

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

July 12, 2018

A meeting of the Land Development and Transportation Committee was held on Thursday, July 12, 2018 at 1:00 PM in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

Committee Members present were:

Richard Carlson (Acting Chair)
Jeff Brown
Rob Peterson

Committee Members absent were:

Marilyn Lewis, Chair

Staff Members present were:

Emily Liu, Director, Planning & Design Services
Joseph Reverman, Assistant Director, Planning & Design Services
Brian Davis, Planning & Design Manager
Jon Crumbie, Planning & Design Coordinator
Joel Dock, Planner II
Jay Lockett, Planner I
John Carroll, Legal Counsel
Chris Cestaro, Management Assistant (minutes)

Others Present:

Beth Stuber, Transportation Planning
Tony Kelly, MSD

The following matters were considered:

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Approval of Minutes

Approval of the June 28, 2018 LD&T Committee Meeting Minutes

00:02:50 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 June 28, 2018.

The vote was as follows:

**YES: Commissioners Brown, Carlson, and Peterson.
NOT PRESENT: Commissioner Lewis.**

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New Business

Case No. 18DEVPLAN1031

Request:	Revised Detailed District Development Plan and Binding Element Amendments
Project Name:	Pet Suites
Location:	9420 Seatonville Road
Owner:	WesBanco, Inc.
Applicant:	Hogan Real Estate
Representative:	Nick Pregliasco
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel

Case Manager: **Jon E. Crumbie, Planning & Design Coordinator**

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:

00:03:39 Jon Crumbie presented the case, noting that this case was continued from the June 28, 2018 LD&T Committee meeting in order to obtain some additional information about a turning lane requirement. An e-mail was provided to the Commissioners explaining the information.

The following spoke in favor of the request:

Nick Pregliasco, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40222

Summary of testimony of those in favor:

00:04:32 Nick Pregliasco, the applicant's representative, presented the applicant's case (see recording for detailed presentation.)

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00:07:00 In response to a question from Commissioner Brown, Mr. Crumbie stated that additional binding elements have been added to the current staff report to address the turn-lane issue (#13, #14, #15, #16, and #17.)

00:07:37 Per Commissioner Brown, today's date (July 12, 2018) should be added to binding elements #11 and #16 in addition to the June 28, 2018 date.

00:08:23 Commissioner Brown gave the Committee a brief recap of the turning-lane issue (see recording for detailed presentation.)

00:11:20 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.

00:12:03 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that the natural resources on the site will be conserved except at the rear of the site opposite Bardstown Road where the building and parking will be located. The stream buffer will not be negatively impacted except by the minor encroachment of parking and building into the outer buffer zone; and

WHEREAS, the Committee further finds that sidewalks are being provided along Seatonville Road and exist along Bardstown Road for pedestrian connectivity into the site. Vehicular access will be from Seatonville Road; and

WHEREAS, the Committee further finds that open space is provided at the front of the site along both Bardstown and Seatonville Roads; and

WHEREAS, the Committee further finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of

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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 Committee further finds that the overall site design is compatible with existing commercial uses in the area. The required screening/buffering will be provided along the property line adjacent to residential uses; and

WHEREAS, the Committee further finds that the development plan generally conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code with the exception of the conditional use permit, variance, and waiver that will be considered by the Board of Zoning Adjustment; now, therefore be it

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the requested Revised Detailed District Development Plan and amendments to binding elements, **ON CONDITION** that the Board of Zoning Adjustment (BOZA) approves the associated Conditional Use and the appropriate Waiver for the site, and **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. There shall be no direct vehicular access to Bardstown Road from this lot.
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 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

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- 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) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The appropriate variances shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
 - d. 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.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 6. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
 7. 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.
 8. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the

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property line.

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, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 28, 2018 and July 12, 2018 Land Development & Transportation meetings.
11. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
12. A “no mow zone” shall be created and maintained within the undisturbed area as shown on the revised detailed district development plan (west of the developed area). This shall not apply to the area disturbed for the floodplain compensation area.
13. An appropriate fence will be provided along the parking lot to the existing drainage swale adjacent to Seationville Road to prevent pet owners walking their dogs in the streambank buffer area.
14. Landscaping shall be provided as shown on the exhibits presented at the June 28, 2018 and July 12, 2018 Land Development & Transportation meeting and as shown on the approved development plan.
15. A 6 feet tall privacy fence shall be constructed adjacent to the Greg Bell property and the Pinnacle BUC, LLC property (Ledgewood Open Space property) in consultation with MSD.
16. No customer service shall occur on site between the hours 10:00 p.m. and 6:00a.m. All lights shall be turned off except for safety and security

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purposes.

YES: Commissioners Brown, Carlson, and Peterson.

NOT PRESENT: Commissioner Lewis.

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New Business

Case No. 18STREETS1008

Request: Closure of public right-of-way
Project Name: Brook Street Holdings
Location: 1477 South Brook Street
Owner: Brook Street Holdings, LLC
Applicant: Brook Street Holdings, LLC
Representative: Milestone Design
Jurisdiction: Louisville Metro
Council District: 6 – David James

Case Manager: **Jay Luckett – 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:

00:12:57 Jay Luckett presented the case (see recording for detailed presentation.)

The following spoke in favor of the request:

Rick Williamson, 108 Daventry Lane, Louisville, KY 40223

Summary of testimony of those in favor:

00:14:01 Rick Williamson explained that he is the surveyor of the property, and was available to answer any questions from the Commissioners.

The following spoke in opposition to the request:

No one spoke.

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Case No. 18STREETS1008

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 on Business Session at the **July 19, 2018** Planning Commission public hearing.

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New Business

Case No. 18DEVPLAN1089

Request: Revised Detailed District Development Plan for building expansion
Project Name: ABEL Construction
Location: 2401 Stanley Gault Parkway
Owner: Sebring Eastpoint Properties, LLC
Applicant: ABEL Construction
Representative: Alex Rosenberg – AI Engineering
Jurisdiction: Louisville Metro
Council District: 19 – Julie Denton

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:

00:14:41 Joel Dock presented the case (see recording for detailed presentation.)

The following spoke in favor of the request:

Alex Rosenberg, AI Engineering, 13000 Middletown Industrial Boulevard Suite A, Louisville, KY 40223

Summary of testimony of those in favor:

00:16:33 Alex Rosenberg, the engineer, said he was available to answer any questions.

The following spoke in opposition to the request:

No one spoke.

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Case No. 18DEVPLAN1089

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00:17:14 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that the proposed improvements do not adversely impact natural resources. No construction activities will occur within the 25' MSD regulatory buffer of the intermittent stream without consent; and

WHEREAS, the Commission further finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community are provided as pedestrian connections and adequate parking have been provided; and

WHEREAS, the Commission further finds that open space is not a requirement of this project. Landscaping will be provided as required; and

WHEREAS, the Commission further finds that the Metropolitan Sewer District will approve the preliminary development plan and will ensure the provisions 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 Commission further finds that the overall site design and land uses are compatible with the existing and future development of the area that contains a mix of employment opportunities and a variety of industrial uses; and

WHEREAS, the Commission further finds that the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to the requirements of the Land Development Code as this non-residential use is located within an existing activity center in a manner compatible with surrounding uses; now, therefore be it

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Case No. 18DEVPLAN1089

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the requested Revised Detailed District Development Plan, **SUBJECT** to the following binding elements:

All binding elements from the approved General Development Plan (9-5-89) are applicable to this site, in addition to the following:

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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works 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.

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- 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 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.
6. 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.
7. The materials and design of proposed structure shall be substantially the same as depicted in the rendering as presented at the October 11, 2006 Development Review Committee meeting **and July 12, 2018 Land Development & Transportation Committee meeting.**

YES: Commissioners Brown, Carlson, and Peterson.

NOT PRESENT: Commissioner Lewis.

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New Business

Case No. 17ZONE1073

Request: Change in form district from Traditional Workplace and Traditional Marketplace Corridor to Traditional Workplace; and a change in zoning from C-1, R-6, and EZ-1 to

Project Name: Passport Health Campus

Locations: Multiple properties on West Broadway, Dixie Highway, South 20th Street, and Kendall Court

Owner: University Healthcare Inc.

Applicant: University Healthcare, Inc.

Representative: Sabak Wilson & Lingo Inc.
Frost Brown Todd PLLC

Jurisdiction: Louisville Metro

Council District: 4 – Barbara Sexton Smith

Case Manager: **Julia Williams, RLA, AICP, Planning Supervisor**

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:

00:19:20 Brian Davis presented the case on behalf of Julia Williams (see recording for detailed presentation.) He also handed out applicant's booklets to the Commissioners.

The following spoke in favor of the request:

Jon Baker, Wyatt Tarrant & Combs, 500 West Jefferson Street, Louisville, KY 40202

Kelli Jones, Sabak Wilson & Lingo, 608 S. Third Street, Louisville, KY 40202

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New Business

Case No. 17ZONE1073

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

Summary of testimony of those in favor:

00:20:06 Jon Baker, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) Phase I is already under construction; this request for a form district change and rezoning are part of a more detailed development phase.

00:30:22 Kelli Jones, an applicant's representative, continued the presentation by discussing the master site plan and phases of development (see recording for detailed presentation.)

00:35:16 Mr. Baker resumed the presentation to further discuss how the applicant proposes to proceed with the master development plan.

00:37:34 Commissioner Carlson asked if the applicant had considered a "Campus" form district. Ms. Jones explained about how the applicant had chosen their form district requests, and added that a Campus form district is suburban in its design, and this site is located in an urban area. An urban design would be more appropriate.

00:38:52 In response to a question from Commissioner Brown, Mr. Baker said that there are no major subdivision planned at this time. Ms. Jones said that the applicant has been working with staff regarding appropriate language and requests for what the applicant is proposing on this large property. Emily Liu, Director of Planning & Design Services, explained more about how this process works (many buildings on one site.)

00:41:47 Steve Porter spoke in support.

The following spoke in opposition to the request:

No one spoke.

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.

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Case No. 17ZONE1073

The Committee by general consensus scheduled this case to be heard at the **August 16, 2018** Planning Commission public hearing.

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New Business

Case No. 16ZONE1027

Request: Change in zoning from R-4 & C-1 to R-6 & C-1; a CUP for a daycare; a Variance to permit encroachments into setbacks; a Waiver to eliminate an LBA; an 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 & Combs PLLC

Jurisdiction: Louisville Metro
Council District: 24 – Madonna Flood

Case Manager: **Julia Williams, RLA, AICP, Planning Supervisor**

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:

00:43:44 Brian Davis presented the case on behalf of Julia Williams. He said this case was continued to this meeting to give the applicant time to address some concerns with the traffic study. He said the applicant is requesting a continuance today as they continue to work with some of the representative of some property owners who live around this development.

The following spoke in favor of the request:

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Case No. 16ZONE1027

Jon Baker, Wyatt Tarrant & Combs, 500 West Jefferson Street, Louisville, KY 40202

Summary of testimony of those in favor:

00:45:22 Jon Baker, the applicant's representative, explained why the applicant requested a continuance from last month's LD&T meeting, and is also requesting a continuance from today's meeting. He said the applicant has been addressing traffic issues and working with nearby residents to address some concerns; also, the applicant has been meeting with Mr. Porter, who proposed some constructive ideas. The applicant is studying those solutions to see if they can be worked into the plan and reach a compromise on certain items.

The following spoke in opposition to the request:

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

Gerry A. Boone, 8013 White Cedar Drive, Louisville, KY 40219 (was called but declined to speak)

Rita L. Bernauer, 8206 Red Cedar Way, Louisville, KY 40219 (was called but declined to speak)

Summary of testimony of those in opposition:

00:47:07 Steve Porter, representing some neighbors surrounding this proposed project, said the applicant seems to be working on some positive compromises and changes. He said the opposition supports delaying this case for another two weeks.

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.

Discussion:

00:48:35 Commissioner Brown said there had been technical issues regarding access to the road and that the applicant had submitted a revised

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traffic study that is still under review. He asked if the technical items had been addressed. Mr. Baker said those technical items should be addressed in the next plan to be provided at the next LD&T meeting (see recording for detailed discussion.) Commissioner Carlson asked if two weeks would give the applicant enough time. He said he was concerned because people in the neighborhood have been coming to multiple meetings regarding this case. Mr. Baker said the applicant will try to get a revised plan submitted by Monday the 16th.

00:51:11 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 **CONTINUE** this case to the **July 26, 2018** Land Development and Transportation Committee meeting.

YES: Commissioners Brown, Carlson, and Peterson.

NOT PRESENT: Commissioner Lewis.

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New Business

Case No. 17ZONE1038

Request: Change in zoning from R-6 & R-7 to C-1 Commercial (Continued from 5/17 and 6/28 LD&T)

Project Name: 3343-3425 Taylor Boulevard

Location: 3343-3425 Taylor Boulevard

Owner: Multiple Owners

Applicant: The McCartin Company, Inc.

Representative: Accurus Engineering

Jurisdiction: Louisville Metro

Council District: 15 – Marianne Butler

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:

00:17:56 Joel Dock explained that the applicant has requested a continuance of this case to the August 9, 2018 LD&T Committee meeting in order to for KYTC to review and address the traffic study that the applicant submitted to them.

The following spoke in favor of the request:

No one spoke.

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.

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Case No. 17ZONE1038

00:18:38 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 **CONTINUE** this case to the **August 9, 2018** Land Development and Transportation Committee meeting.

The vote was as follows:

**YES: Commissioners Brown, Carlson, and Peterson.
NOT PRESENT: Commissioner Lewis.**

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New Business

Case No. 18ZONE1013

Request: Change in form district from Neighborhood to Suburban Marketplace Corridor; a change in zoning from R-4 to C-2; a Revised District Development Plan; a Waiver; and a Variance

Project Name: Swope Dealership

Location: 6780 Dixie Highway & 4530 Kerrick Lane

Owner: Swope Development LLC

Applicant: Swope Development LLC

Representative: BTM Engineering Inc.

Jurisdiction: Louisville Metro

Council District: 12 – Rick Blackwell

Case Manager: **Julia Williams, RLA, AICP, Planning Supervisor**

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:

00:52:03 Brian Davis presented the case on behalf of Julia Williams (see recording for detailed presentation.)

The following spoke in favor of the request:

John Addington, BTM Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

Richard Swope, Swope Development LLC, 2525 Nelson Miller Parkway Suite 102, Louisville, KY 40223

Summary of testimony of those in favor:

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Case No. 18ZONE1013

00:53:37 John Addington, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:57:13 Commissioner Brown asked if the proposed 8-foot fence is the mitigation for the waiver and variance requests. Mr. Addington said it is; in addition, the applicant will provide the required landscape plants along the boundary.

The following spoke in opposition to the request:

Susan Koenig and Jean Roberts, 2161 Ford Hampton Road, Winchester, KY 40391

Summary of testimony of those in opposition:

00:57:50 Susan Koenig said her mother's property is the first residence next to the fire department. She asked if the access off Dixie Highway is considered private or public. She said there is a row of small businesses on the opposite side of the street from the Swope property. She said the street originally was private; it has been upgraded down through the Big Lots property, but the residential section has not been upgraded. She also asked about the Dixie Highway Corridor master plan and what the development plans are for Lower Hunters Trace. She asked if it was possible for the Swope property to connect to the Home Depot property.

01:00:33 Mr. Addington said the access road is a private road, used by the businesses. There is a strip of area on the south side that precludes the applicant from connecting to Home Depot. Using the site plan, he pointed out the location of a traffic light which he said provides a good access point for the proposed development. Mr. Addington said the applicant is improving Kerrick Lane in front of the applicant's property and will put in a sidewalk.

01:03:07 Ms. Koenig asked if there were any proposals for changing the property between Lower Hunters Trace and Kerrick, or widening that area. Commissioner Brown said no traffic signals will be removed as part of the Dixie Highway Corridor Plan; they are being upgraded, but no removals. There are no planned improvements for any of the side streets as part of the Dixie Highway project. Commissioner Brown and Ms. Koenig discussed a bit more of the Dixie Highway Project.

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

July 12, 2018

New Business

Case No. 18ZONE1013

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 **August 16, 2018** Planning Commission public hearing.

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

July 12, 2018

New Business

Case No. 17ZONE1043

Request:	Change in zoning from R-4 to C-1 and a Detailed District Development Plan for beauty salon and recording studio
Project Name:	Taylor Styles Salon
Location:	9101 Taylorsville Road
Owner:	Robert Childers
Applicant:	Robert Childers
Representative:	Bardenwerper Talbott & Roberts PLLC
Jurisdiction:	Louisville Metro
Council District:	18 – Marilyn Parker

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:

01:05:14 Joel Dock presented the case (see recording for detailed presentation.)

01:07:44 In response to a question from Commissioner Peterson, Mr. Dock said there has recently been a change in zoning on the opposite side of Axminster. In response to another question from Commissioner Peterson, Commissioner Brown discussed the turning lanes on Taylorsville Road at this point.

The following spoke in favor of the request:

Nick Pregliasco, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

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

July 12, 2018

New Business

Case No. 17ZONE1043

Summary of testimony of those in favor:

01:08:55 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:15:01 In response to a question from Commissioner Carlson, Mr. Pregliasco said the sidewalks will be extended across the front of the property; also, the applicant will be dedicating additional right of way for a TARC stop. The currently-used driveway will no longer be used and part of it will become the detention area.

01:17:10 In response to a question from Commissioner Brown, Mr. Pregliasco said the hours of operation have not yet been determined. Those hours can be proposed at the Planning Commission public hearing, and propose a binding element to address that as well.

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 **August 2, 2018** Planning Commission public hearing.

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

July 12, 2018

New Business

Case No. 18ZONE1027

Request:	Change in zoning from C-1 to C-2 and a Detailed District Development Plan
Project Name:	CDRJ of Louisville
Location:	5315 Dixie Highway
Owner:	TT of C Louisville, Inc.
Applicant:	CDRJ of Louisville
Representative:	Duncan, Galloway, Egan, Greenwald, PLLC Heritage Engineering LLC
Jurisdiction:	Louisville Metro
Council District:	12 – Rick Blackwell

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:

01:18:10 Joel Dock presented the case (see recording for detailed presentation.)

01:20:02 In response to a question from Commissioner Brown, Mr. Dock said there are no tree canopy or landscape buffer requirements; however, the applicant is providing voluntary landscaping as shown on the plan and taking out some existing curb cuts along Dixie Highway (he pointed out that area on the site plan.)

The following spoke in favor of the request:

Kyle Galloway, 9750 Ormsby Station Suite 210, Louisville, KY 40223

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

July 12, 2018

New Business

Case No. 18ZONE1027

Spencer Heuke, Heritage Engineering, 642 South Fourth Street Suite 100,
Louisville, KY 40202

Summary of testimony of those in favor:

01:20:58 Kyle Galloway presented the applicant's case and showed a brief Power Point presentation (see recording for detailed presentation.)

01:23:08 Spencer Heuke, the landscape architect, added that the site will be accessed from a crossover access agreement. Parking will also be provided to the north.

The following spoke in opposition to the request:

Susan Koenig and Jean Roberts, 2161 Ford Hampton Road, Winchester, KY
40391

Summary of testimony of those in opposition:

01:23:50 Susan Koenig asked how many square feet will this dealership have along Dixie Highway. Mr. Heuke said he did not know the square footage. Ms. Koenig said Dixie Highway looks more like a car lot instead of a shopping corridor.

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 **August 2, 2018** Planning Commission public hearing.

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

July 12, 2018

The meeting adjourned at approximately 2:30 p.m.

Chairman

Division Director