

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**September 15, 2021**

**OLD BUSINESS**

**CASE NUMBER 21-DDP-0048**

Request: (CONTINUED from the September 1, 2021 DRC meeting)  
Revised Detailed District Development Plan with replacement  
of binding elements

Project Name: Greyhound Bus Station

Location: 4826 Preston Hwy

Owner: Frank and Victoria Serapiglia

Applicant: Frank and Victoria Serapiglia

Representative: Chris Brown - BTM Engineering

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

**Case Manager: Jay Lockett, AICP, Planner I**

Notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:04:36 Jay Lockett noted that this was continued from the September 1, 2021 DRC meeting. The applicant has revised the curb radii along Meadow Avenue (see staff report and recording for detailed presentation and explanation of changes.)

00:07:30 Commissioner Brown asked if Metro Transportation Planning had reviewed the plan and if they had comments on it. Mr. Lockett said that Beth Stuber, with Metro Transportation Planning, had reviewed the revised plan.

00:08:19 Commissioner Carlson asked about two apparent bus parking spaces, and asked how two parked buses could be accommodated there. Mr. Lockett said the applicant could address that concern.

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

Chris Brown, BTM Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

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

00:09:17 Chris Brown, the applicant's representative, presented a Power Point presentation which discussed the main issues that were of concern to the Commissioners at the September 1, 2021 DRC meeting and how those concerns have been addressed (see recording for detailed presentation.)

00:14:14 In response to a question from Commissioner Carlson, Mr. Brown explained why the applicant does not want to remove the canopy (rain/weather protection for passengers and drivers.) Commissioner Carlson and Mr. Brown also discussed the right turn onto Meadow Avenue (see recording for detailed discussion.)

00:16:27 In response to a question from Commissioner Brown, Mr. Brown said that the only maneuvering that will be occurring on Meadow Avenue will be buses going out to Preston Highway. Commissioner Brown asked if the applicant was proposing to restrict use of the rest of Meadow Avenue. Mr. Brown said no restriction was being proposed.

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

No one spoke.

**The following spoke neither for nor against the proposal ("Other"):**

Rachel Roarx, legislative aide for Councilwoman Nicole George, 601 West Jefferson Street, Louisville, KY 40202

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

00:20:26 Rachel Roarx expressed concern that the closest signalized intersection would be Alder Avenue at Gilmore Lane. Preston Highway and Meadow is not signalized; a left turn out of the property might encourage drivers to try to find the nearest signalized intersection. Mr. Brown said there would be "a small number" of buses and they would all use the Meadow Avenue/Preston Highway intersection. Ms. Roarx asked about security, hours of operation. Mr. Brown said there will be on-site security though the Greyhound Company; hours of operation will be at various times throughout the day (no set times.) MS. Roarx asked if the facility will be staffed – Mr. Brown said this will not be a fully staffed property, like the larger greyhound Terminal downtown.

00:27:14 In response to a question from Commissioner Carlson, Mr. Brown said this station will not be replacing the large terminal downtown, but will be an auxiliary

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passenger terminal. In response to a question from Commissioner Carlson, Mr Brown said that passenger wait times would depend which routes the customers were taking.

00:28:36 In response to a question from Commissioner Clare, Mr. Brown said that people would wait for their buses either in their parked cars, under the canopy, or in the existing building on site.

00:29:06 Commissioner Clare asked for further information on the frequency of bus service to this site. Mr. Brown said there are typically 20-25 boardings per 24 hour period.

**Deliberation:**

00:30:37 Commissioners' deliberation.

**An audio/visual recording of the Development Review 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.**

00:36:22 On a motion by Commissioner Brown, seconded by Commissioner Clare, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Development Review Committee does hereby **CONTINUE** this case to the **October 6, 2021** Development Review Committee meeting in order for the applicant to address concerns regarding safe and efficient vehicular and pedestrian movement within the development and the community.

**The vote was as follows:**

**YES: Commissioners Brown, Clare, and Carlson.**

**NO: No one.**

**ABSENT: Commissioners Mims and Seitz.**