

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
October 28, 2021

NEW BUSINESS
CASE NO. 21-ZONE-0107

Request: Change in zoning from R-4 to OR, with Detailed District Development Plan and Binding Elements
Project Name: Zaxby's Regional Office
Location: 12407 Rehl Road
Owner: Korean Baptist Mission Church
Applicant: Unbridled Chicken LLC
Representative: Bardenwerper Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson
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:

03:47:53 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see recording for detailed presentation).

The following spoke in favor of this request:

John Talbott, Bardenwerper, Talbott and Roberts, 1000 Hurstbourne Parkway, Louisville, Ky. 40223
Nathan Wright, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219
Steve Porter, 2406 Tucker Station Road, Louisville, Ky. 40299

Summary of testimony of those in favor:

John Talbott gave a power point presentation (see recording for detailed presentation).

Nathan Wright discussed some details of the site (see recording for detailed presentation).

Steve Porter represents the Tucker Station Neighborhood Association. There are residents (close to the site) with the following concerns: lighting; hours of operation; fencing; and truck parking on site, etc. Some binding elements will be proposed (see recording for detailed presentation).

Rebuttal:

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John Talbott has worked with Steve Porter and will continue working on the binding elements.

Deliberation

LD&T 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.

The Committee by general consensus placed this case on the November 18, 2021 public hearing.