

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
May 17, 2018

NEW BUSINESS

CASE NO. 17ZONE1046

Request: Change is zoning from R-4, single-family residential to C-2, commercial with a conditional use permit for camping areas and recreational vehicle parks

Project Name: Progress Park

Location: 4501 Progress Boulevard

Owner: Collins, LLC

Applicant: Collins, LLC

Representative: Bardenwerper, Talbott, & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 2 – Barbara Shanklin

Case Manager: Joel 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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:23:25 Joel Dock presented the case (see staff report and recording for detailed presentation).

00:25:48 Commissioner Brown remarked, "In the definition for Recreational Vehicle Park, it just says temporary placement of recreational vehicles but it looks like they will have (as permanent as can be) permanent recreational vehicles there for short-term rentals." Mr. Dock answered, "The plan indicates they may be at a fixed location but I believe a trailer is a non-permanent structure."

00:26:13 Commissioner Brown said it seems more like a mobile home park and not a temporary placement. Mr. Dock replied, "It does allow for a campground in the more general sense which would have cabins for short-term occupancy. I know this is a little different and unique and this case is not short of being a unique use that we don't typically see in an urban area but staff finds the camping area and recreational vehicle park conditional use permit is the most appropriate application."

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
Mike Pifer, 4101 Graf Drive, Louisville, Ky. 40220
Nick McDowell, 3253 Ellis Way, Louisville, Ky. 40220

Summary of testimony of those in favor:

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00:27:16 Mr. Pregliasco gave a power point presentation. The site is undeveloped, has over 70% tree canopy and a large lake. The use is different and new to Louisville Metro and a number of concerns were raised at the neighborhood meeting. Some mitigation efforts will be made including: binding elements; 8 foot wooden privacy fence around the entire perimeter; increased buffer along the southeastern property line; keep some trees to help with sound mitigation; supervision on site (Resident Manager/Park Ranger); and hours of operation.

00:43:30 Commissioner Brown asked if the manager would be on site for 24 hours.

00:43:59 Mr. Pifer answered no. The manager will live on the site, be there in the evenings and be present for events.

00:44:42 Commissioner Brown asked, "Could someone rent a trailer or park an RV there if there's no event on the property?" Mr. Pifer said yes. Also, Commissioner Brown asked for a definition of 'quiet hours'. Mr. McDowell stated 'quiet hours' are similar to a campground. "After quiet hours we would ask that you're in your camper or in your space with no music or loud noise."

00:48:28 Commissioner Brown stated the gate is going to have to be moved back 30 feet from the edge of the right-of-way (Progress Blvd. side).

00:50:58 Mr. Whitty asked about renting to one person and that person inviting a lot of friends over. Mr. Pregliasco said they would not be able to do that.

00:52:16 Acting Chair Carlson asked the applicant to be more specific on the times the Resident Manager/Park Ranger will be on site. Also, clarify the size of an event regarding the binding element dealing with a maximum of 72 large events per year.

The following spoke in opposition to this request:

Tom Burch, 4012 Lynnwood Avenue, Louisville, Ky.

Summary of testimony of those in opposition:

00:57:43 Mr. Burch stated he doesn't dislike the developers. The proposal might attract transit people and the zoning change covers more than just a park. A further presentation will be made at the public hearing.

Deliberation

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00:59:05 Planning Commission 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.

On a motion by Commissioner Brown, seconded by Commissioner Ferguson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **SCHEDULE** a night hearing for June 5, 2018, 6:00 p.m. at the Knights of Columbus, 4801 Progress Blvd.

The vote was as follows:

YES: Commissioners Brown, Ferguson and Carlson

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Lewis