

**LOUISVILLE METRO  
LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MEETING MINUTES  
NOVEMBER 9, 2017**

A meeting of the Louisville Metro Land Development & Transportation Committee was held on November 9, 2017, at 1:00 p.m. at the Old Jail Building, 514 W Liberty Street, Louisville, KY 40202.

**Commissioners present:**

Marilyn Lewis, Chair  
Robert Peterson, Vice Chair  
Jeff Brown  
Ramona Lindsey  
Rich Carlson

**Staff members present:**

Joe Reverman, Assistant Director  
Julia Williams, Planning Supervisor  
Joel Dock, Planner II  
Laura Mattingly, Planner II  
Dante St. Germain, Planner I  
Ross Allen, Planner I  
Paul Whitty, Legal Counsel  
Travis Fiechter, Legal Counsel  
Kristen Padron, Management Assistant

The following matters were considered:

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**APPROVAL OF MINUTES**

**October 12, 2017 Revised Minutes:**

**00:14:20** On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **APPROVE** the revised minutes of its meeting conducted on October 12, 2017.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, Brown and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

**October 26, 2017 Minutes:**

**00:15:20** On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on October 26, 2017.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, Brown and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES  
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**NEW BUSINESS**

**CASE NUMBER 17DEVPLAN1182**

Project Name: English Station Center Sign  
Location: 13817 English Villa Drive  
Owner(s): Camp Flow Properties LLC  
Applicant: Lester Lemaster – Commonwealth Sign Co.  
Jurisdiction: Louisville Metro  
Council District: 20 – Stuart Benson  
Case Manager: Dante St. Germain, Planner I

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the Land Development and Transportation Committee meeting (The 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 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.**

**Agency Testimony:**

**00:16:05** Dante St. Germain presented the case and reviewed the revised site plan. There is a binding element on the property that states that Staff can only approve a sign plan if it complies with parkway requirements (see Staff Report and recording for detailed presentation).

**00:20:39** Ms. St. Germain stated that Chapter 8 of the Land Development Code does not address the way signs are oriented. It has been policy to consider a sign to be on a particular road if it is closer to that road. The grade of the sign location is not significantly different than that of the roadway. The proposed sign exceeds parkway requirements by 20 sq. ft. The overall height of the sign from grade is 11 ft. 1 in., including the base, which is just under double the height that is allowed. The sign plan does comply with form district requirements, but does not meet parkway buffer limitations. They are seeking compliance with the binding element which states that if it does not comply with parkway requirements, it has to be heard by LD&T.

**00:25:03** Planning Assistant Director Joe Reverman stated that the case is before the Committee today due to the wording of the binding element. However, if it is a sign fronting on Shelbyville Road, which is a designated parkway, then it's subject to the sign requirements along designated parkways. If the Committee determines that it is a sign on a designated parkway, and it doesn't meet the standards of Chapter 8, then it would need a variance as well as approval from this Committee for the binding element. County Attorney Paul Whitty expressed concern that this does seem to constitute a

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variance, which would have to be addressed by the Board of Zoning Adjustment. Mr. Reverman stated there is justification for it to be considered a sign on Shelbyville Road.

**00:26:23** Ms. St. Germain stated that the sign could be moved out of the parkway buffer. There are no other signs in the area that are of this height.

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

Lester LeMaster, 13817 English Villa Drive, Louisville, KY 40245

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

**00:28:00** Lester LeMaster spoke on behalf of the applicant who is requesting approval of a sign plan to allow a monument-style freestanding sign on a plan certain property. The reason the applicant is requesting a sign of this size is because there are currently seven tenants in the building with a potential for ten in total. The applicant feels that the names of each business will not be large enough if the size of the sign is decreased.

**00:37:47** There was further discussion between Ms. St. Germain and the Commissioners.

**00:42:19** Commissioners' deliberation

Commissioner Carlson stated that he is having a tough time deviating from the requirements that are established simply because someone wants something different. Parkway standards and buffers were created to add some aesthetic value and minimize sign clutter.

Commissioner Brown stated that this needs to comply with sign limits because it is in the parkway buffer. The City of Middletown, which this is adjacent to, has been stringent with the type of signs they allow, and there has not been a change in character in the area.

Commissioner Lindsey stated she would move to deny for the reasons already mentioned. The guidelines were written to preserve the character of the neighborhood, and this sign is way out of compliance.

Vice Chair Peterson appreciates having the revised site plan from the applicant, but he pictured the sign being further away from Shelbyville Road when they met previously. The sign seems obtrusive. He is more concerned with the height than the square footage.

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Chair Lewis stated she has not heard any justification that would lead the Committee to deviate from the approved plan. The sign is clearly directed at traffic on Shelbyville Road and should meet the parkway standards. The sign is too large in height and area, and the design does not meet the standard of other signs in the area.

**00:47:05** On a motion by Commissioner Brown, seconded by Commissioner Lindsey, the following resolution was adopted:

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **DENY** the request for a Sign Plan to allow a monument-style freestanding sign on a plan certain property because the sign as proposed would have an impact on the surrounding area, the sign would not have complied with parkway buffer guidelines, and denial would not deprive the applicant of fair use of his property as he does have a large frontage on both English Station Road and Shelbyville Road.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, Brown, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

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**NEW BUSINESS**

**CASE NUMBER 17DEVPLAN1164**

Project Name: Delcour Multi-family Apts.  
Location: 5209 and 5212 Elzie Road  
Owner(s): Scott Hannah – Boyd and Sons Inc.  
Applicant: Kenneth Delcour  
Representative(s): John Campbell – Heritage Engineering Inc.  
Jurisdiction: Louisville Metro  
Council District: 14 – Cindi Fowler  
Case Manager: Ross Allen – Planner I

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the Land Development and Transportation Committee meeting (The 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 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.**

**Agency Testimony:**

**00:48:49** Ross Allen presented the case (see Staff Report and recording for detailed presentation).

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

John Campbell, 642 S. 4<sup>th</sup> Street, Suite 100, Louisville, KY 40202  
Yvonne Hatfield, 9004 Mahoney Drive, Louisville, KY 40258

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

**00:56:01** John Campbell of Heritage Engineering, LLC spoke on behalf of the applicant who is requesting approval of a Category 3 development plan for nine proposed buildings, a Clubhouse, and a pool. There will be 192 dwelling units on two lots with a combined total of 12.2 acres. Mr. Campbell discussed the details of the site plan and provided a copy of the landscape plan that will be formally submitted at a later time. A playground and dog park will be included in the amenities area. A 6 ft. high vinyl fence will be constructed along the western property line of the site. Mr. Campbell discussed landscaping with Commissioner Carlson.

**01:10:41** Yvonne Hatfield lives in the neighborhood that abuts this development. She stated that Mr. Campbell and the developers have been more than willing to work with the neighbors to address any of their concerns.

**The following spoke neither for nor against the request:**

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Councilwoman Cindi Fowler, District 14, Louisville, KY

**Summary of neutral testimony:**

**01:12:41** District 14 Councilwoman Cindi Fowler spoke about this request. She first complimented the developers on their willingness to accommodate the needs of the neighborhood. She stated her main concern is the traffic at Dixie Highway and Elzie Road, and she would like to see a traffic signal installed at this intersection to prevent future accidents caused by an increase in traffic from the development.

**01:14:34** Commissioner Carlson stated he would like to see taller, faster growing trees planted behind building 7 to provide better screening to adjacent homes. Mr. Campbell stated that they can plant 8 ft. trees in this location to combat any privacy concerns. He also stated that this is not proposed to be a gated community.

**01:16:43** Commissioners' deliberation

**01:19:53** On a motion by Commissioner Carlson, seconded by Commissioner Lindsey, the following resolution was adopted:

**WHEREAS**, the Committee further finds that, based on the staff report and the evidence and testimony presented today, that all of the applicable guidelines of Cornerstone 2020 are being met; now, therefore be it

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **APPROVE** the Category 3 Development Plan for nine proposed buildings, a Clubhouse and a pool having 192 dwelling units on two lots with a combined total of 12.2 acres **ON CONDITION** that 8 ft. tall evergreen-type trees be planted adjacent to the R4 area and building #7 and that building elevations must be reviewed by Staff.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, Brown, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

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**NEW BUSINESS**

**CASE NUMBER 17DEVPLAN1173**

Project Name: Tire Discounters  
Location: 13200 Shelbyville Road  
Owner(s): SDI Real Estate, LLC  
Applicant: Thompson Thrift Development, LLC  
Representative(s): Bardenwerper, Talbot & Roberts, PLLC  
Project Area/Size: .876 acres  
Jurisdiction: Middletown  
Council District: 19 – Julie Denton  
Case Manager: Laura Mattingly, 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 Land Development and Transportation Committee meeting (The 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 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.**

**Agency Testimony:**

**01:22:16** Laura Mattingly presented the case (see Staff Report and recording for detailed presentation).

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

Nick Pregliasco, 1000 N Hurstbourne Pkwy., Louisville, KY 40203

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

**01:27:24** Nick Pregliasco spoke on behalf of the applicant who is requesting approval of a revised detailed district development plan and three waivers from the Land Development Code. Mr. Pregliasco showed a presentation and spoke about the details of the proposal. The new building will be constructed in the same location as the existing building on the site. They are proposing to increase the landscaping from what was shown in the presentation. This is a narrow site that was developed prior to the current LDC.

**01:34:50** Commissioners' deliberation

**01:37:28** On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:



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**NEW BUSINESS**

**CASE NUMBER 17DEVPLAN1173**

**Waiver of 10.2.10 to decrease the 10' vehicle use area Landscape Buffer Area adjacent to Park Place Drive to 5'**

**WHEREAS**, the Louisville Metro Land Development & Transportation Committee finds that the waiver will not adversely affect adjacent property owners as landscaping and screening will be provided in the remaining 5 foot of buffer area which will meet the intent of the Vehicle Use Area buffer, and

**WHEREAS**, the Committee further finds that the waiver will not violate Guideline 3, Compatibility, of Cornerstone 2020, which calls for the protection of roadway corridors and public areas from visual intrusions, for mitigation of parking areas so as not to negatively impact nearby residents and pedestrians, and for screening and buffering of parking areas adjacent to streets. The waiver will not violate Guideline 13, Landscape Character, which calls for the protection of parkways through standards for buffers, landscape treatment, lighting and signs. The purpose of vehicle use area landscape buffer areas is to improve the appearance of vehicular use areas and property abutting public rights-of way. These guidelines are not violated, as landscaping will be provided in the remaining 5 feet of buffer along Park Place Drive meeting the intent of Cornerstone 2020, and

**WHEREAS**, the Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the site is narrow and much of the width of the site is needed for the proposed building and drive aisles, and

**WHEREAS**, the Committee further finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant as the required vehicle maneuvering width and building size could ne be achieved, and

**Waiver of 10.2.12 to allow interior landscape buffer areas to be less than 290 SF**

**WHEREAS**, the Committee further finds that the waiver will not adversely affect adjacent property owners as the total required square footage of interior landscape area is achieved, and

**WHEREAS**, the Committee further finds that the waiver will not violate Guideline 3, Compatibility, of Cornerstone 2020, which calls for the protection of roadway corridors and public areas from visual intrusions, for mitigation of parking areas so as not to negatively impact nearby residents and pedestrians, and for screening and buffering of parking areas adjacent to streets. The waiver will not violate Guideline 13, Landscape Character, which calls for the protection of parkways through standards for buffers,

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landscape treatment, lighting and signs. The purpose of vehicle use area landscape buffer areas is to improve the appearance of vehicular use areas and property abutting public rights-of way. These guidelines are not violated, as the total required area of interior landscaping areas is provided and each ILA will be planted accordingly, meeting the intent of Cornerstone 2020, and

**WHEREAS**, the Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the proposal provides the maximum possible square footage for each Interior Landscape Area while also provided the desired parking for the use, and

**WHEREAS**, the Committee further finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant as the desired amount of parking could not be provided, and

**Waiver of 10.3.6 to allow the vehicle maneuvering area to encroach into the required 25' scenic corridor buffer**

**WHEREAS**, the Committee further finds that the waiver will not adversely affect adjacent property owners as there will still be a large landscape area provided that will be planted as required, and

**WHEREAS**, the Committee further finds that Guideline 3, Policy 9 of Cornerstone 2020 calls for the protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigate when appropriate. Guideline 3, Policies 21 and 22 calls for appropriate transitions between uses that are substantially different in scale and intensity or density, and to mitigate the impact caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Guideline 3, Policy 24 states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize the impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered. Guideline 13, Policy 4 calls for ensuring appropriate landscape design standards for different land uses within urbanized, suburban, and rural areas. Guideline 13, Policy 7 calls for protection of the character of parkways and scenic byways and corridors through standards for buffers, landscape treatment, lighting and signs. The intent of parkway development standards is to protect existing scenic and aesthetic qualities, to ensure a quality visual experience

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on developing corridors and to protect and improve the visual experience on established corridors. These guidelines are not violated, as the applicant will provide all required plantings that will screen the vehicle use area from Shelbyville Road and protect the scenic quality of the corridor, and

**WHEREAS**, the Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the access and vehicle use area is existing and similar to other nearby uses, and

**WHEREAS**, the Committee further finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant, as the existing pavement would have to be removed and the site plan significantly changed, and

**WHEREAS**, the Committee further finds that, based on the staff report and the evidence and testimony presented today, that all of the applicable guidelines of Cornerstone 2020 are being met; now, therefore be it

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **APPROVE (1)** the Waiver of 10.2.10 to decrease the 10' vehicle use area Landscape Buffer Area adjacent to Park Place Drive to 5', **(2)** the Waiver of 10.2.12 to allow interior landscape buffer areas to be less than 290 SF, and **(3)** the Waiver of 10.3.6 to allow the vehicle maneuvering area to encroach into the required 25' scenic corridor buffer.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, Brown, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

**Revised Detailed District Development Plan with binding element modifications**

**01:38:40** On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Land Development & Transportation Committee finds that the site does not appear to contain any steep slopes, hydric soils, or historic resources and is already developed, so very little tree canopy exists. The applicant will plant the required tree canopy, and

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**WHEREAS**, the Committee further finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community have been provided as access and parking facilities are provided. Pedestrian connections to public sidewalks have been provided to the main entrance of the auto dealership, as well as bike parking facilities, and

**WHEREAS**, the Committee further finds that there is no open space requirement for this proposal, and

**WHEREAS**, the Committee further finds that the Metropolitan Sewer District has approved 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 Committee further finds that the overall site design and land uses are compatible with the future development in the area, as this area is commercial in nature and much of the existing layout is remaining the same, 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, and

**WHEREAS**, the Committee further finds that, based on the staff report and the evidence and testimony presented today, that all of the applicable guidelines of Cornerstone 2020 are being met; now, therefore be it

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **RECOMMEND** to the City of Middletown that the Revised Detailed District Development Plan be **APPROVED, SUBJECT** to the following binding elements:

**Binding Elements**

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission and the City of Middletown, except for land uses permitted in the established zoning district.
2. Use of the subject site shall be limited to an automobile repair garage. There shall be no other use of the property unless approved by the LD&T Committee and the City of

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Middletown. Notice of a request to amend this binding element shall be given in accordance with Planning Commission policy.

3. The only permitted freestanding sign shall be located as shown on the approved development plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 5 feet to the front property line. The sign shall not exceed 72 square feet in area per side and 16 feet in height. No sign shall have more than two sides. Such sign shall also comply with all applicable City of Middletown ordinances.
4. The size and location of any proposed sign must be approved by the City of Middletown. The City of Middletown may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
5. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants, advertising balloons, or banners shall be permitted on the site.
6. There shall be no outdoor storage on the site.
7. The hours of operation shall be from 8:00am to 7:00 pm, Monday-Friday; Saturday and Sunday 8:00am to 6:00pm.
8. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off-site.
9. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
  - a. The construction plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. An access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be secured from the adjoining property owner and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

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10. If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission and the City of Middletown.
11. A certificate of occupancy must be received from the appropriate code enforcement office 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, and the City of Middletown.
12. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system permitted on the site audible beyond the property line.
13. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.
14. The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval of the City of Middletown.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, Brown, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**

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**NEW BUSINESS**

**CASE NUMBER 17SUBDIV1006**

Project Name: Modifications of a Condition of Approval to extend the deadline for sidewalk installation  
Location: Spring Villa-Sections 3&4  
Owner(s): Superior Builders, Inc.  
Applicant: Superior Builders, Inc.  
Representative(s): Mindel Scott & Associates  
Jurisdictions: Louisville Metro  
Council District: 23 – James Peden  
Case Manager: Laura Mattingly, AICP Planner II

**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.**

**Agency Testimony:**

**01:40:09** Laura Mattingly stated that this case was approved in May of 2017 “on condition that the applicant shall provide an access easement and provide a 4 ft. concrete sidewalk on lot 213 to serve the McCarthy lot, and then provide about 750 ft. of five-foot wide concrete sidewalk on Beulah Church Road.” All sidewalk work was to be completed by January 1, 2018. The applicant has written a formal letter requesting the deadline be extended.

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

Kathy Linares, 5151 Jefferson Blvd., Suite 101, Louisville, KY 40219  
David Mindel, 5151 Jefferson Blvd., Suite 101, Louisville, KY 40219

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

**01:41:33** Kathy Linares spoke on behalf of the applicant and showed a presentation. The applicant is requesting the deadline for sidewalk installation be extended, and they would like to shift lots 155 and 156 ten ft. to the north in order to relocate the sidewalk to be at the end of the existing stub street between lots 50 and 155.

**01:45:45** David Mindel stated that he spoke to Councilman James Peden this morning who said he would like to see the sidewalk completed by the last day of February 2018 with the sodding being completed sometime in March.

**01:47:39** Commissioners’ deliberation

**01:49:53** On a motion by Commissioner Brown, seconded by Commissioner Lindsey, the following resolution was adopted:

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**CASE NUMBER 17SUBDIV1006**

**WHEREAS**, the Committee further finds that, based on the evidence and testimony presented today, that all of the applicable guidelines of Cornerstone 2020 are being met; now, therefore be it

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **APPROVE** an amendment to the condition of approval from the May 25, 2017 LD&T minutes to revise the deadline of the offsite sidewalk construction to March 31, 2018 and to relocate the proposed sidewalk connection to the McCarthy lot adjacent to lot 155, with that work occurring prior to May 1, 2018.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, Brown, and Lewis**

**Absent: None**

**Abstain: None**

**No: None**



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**NEW BUSINESS**

**CASE NUMBER 17ZONE1037**

Request:	R-6 to C-M
Project Name:	Franklin Street Warehouse
Location:	1014 & 1016 Franklin Street
Owner:	Kablooey, LLC
Applicant:	Andy Blieden, Kablooey, LLC
Representative:	Greg Ehrhard, Stites & Harbison
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Laura Mattingly, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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**Agency Testimony:**

**01:51:46** Laura Mattingly presented the case (see Staff Report and recording for detailed presentation).

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

Kelli Jones, 608 S. 3<sup>rd</sup> Street, Louisville, KY 40202

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

**01:53:33** Kelli Jones spoke on behalf of the applicant who is requesting a change in zoning from R-6 to C-M, a waiver of Section 10.2.4 to eliminate the required property perimeter buffer areas on both east and west property lines, and a detailed district development plan. Ms. Jones showed a presentation and spoke about the details of the proposal. County Attorney Paul Whitty suggested that Ms. Jones compile a list of uses they would be willing to allow on the site by the time of the Planning Commission meeting.

**01:59:08** By general consensus, the Committee scheduled case number 17ZONE1037 for the December 7, 2017 Planning Commission public hearing.

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**CASE NUMBER 16ZONE1089**

Project Name: Mini-Storage  
Location: 4900 S. Hurstbourne Parkway  
Owner(s): MALDS, LLC.  
Applicant: Luke Williams  
Representative(s): Bardenwerper, Talbott, & Roberts, PLLC – Bill Bardenwerper  
Jurisdiction: Louisville Metro  
Council District: 22 – Robin Engel  
Case Manager: Joel P. Dock, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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**Agency Testimony:**

**02:00:00** Joel Dock presented the case (see Staff Report and recording for detailed presentation).

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

Nick Pregliasco, 1000 N. Hurstbourne Pkwy., Louisville, KY 40207

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

**02:02:34** Nick Pregliasco spoke on behalf of the applicant who is requesting a change in zoning from R-4 to C-2, a detailed district development plan, and a conditional use permit to allow a self-storage facility on property located at 4900 S Hurstbourne Pkwy. Mr. Pregliasco showed a presentation and spoke about the details of the proposal.


**02:10:01** By general consensus, the Committee scheduled case number 16ZONE1089 for the December 7, 2017 Planning Commission public hearing.

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES  
NOVEMBER 9, 2017**

**ADJOURNMENT**

The meeting adjourned at approximately 3:15 p.m.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Division Director