

DEVELOPMENT REVIEW COMMITTEE MINUTES
September 1, 2021

NEW BUSINESS

CASE NUMBER 21-DDP-0048

Request: 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: Christopher Brown - BTM Engineering
Jurisdiction: Louisville Metro
Council District: 21 - Nicole George
Case Manager: Jay Luckett, 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:

01:21:01 Jay Luckett presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

01:23:47 Commissioner Brown said the bus-turning exhibit appeared to show buses turning well beyond the edge of the pavement. Mr. Luckett said Transportation Planning did indicate preliminary approval, and that perhaps the applicant could discuss this issue further.

The following spoke in support of the proposal:

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

Summary of testimony of those in support:

01:24:42 Chris Brown, the applicant's representative, presented the applicant's case (see recording for detailed presentation.)

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01:29:12 In response to questions from Commissioner Mims, Mr. Brown used the site plan to point out the area where buses will be parked for loading/unloading, and dropoff and pickup. The canopy is high enough for the buses to go underneath it.

01:30:46 In response to questions from Commissioner Clare, Mr. Brown described bus turning and traffic flow. Commissioner Mims asked additional questions about the turning radius of the buses and if the wheels actually go onto public ROW or private property. Mr. Brown said the wheels will be on the pavement of Meadow Avenue. Commissioner Brown said that existing pavement appeared to be parking for that adjoining property. See recording for detailed discussion.

01:36:07 Commissioner Brown said that, according to the schematics, the front wheels of the bus are shown going from Meadow out to Preston, off of the edge of the travel lane. Meadow is only 15 ½ feet wide; the front wheels of the bus are outside of that 15 ½ foot travel lane. The applicant would have to do access management before any consideration would be given to removing existing parking on the adjoining property. Mr. Brown explained that the wheels were within the ROW.

01:37:42 In response to a question from Commissioner Carlson, Mr. Brown said the turning exhibit was based using the largest size passenger coaches that Greyhound will have on the site.

01:39:56 In response to a question from Commissioner Mims, Commissioner Brown discussed the radius of the easterly access point. Mr. brown said the applicant could look at adjusting the radius there (see recording for detailed discussion.) Commissioner Brown noted that he would like to see a revised schematic that showed what the revisions do to the geometry and the site design.

The following spoke in opposition:

No one spoke.

Deliberation

01:45:22 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.

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01:48:36 On a motion by Commissioner Brown, seconded by Commissioner Seitz, the following resolution was adopted:

RESOLVED, the Louisville Metro Development Review Committee does hereby **CONTINUE** this case to the **September 15, 2021 DRC meeting**.

The vote was as follows:

YES: Commissioners Mims, Brown, Seitz, Clare, and Carlson.

NO: No one.