercial center. Mr. Campbell explained.

03:09:25 Commissioner Brown asked if the applicant/representative ran a turn-lane warrant (Shepherdsville Rd.) for the traffic impact study. Mr. Baker said he's not sure but can have it done. Chair Carlson stated, "In that immediate vicinity, three other multi-family housing on all of those have a third lane on Shepherdsville Rd. so I'd be really interested to see, if you're not providing it, an explanation why not." Also, "there

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 16ZONE1027

were no turns shown on Famous Way and that seems to be a fairly popular path of travel to get from Shepherdsville Rd. to Preston Hwy.”

Chair Carlson asked if there will be solid screening so headlights won't be intruding on the backs of the single family homes. Mr. Baker said some neighbors want trees and some want a fence and the developer is willing to do either.

The following spoke in opposition to this request:

Gerry Boone, 8013 White Cedar Drive, Louisville, Ky. 40219
Kenneth Tanner, 8107 Shepherdsville Road, Louisville, Ky. 40219
John Delmont, 4914 Cedar Brook Court, Louisville, Ky. 40219
Steve Porter, 2406 Tucker Station Road, Louisville, Ky.

Summary of testimony of those in opposition:

03:17:04 Ms. Boone said she's disturbed about the entire project. "The main entrance is wider than Shepherdsville Rd. and yet you want to put all this extra traffic on Shepherdsville Rd. and Robbs Ln." The refugees will likely not have cars. Another concern is possible additional water on some of the neighbors. "There will not be a break of the water flow when you've got all pavement and we have a lot of rain. Where's that water going to go?" There's an issue of safety as well. The traffic is terrible because of Walmart and since the opening of the extension of Jefferson Mall. "The plan doesn't make sense!"

03:21:47 Ms. Boone stated, "I'm also concerned about, if these people do come in, they don't have jobs and the money runs out, what then? What kind of problem does that make? You haven't helped them or anybody and you've destroyed a neighborhood and given false promises to people."

Ms. Boone has collected 800 signatures and wants to know why this meeting couldn't be held in the neighborhood at a different time. Chair Carlson explained the procedure.

03:26:27 Mr. Tanner remarked, "My issue is the whole plan. I don't think anyone is against single family dwellings or patio homes, but 3-story buildings in our neighborhood is totally out of character. Traffic is horrendous. The sidewalks begin at their property and end at their property." The roads don't support the project and the area is very dark. Land values do not follow apartments.

03:32:19 Mr. Delmont said he has to take a detour just to get off his street because traffic is so bad. Also, have the refugees been vetted? "I am concerned about the type of people we're bringing in. I'm not against refugees but I think they should be vetted."

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 16ZONE1027

03:34:35 Mr. Tanner said the applicant does not need 3 entrances.

03:35:10 Mr. Porter said his clients have done a great job speaking today.

03:35:30 A citizen spoke of deaths on the curved road. A guard rail needs to be placed there as well.

Discussion:

03:36:32 Mr. Baker stated, "We share a lot of same concerns as the neighbors and we will certainly look at the access to the proposed development and turning lanes as you suggested." The refugees are fully vetted. Regarding the stormwater, there will be retention of an additional 50% on site.

03:38:55 Commissioner Brown requests updated traffic studies. They don't need 3 access points, 2 should be sufficient. Also, Red Cedar Way needs to have vehicular connection. The applicant will need to answer questions regarding the traffic study, road improvements, connectivity, consolidation of the access points and multi-modal transportation issues.

Deliberation

03:38:08 Chair Carlson would like Ms. Williams to provide information on density of the surrounding multi-family complexes.

03:38:55 Commissioner Brown requests updated traffic studies. They don't need 3 access points, 2 should be sufficient. Also, Red Cedar Way needs to have vehicular connection. The applicant will need to answer questions regarding the traffic study, road improvements, connectivity, consolidation of the access points and multi-modal transportation issues.

03:42:41 Commissioner Ferguson said with the many concerns mentioned, it would be prudent to have another LD&T meeting before the public hearing. The commissioners agree to target July 9, 2018 for the public hearing provided the applicant adequately addresses the concerns mentioned. Another LD&T meeting will be scheduled as well.

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.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

NEW BUSINESS

CASE NO. 16ZONE1027

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the June 14, 2018 LD&T meeting.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis


LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 31, 2018

ADJOURNMENT

The meeting adjourned at approximately 5:05 p.m.



Chair



Planning Director