

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
March 23, 2023**

A meeting of the Land Development and Transportation Committee was held on, March 23, 2023 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

**Committee Members present were:**

Te'Andre Sistrunk, Chair  
Jim Mims, Vice Chair  
Rich Carlson  
Jeff Brown  
Suzanne Cheek

**Absent:**

No one.

**Staff Members present were:**

Julia Williams, Planning Manager  
Dante St. Germain, Planner II  
Jay Lockett, Planner II  
Laura Ferguson, Legal Counsel  
Mary Willis, Management Assistant

The following matters were considered:

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**APPROVAL OF MINUTES**

**March 9, 2023**

On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution was adopted:

**RESOLVED**, that the Land Development & Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on March 9, 2023.

**The vote was as follows:**

**YES: Commissioner Cheek, Mims, Carlson, and Sistrunk**

**NO: None**

**ABSTAIN: Commissioner Brown**

**ABSENT: None**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**22-ZONE-0098**

Request: Change in Zoning from R-4 to PEC, with Associated Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements and Waivers

Project Name: Xebec Tucker Station

Location: 1525 – 1711 Tucker Station Road, 12850 & 1704 South Pope Lick Road, Parcel ID 367200070000

Owner: Mark & Sandra Holloway, William Gary Holloway, LRH Family, LLC, Lois R. Holloway Revocable Trust, Brian & Annette Whitcomb, HHOP Partners, LLC

Applicant: Xebec Pursuits, LLC

Representative: Sabak Wilson & Lingo Inc., Stites & Harbison, PLLC

Jurisdiction: Louisville Metro

Council District: 11 – Kevin Kramer

Case Manager: Dante St. Germain, 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. 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:**

00:05:20 Dante St. Germain discussed the case summary from the staff report and indicated the application was ready for a public hearing (see video for presentation).

00:08:54 Commissioner Mims asked what the outcome was to the signal contribution to Tucker Station Road and South Pope Lick Road. St. Germain stated that it was unclear as to what contribution Land Development and Planning Commission are going to need.

00:12:14 Commissioner Mims questioned the connection over Schutte Station Place. St. Germain verified that the applicant has reached out to an engineer to make sure that the connection can be made.

00:14:22 Commissioner Carlson asked if more signage language should be added to Binding Element Number 12 and questioned Binding Element 10. St. Germain stated she can add more language to Binding Element Number 12

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**22-ZONE-0098**

00:17:45 Commissioner Brown asked if the signal warrants were performed at both intersections. St. Germain mentioned that she hasn't received an updated traffic study.

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

Kelli Jones, Sabak Wilson & Lingo, LLC, 608 S 3<sup>rd</sup> Street, Louisville, KY 40202

Adam Kirk, Stites & Harbison, 137 McClelland Springs Drive, Georgetown, KY 40324

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

00:18:28 Kellie Jones spoke in favor of the application and presented a PowerPoint presentation (see video). Jones reiterated that the site is in the suburban neighborhood and are contributing to more road frontage.

00:23:10 Commissioner Mims inquired about the traffic being pushed out onto Schutte Station Road. Jones elaborated on trying to push the truck traffic towards Schutte Station Road and recommend that the construction company put in their deed restrictions.

00:26:38 Commissioner Mims asked for clarification on the agreement between Jeff O'Brian and Xebec about the signal contribution. Jones mentioned that the amount in the Binding Element was given to them by Transportation Planning. Jones also mentioned that she does not know how they reached that amount but that was the amount given.

00:28:27 Commissioner Brown asked if a signal warrant analysis was prepared. Adam Kirk stated that a signal warrant analysis was completed at the intersection of Tucker Station Road and South Pope Lick Road along with the intersection of Blue Grass Parkway and Tucker Station Road.

00:45:45 Commissioner Cheek asked about the water and sewer easement along building 3. Jones stated that MSD requested that per their review.

**The following spoke as a neutral party to the request:**

Fred E. Fischer, Jeffersontown City Attorney, 10416 Watterson Trail, Jeffersontown, KY 40299

**Summary of testimony of those as neutral:**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**22-ZONE-0098**

00:46:30 Fred E. Fischer spoke in neutral to the application. Fischer stated that even though the project is not directly in Jeffersontown, the traffic from this development will impact the city of Jeffersontown.

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

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

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

**Summary of testimony of those in opposition:**

00:49:11 Nick Pregliasco spoke in opposition to the application. Pregliasco spoke on behalf of the Blankenbaker Station Community Association concerning the walking trail, which trees were going to be preserved, and the elevations of the property.

00:49:44 Steve Porter spoke in opposition to the application. Porter spoke on behalf of the Tucker Station Neighborhood Association. Porter stated that due to traffic a signal lights should be placed at both intersections.

**REBUTTAL**

00:53:27 Kelli Jones confirmed there isn't an estimated amount of truck data coming in due to the type of facility that is being developed.

**Deliberation**

00:54:54 Land Development and Transportation Committee 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.**

00:55:31 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following was adopted.

**RESOLVED**, that the Land Development & Transportation Committee does hereby **CONTINUE** this case to the April 13, 2023, Land Development & Transportation Committee Meeting.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**22-ZONE-0098**

**The vote was as follows:**

**YES: Commissioners Cheek, Brown, Mims, Carlson and Sistrunk**

**NO: None**

**ABSTAIN: None**

**ABSENT: None**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**23-ZONE-0009**

Request: Change in Zoning from C-N to C-2, with Associated Detailed District Development Plan and Binding Elements, Variance and Waivers

Project Name: Pickle + Social Louisville

Location: 8100 Lyndon Park Lane

Owner: City of Lyndon

Applicant: City of Lyndon

Representative: Wyatt, Tarrant & Combs LLP

Jurisdiction: City of Lyndon

Council District: 7 – Paula McCraney

Case Manager: Dante St. Germain, 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. 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:**

00:56:21 Dante St. Germain discussed the case summary from the staff report and indicated the application was ready for a public hearing (see video for presentation).

01:04:21 Commissioner Carlson questioned the landscape buffering between the residential properties and the pickle ball area. St Germain stated there is a requirement for screening which could be a fence or planting.

01:05:50 Commissioner Mims asked if the City of Lyndon would be selling the property. St. Germain stated that question would be for the applicant.

01:06:35 Commissioner Cheek asked if the City of Lyndon would operate the development. St. Germain stated that question would be for the applicant.

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

Jon Baker, Wyatt, Tarrant & Combs, 400 W. Market Street, Louisville, KY 40202

Ann Richard, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

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

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**23-ZONE-0009**

01:07:16 Jon Baker spoke in favor of the application and presented a PowerPoint presentation (see video). Baker elaborated on placing a building with a restaurant and pickle ball facility at this location.

01:15:12 Ann Richards spoke in support of the application. Richards discussed the site plan in detail.

01:24:37 Jon Baker continued his presentation.

01:27:59 Commissioner Carlson questioned what the hours of operations were going to be for the facility and asked about the trees along the adjacent residential property. Baker stated the information about the operating hours would be presented at the Planning Commission meeting and the information pertaining to the trees Baker would get with Richards to figure out the best plan.

01:29:44 Commissioner Brown inquired about the existing sidewalks. Richard stated that the City of Lyndon constructed the sidewalks within conjunction to their street plan.

**The following spoke as a neutral party to the request:**

Michael Clancey, 308 Forest Lane, Louisville, KY 40222

Ray Holder, 7513 Canbridge Drive, Louisville, KY 40014

**Summary of testimony of those a neutral:**

01:33:09 Michael Clancey spoke in neutral to the application. Clancey stated the development will bring in more pedestrian traffic and the area is not equipped to handle that type of traffic.

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

**None**

**Summary of testimony of those in opposition:**

**None**

**REBUTTAL**

01:37:59 Jon Baker acknowledged Mr. Clancey's information and plans to share that will the development team.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**23-ZONE-0009**

01:39:13 Dante St. Germain requested that Mr. Holder have the chance to speak on behalf of the application.

01:38:50 Ray Holder spoke in neutral to the application. Holder wanted to clarify that the trees would be removed from his property and that a privacy fence would be place if the development was approved.

01:43:06 Commissioner Cheek wanted to clarify with Mr. Holder, that he would like the development team to remove the trees and place a privacy fence on his property. Holder verified that it would be the trees behind his buildings.

01:45:50 Commissioner Mims stated that Commissioner Sistrunk left due to other engagements.

**Deliberation**

01:45:58 Land Development and Transportation Committee 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.**

01:48:47 The Committee by general consensus scheduled this case to be heard at the **April 20, 2023**, Planning Commission public hearing

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**21-ZONE-0155**

Request: Change in Zoning from R-6 to C-2, with Associated Detailed District Development Plan and Binding Elements and Waivers

Project Name: Franklin Lofts

Location: 943 Franklin Street

Owner: Franklin Lofts LLC

Applicant: Franklin Lofts LLC

Representative: Dinsmore & Shohl

Jurisdiction: Louisville Metro

Council District: 4 – Jecorey Arthur

Case Manager: Dante St. Germain, 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. 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:**

01:50:16 Dante St. Germain discussed the case summary from the staff report and indicated the application was ready for a public hearing (see video for presentation).

01:56:38 Commissioner Mims asked if a CUP was issued and where the masonry wall was located. St. Germain stated that the CUP would not be required in a C2. St. Germain also stated that the wall should be placed between the structure and Franklin Street.

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

Cliff Ashburner, Dinsmore & Shohl, 101 S. 5<sup>th</sup> Street Suite 2500, Louisville, KY 40202

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

01:58:03 Cliff Ashburner spoke in favor of the application and presented a PowerPoint presentation. Ashburner stated the property is being rezoned from residential to commercial so that it can be used entirely as residential units with three units being short term rentals.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**21-ZONE-0155**

02:05:11 Commissioner Mims asked if the project was going through Butchertown Preservation. Ashburner responded yes.

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

**None**

**Summary of testimony of those in opposition:**

**None**

**REBUTTAL**

**None**

**Deliberation**

02:06:08 Land Development and Transportation Committee 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.**

02:06:22 The Committee by general consensus scheduled this case to be heard at the **April 20, 2023**, Planning Commission public hearing

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**22-ZONE-0170**

Request: Change in Zoning from R-4 Single Family to C-2 Commercial with a Conditional Use Permit for Mini-Warehouse, Floyds Fork Development Review Overlay Review, a Variance and District Development Plan with Binding Elements

Project Name: Shelbyville Road Self Storage

Location: 15900 and 15910 Shelbyville Road

Owner: Chi Fien Wang, Monica Wang

Applicant: Adams Property Group

Representative: Nick Pregliasco – Bardenwerper, Talbott and Roberts

Jurisdiction: Louisville Metro

Council District: 11 – Kevin Kramer

Case Manager: Jay Lockett, 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. 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:**

02:07:21 Jay Lockett discussed the case summary from the staff report and indicated the application was ready for a public hearing (see video for presentation).

02:12:13 Commissioner Brown asked if the height restriction was due to the zone or the conditional use permit. Lockett clarified that it was both.

02:12:51 Commissioner Mims asked if the plan was in the Eastwood area and if the storage building were mini or cubed. Lockett stated the plan was just outside the area plus the applicant would be able to give a definitive answer on the type of storage that will be provided.

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

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 N Hurstbourne Parkway, Louisville, KY 40223

Chris Brown, Bowman Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**22-ZONE-0170**

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

02:14:00 Nick Pregliasco spoke in favor of the application and presented a PowerPoint presentation. Pregliasco mentioned a zone change from an R-4 to C-2 with a Conditional Use Permit and a Floyds Fork Development Review Overlay to allow a self-storage facility to be built.

02:26:34 Commissioner Cheek questioned the L shape section of the plan. Pregliasco mentioned that the L shape section was a non-climate-controlled area.

02:28:00 Commissioner Brown questioned the outdoor storage Binding Element and the hours of operation. Pregliasco stated the Binding Elements were requested by Eastwood Village Council and the hours of operation would be discussed at the public hearing.

02:28:58 Commissioner Mims asked if the sewer would be coming up Water Stone or would there be onsite septic. Pregliasco stated the sewer would be coming from Water Stone.

02:30:53 Chris Brown continued answering Commissioner Browns question.

**The following spoke as a neutral party to the request:**

Steve Rungworth, 15805 Waterstone Ct, Louisville, KY 40245

**Summary of testimony of those as neutral:**

02:33:58 Steve Rungworth spoke in neutral to the application. Rungworth wanted clarification on Binding Element #7.

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

**None**

**Summary of testimony of those in opposition:**

**None**

**REBUTTAL**

**None**

**Deliberation**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**22-ZONE-0170**

02:34:40 Land Development and Transportation Committee deliberation.

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02:34:51 The Committee by general consensus scheduled this case to be heard at the **May 11, 2023**, Planning Commission public hearing

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**ADJOURNMENT**

The meeting adjourned at approximately 3:43 p.m.

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**Chair**

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**Planning Director**