

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

January 31, 2019

A meeting of the Land Development and Transportation Committee was held on Thursday, January 31, 2019 at 1:00 PM in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

Committee Members present were:

Rob Peterson, Vice Chair
Richard Carlson
Ruth Daniels (arrived approximately at 1:06 p.m.)
Jeffrey Brown

Committee Members absent were:

Marilyn Lewis, Chair

Staff Members present were:

Emily Liu, Planning and Design Director
Joe Reverman, Planning and Design Assistant Director
Brian Davis, Planning & Design Manager
Joel Dock, Planner II
Jay Lockett, Planner I
John Carroll, Legal Counsel
Beth Stuber, Engineering Supervisor
Olivia Troehler, Engineer I
Rachel Dooley, Management Assistant

Others Present:

Tony Kelly, Metropolitan Sewer District

The following matters were considered:

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Approval of Minutes

Approval of the January 17, 2019 LD&T Committee Meeting Minutes

00:03:02 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on **January 17, 2019**

The vote was as follows:

YES: Commissioners Brown, Carlson, and Peterson
Not Present: Commissioner Lewis, and Daniels

**MINUTES OF THE MEETING
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New Business

Case No. 19STREETS1000

Request: Street Name Change
Project Name: N 26th St to Marine St
Location: N 26th St at Marine St
Owner: Louisville Metro Government
Applicant: Louisville Metro Public Works
Representative: Jeff Brown
Jurisdiction: Louisville Metro
Council District: 5 – Donna Purvis

Case Manager: Jay Luckett, AICP, 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. 5th Street.)

Agency Testimony:

00:10:47 Jay Luckett presented the case (see 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.

00:11:40 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 **February 7, 2019** Planning Commission public hearing.

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New Business

Case No. 18STREETS1023

Request:	Street Closure
Project Name:	Forest Dr Closure
Location:	Forest Dr at E Indian Trail
Owner:	Louisville Metro Government
Applicant:	Creek Alley Contracting
Representative:	AL Engineering, Inc.
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin

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.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:13:35 Joel Dock 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.

00:14:21 **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 **February 21, 2019** Planning Commission public hearing.

**MINUTES OF THE MEETING
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January 31, 2019

New Business

Case No. 18ZONE1069

Request:	Change in zoning from R-4 to R-5 and a District Development Plan/Preliminary Subdivision Plan
Project Name:	Blue Lick Road Subdivision
Location:	10505 Blue Lick Road & 3617 Mud Lane
Owner:	Multiple Owners
Applicant:	Pulte Homes
Representative:	Mindel Scott & Assoc.; Bardenwerper Talbott & Roberts PLLC
Jurisdiction:	Louisville Metro
Council District:	13- Mark Fox
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.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:14:42 Joel Dock presented the case. (see staff report and recording for detailed presentation.)

00:15:45 Commissioner Carlson inquired if this development would be more appropriate for a neighborhood form district change. Mr. Dock explained the zoning change for the site is for the setbacks and lot size, and it would not be appropriate to have a form district change at this time. More information will be available at Planning Commission.

The following spoke in favor of the request:

Nick Pregliasco, 1000 N. Hurstbourne Pkwy, Louisville, KY, 40223

David Mindel, 5151 Jefferson Blvd, Louisville, KY, 40219

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New Business

Case No. 18ZONE1069

Summary of testimony of those in favor of the request:

- 00:18:43 Nick Pregliasco, the applicant's representative, showed a PowerPoint presentation detailing the zone change, lot sizes, number of lots, open space availability, and density (see recording for detailed presentation).
- 00:24:49 Commissioner Carlson inquired about the form district change for the development. Mr. Pregliasco referred to David Mindel for explanation.
- 00:26:05 David Mindel referenced the PowerPoint to help explain the surrounding area zonings and why the applicant is choosing to keep the current form district as is (see recording for detailed discussion).
- 00:28:41 In response to a question from Commissioner Carlson, Mr. Mindel explained there was discussion of the two subdivisions being connected to each other. However, due to the intermittent stream occurring west of the planned detention basin on the development the Corps of Engineers feel it would be best to not impact the area. More information can be brought to the Planning Commission.
- 00:33:04 Commissioner Brown asked if Street A is being raised out of the flood plain. Mr. Mindel stated they talked with Tony Kelly and there will be a compensation basin that will be able to contain the same volume of water for areas needed to be raised or filled in.
- 00:34:33 Commissioner Brown inquired if there is a requirement from the fire department for temporary turn arounds on dead end road portions of the development until they are extended. Mr. Mindel stated they will address this at the next meeting.
- 00:35:16 John Carroll, legal counsel, asked "why there are proposed 120 lots available when R-5 zoning allows a maximum of 239?" Mr. Pregliasco explained there is currently a market demand for 50 foot wide lots, buffering, and 29% open space provided.
- 00:36:36 Commissioner Carlson asked, referencing a chart via PowerPoint, if the total area of the lot for the homes includes the open space. Mr. Pregliasco replied the maximum density allowed is 7.26 dwelling units per acre; however, the full density could not be fully utilized on any property type due to elements such as right of ways and other typography issues.

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New Business

Case No. 18ZONE1069

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

00:38:06 Commissioners' deliberation.

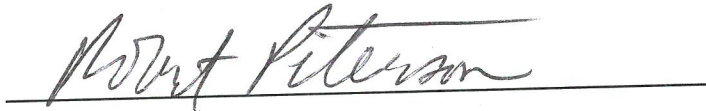
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The Committee by general consensus scheduled this case to be heard at the February 21, 2019 Planning Commission public hearing.

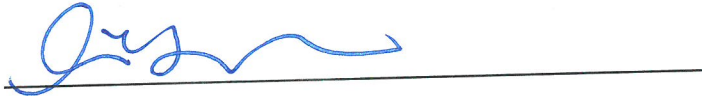
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The meeting adjourned at approximately 1:40 p.m.



Chairman



Division Director