

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

December 8, 2016

New Business

CASE NO. 16ZONE1019

Request: Change in zoning from R-4 and PEC to OR-3 and C-2 on approximately 106.82 acres with a General District Development Plan

Project Name: St. Joseph's Property

Location: 13508 Factory Lane and 2520 Terra Crossing Boulevard

Owners: St. Joseph Catholic Orphanage Society;
Jefferson Healthcare Old Henry Lane

Applicant: JDG 1849 LLC

Representative: William Bardenwerper – Bardenwerper Talbott & Roberts PLLC
Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 19 – Julie Denton

Case Manager: **Julia Williams, RLA (IN), 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.)

An audio/visual recording of the Planning Commission hearing 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.

Agency Testimony:

04:04:50 Julia Williams presented the case and showed the site plan (see staff report and recording for detailed presentation.) She handed out to the Commissioners copies of additional binding elements that have been worked out between Metro Transportation and KYTC.

04:08:39 Commissioner Carlson asked about some of the parcels that were split between different form districts. Ms. Williams said it does present any major issues, based on what the applicant is proposing (see recording for detailed explanation.)

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The following spoke in favor of the request:

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

Kent Gootee, Mindel Scott & Associates, 1724 Eastern Parkway, Louisville, KY 40204

Diane Zimmerman, CDM Smith, 9420 Bunsen Parkway Suite 225, Louisville, KY 40220

Summary of testimony of those in favor:

04:10:40 William Bardenwerper, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

04:22:42 Diane Zimmerman discussed traffic data and the impact study. She explained changes that can/should be made as part of this project (see recording for her detailed presentation.) Traffic study is on file.

04:28:44 Mr. Bardenwerper discussed the peak traffic issues at the intersection of Old Henry and I-265 South.

04:31:22 Kent Gootee discussed drainage issues. He explained why there are no drainage easements shown on the plan (all through drainage be placed on an MSD easement.) Two detention basins are shown to detail runoff.

04:33:13 In response to a question from Commissioner Carlson, Mr. Bardenwerper discussed a not-yet-built-out area/s which are between this site and Old Henry Road, and how what may be built there could affect peak hour traffic and the applicant's mitigation efforts. Tammy Markert, with Metro Transportation, explained about proportional signal contributions at that intersection.

The following spoke in opposition to the request:

No one spoke.

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**The following spoke neither for nor against:
No one spoke.**

**04:41:10 the Committee by general consensus scheduled this case to
be heard at the January 19, 2017 Planning Commission public hearing.**