

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

December 8, 2016

New Business

CASE NO. 16ZONE1042

Request: Change in zoning from R-4 to C-N and C-1 with Variances, a Waiver and a Detailed District Development Plan

Project Name: Schulte Bush Farm

Location: 14801 & 15001 Bush Farm Road

Owner: Papa Oreo DS, LLC

Applicant: Papa Oreo DS, LLC

Representatives: Vice Cox & Townsend PLLC
Land Design & Development

Jurisdiction: Louisville Metro

Council District: 19 – Julie Denton

Case Manager: **Brian Davis, AICP, Planning Manager**

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:

04:41:29 Brian Davis presented the case and showed the site plan (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Jamie Cox, 2303 River Road Suite 301, Louisville, KY 40206

Kevin Young, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

Derrick Jackson, 2000 High Wickham Place #300, Louisville, KY 40245

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Summary of testimony of those in favor:

04:45:11 Jamie Cox, the applicant's representative, presented the applicant's case and showed the site plan (see recording for detailed presentation.)

04:49:34 Kevin Young, an applicant's representative, discussed landscaping, buffering, and technical issues.

04:52:42 Derrick Jackson was called but declined to speak.

The following spoke in opposition to the request:

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

Summary of testimony of those in opposition:

04:52:53 Steve Porter, speaking on behalf of some residents in the Hamilton Springs subdivision, said that "when this whole area out here" was planned and developed, there was to be no commercial development to the west of Bush Farm road [NOTE: This development is on the east side of Bush Farm Road.]

04:54:59 He said "Commercial" development is not a transition between Residential and Office; also, the site needs additional buffering along Hamilton Springs Drive and McKinley Ridge Road. He said C-N zoning for the entire site would be more appropriate than having a portion be zoned C-1.

The following spoke neither for nor against:

No one spoke.

04:58:06 Commissioners' Discussion:

The Committee by general consensus scheduled this case to be heard at the January 19, 2017 Planning Commission public hearing.