

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**August 25, 2016**

**NEW BUSINESS**

**CASE NUMBER 15ZONE1045**

Case No:	15ZONE1045
Request:	Change in zoning from R-4 to C-1 on approximately 0.99 acres with a variance and waiver
Project Name:	Outer Loop Restaurant/Retail
Location:	5103 Outer Loop
Owner:	DFWM Outer Loop LLC
Applicant:	DFWM Outer Loop LLC
Representative:	Blomquist Design Group LLC
Jurisdiction:	Louisville Metro
Council District:	24 – Madonna Flood
Case Manager:	Julia Williams, RLA, 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 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:**

**00:31:21** Julia Williams presented the case (see staff report and recording for detailed presentation).

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

Marv Blomquist, 10529 Timberwood Cir., Louisville, KY 40223

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

**00:35:49** Marv Blomquist spoke on behalf of the applicant and explained why the variance and waiver were being requested. He stated his clients are willing to construct the necessary screening, and the dumpster on site will be near the drive through window so that it isn't near the residents. He provided details about the plan's revision to the median along Outer Loop and stated that a raised median will prevent people from turning left into Outer Loop from the site. Revisions also were made to the plan to make the Buena Vista entrance/exit safer due to concerns from neighbors during the

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**August 25, 2016**

**NEW BUSINESS**

**CASE NUMBER 15ZONE1045**

neighborhood meeting. Mr. Blomquist confirmed he will determine hours of operation for the site and also speak to KTC prior to the next public hearing date.

**The following spoke in opposition to the request:**

Summer Stambaugh, 7624 Buena Vista Ct., Louisville, KY 40219

**Summary of testimony of those in opposition:**

**00:45:07** Summer Stambaugh stated that she has over 50 signatures of residents who are opposed to this request as well as a letter from the school principal in the area who is also opposed. One of her concerns is the number of traffic accidents that already occur in this area and how she feels this will increase with the new development. She is also worried about how bringing another business to this area will affect safety in her neighborhood, particularly if a Conditional Use Permit is granted for outdoor liquor use.

**Rebuttal:**

**00:53:04** Mr. Blomquist reiterated the changes that were made to the plan after the neighborhood meeting to increase safety for drivers entering and exiting the property. He also said they are no longer asking for a Conditional Use Permit for *outdoor* alcohol use, but for indoor use only.

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

Diane Zimmerman, 5420 Bunsen Pkwy., Suite 225, Louisville, KY 40220

**Summary of testimony of those neither for nor against:**

**00:56:31** Diane Zimmerman stated did not conduct a signal warrant analysis because the left turn volume was lower than the amount required for this type of study. She confirmed that a change to a non-mountable median on Outer Loop would have to be approved by the state.

**00:58:09** Mr. Blomquist stated he sent the neighborhood meeting notifications to properties within a 500 ft. radius of the site and he did not receive returned mail.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**August 25, 2016**

**NEW BUSINESS**

**CASE NUMBER 15ZONE1045**

**01:00:14** Ms. Stambaugh spoke again in opposition to the case. She said that most of her neighbors who provided signatures in opposition claim they did not receive notification of the neighborhood meeting and that some of them might have mistaken the notices for junk mail.

**01:02:25** Committee Members' deliberation

By general consensus, the Land Development and Transportation Committee **SCHEDULED** Case Number 15ZONE1045 to be heard at the September 29, 2016 Planning Commission public hearing.