

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

**November 10, 2016**

**New Business**

**CASE NO. 16ZONE1020**

**NOTE: This case was heard out of order. It was heard following Case No. 16STREETS1016.**

**Request:** Zoning Change from R-4 and R-5 to R-5A with a Variance on approximately 29.07 acres  
**Project Name:** Taylorsville Road Apartments  
**Location:** 11404, 11312, and 11314 Taylorsville Road  
**Owner:** BBB Investments LLC; Mannoxx LLC  
**Applicant:** Teri Delsignore  
**Representative:** Bardenwerper, Talbott & Roberts PLLC  
Mindel Scott & Associates  
**Jurisdiction:** Louisville Metro  
**Council District:** 20 – Stuart Benson

**Case Manager:** **Julia Williams, RLA (IN), 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. 5<sup>th</sup> 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:**

01:55:51 Julia Williams presented the case and showed the development (see staff report and recording for detailed presentation.) She outlined the changes that have been made by the applicant since the original request. She discussed the dates available for a night hearing at the East Government Center at 6:00 p.m.

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

William Bardenwerper, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

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Kathy Linares and David Mindel, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

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

01:59:07 William Bardenwerper, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He reviewed the proposed changes to the plan in detail.

02:05:16 In response to a question from Commissioner Brown, Ms. Williams said there is no gate on the plan. What appears to be a gate are catch basins.

02:06:04 In response to a question from Commissioner Turner, Mr. Bardenwerper discussed the reductions in the number of buildings and units.

02:07:12 There was more discussion about what appeared to be a gate. Kathy Linares, an applicant's representative, said there have always been plans to have a gate at the main entrance.

02:10:16 Commissioner Carlson asked the applicant to present some word from TARC regarding whether they have plans to expand their service out here.

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

Pamela Miller, 4110 Saratoga Woods Drive, Louisville, KY 40299

Barry Albert, 4109 Chenoweth Run Road, Louisville, KY 40299

Fred Fischer, 4200 Chenoweth Run Road, Louisville, KY 40299

Carylon Frazier, 12502 Valley Pine Drive, Louisville, KY 40299

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

02:12:10 Pam Miller said there has been no improvement in the infrastructure of Taylorsville Road (a two-lane road in this area.) She said the addition of the proposed apartments will create a traffic hazard. There are no

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sidewalks, bike lanes, or TARC services here; also, there is no room for a center turning lane.

02:15:13 Carylon Frazier said she opposed the project because of the increase in traffic on this two lane road; the neighborhood schools are “at capacity” in the area; and the developer is planning to leave only 15% of the trees.

02:19:53 Fred Fischer agreed with the traffic issues raised by the previous two speakers. He said his main concern is water runoff and flooding, particularly onto his property. He said other developments in the area have caused his property to be declared a floodplain. He discussed a past project, proposed for this same property, which was denied by the Planning Commission because there was too much tree removal. This project is proposing to remove even more trees. He said there is currently “a forest” on the property.

02:25:21 Barry Albert said his primary concern is additional traffic, which is already dangerous here, and water runoff. He expressed great concern about tree removal.

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

No one spoke.

**Discussion:**

02:28:03 Mr. Bardenwerper said the applicant will make improvements to Taylorsville Road to widen it a portion of it, in addition to paying a system development fee. David Mindel discussed the portion of Taylorsville Road from Chenoweth Run Road to the Gene Snyder.

02:29:42 In response to a question from Commissioner Lewis, Mr. Bardenwerper said an updated traffic study has been submitted to Transportation Planning.

02:30:01 Commissioner Carlson brought up a study that had been done to coordinate traffic lights.

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**02:33:47** The Committee by general consensus scheduled this case for public hearing at the December 12, 2016 Planning Commission public hearing, to be held at 6:00 p.m. at the East Government Center, 200 Juneau Drive.

**MINUTES OF THE MEETING  
OF THE  
LOUISVILLE METRO PLANNING COMMISSION  
September 19, 2016**

A meeting of the Louisville Metro Planning Commission was held on September 19, 2016 at 6:00 p.m. at the East Government Center, located at 200 Juneau Drive, Louisville, Kentucky.

**Commission members present:**

Vince Jarboe, Chairman  
Marilyn Lewis, Vice Chair  
Lula Howard  
Richard Carlson  
David Tomes  
Emma Smith  
Robert Kirchdorfer  
Robert Peterson  
Clifford Turner  
Jeff Brown

**Staff Members present:**

Joe Reverman, Assistant Director, Planning and Design Services  
Brian Davis, Planning Manager  
Julia Williams, Planning Supervisor  
Lee Wells, Planning Technician  
Pat Brierly, Engineering Supervisor, Transportation Planning  
Jonathan Baker, Legal Counsel  
Brad Selch, MSD  
Pamela M. Brashear, Management Assistant

The following matters were considered:

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**PUBLIC HEARING**

**CASE NO. 16ZONE1020**

Request: Change in zoning from R-4 and R-5 to R-6 with a Variance on approximately 29.07 acres  
Project Name: Taylorsville Road Apartments  
Location: 11404, 11312, and 11314 Taylorsville Road  
Owner: BBB Investments LLC; Mannoxx LLC  
Applicant: Teri Delsignore  
Representative: Mindel Scott and Assoc.; Bardenwerper Talbott & Roberts PLLC  
Jurisdiction: Louisville Metro  
Council District: 20-Stuart Benson  
Case Manager: **Julia Williams, RLA, AICP, Planning Supervisor**

Notice of this public hearing appeared in **The Courier Journal**, a notice was posted on the property, and 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. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:00:00 Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

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

Bill Bardenwerper, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223  
George Chapman, 13000 Equity Place, Louisville, Ky. 40223  
Vadim Kaplan, 1371 Bardstown Road, Louisville, Ky. 40204  
Diane Zimmerman, CBM Smith, 9420 Bunsen Parkway, Suite 225, Louisville, Ky. 40220  
David Mindel, 5151 Jefferson Boulevard, Louisville, Ky. 40219

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

**First Tape**

00:11:55 Mr. Bardenwerper gave a power point presentation. Business and apartment activity have picked up, but are still off by 50%. Sojourn church welcomes the proposed development and will allow the applicant to use their entrance as a second entrance. "One of the reasons for selecting this site is that an activity center and church are already established." People want to live close to where they work.

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00:26:17 Mr. Chapman performed a market study testing several locations and the proposed location was the first on the list. The interest group will be between the ages of 22-40. Studies were run on the internet and the proposal showed no red flags. There will be 1, 2 and 3 bedrooms at a cost ranging from \$623 - \$1200.

00:35:01 Mr. Kaplan stated that the project is well above average in the city. The majority will be 2 bedrooms and most of the buildings will be 3-stories. Other features include: stone, brick, several colors, low pitch roof, clubhouse, pool and fitness center.

00:39:48 Mr. Bardenwerper stated that the secondary entrance will be walkable and the applicant will rebuild the road as necessary.

00:43:13 Ms. Zimmerman presented her summary for the traffic impact study. The 2 entrances will divide the traffic with most people using the main entrance. Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2020, there will be an impact to the existing highway network. At the main entrance to the apartment community, an eastbound right turn lane and westbound left turn lane will be constructed. The exit will have a dedicated left and right turn lane.

00:46:33 Mr. Bardenwerper remarked, "The Comprehensive Plan is all about impact mitigation." We will improve the road so the traffic can flow. The traffic study is a pass fail and we're in an acceptable range.

00:52:45 Mr. Mindel presented his storm water analysis. The applicant/developer has to decrease the peak storm water runoff by 50%. A plan will be submitted to MSD for approval. The natural terrain falls toward the rear of the site and there will be less excavation and grading. "We want to save as many trees as we can on site."

00:57:05 Mr. Bardenwerper referenced/discussed guidelines 2, 3, 6, 7 and 8.

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

Caroline Frazier, 12502 Valley Pine Drive, Louisville, Ky. 40299  
Pat Lawrence, 4108 Chenoweth Run Road, Louisville, Ky. 40299  
Mary Lee Camp, 11717 Wicker Court, Louisville, Ky. 40299  
David Baker, (Saratoga Woods Subdivision), Louisville, Ky. 40299  
Orion Bell, Senior Citizen Complex  
Dr. Michael Orvell, 4029 Bowling Brook Drive, Louisville, Ky. 40299  
Nick Zilich, 4316 Saratoga Hill Road, Louisville, Ky. 40299  
Robert Carothers, 5016 Carriage Pass Place, Louisville, Ky. 40299

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Robert H. Gaddie, 11308 Taylorsville Road, Louisville, Ky. 40299  
Christopher Brandt, 11717 Wicker Court, Louisville, Ky. 40299  
Barry Albert, 4109 Chenoweth Run Road, Louisville, Ky. 40299  
Dale Cashon, 11710 Coventry Hill Road, Louisville, Ky. 40299  
Fred E. Fischer, 4200 Chenoweth Run Road, P.O. Box 99976, Louisville, Ky. 40269  
Richard Bradley, 4101 Bowling Brook Drive, Louisville, Ky. 40299  
Wayne Knewasser, 12506 Valley Pine Drive, Louisville, Ky. 40299  
Pamela Miller, 4110 Saratoga Woods Drive, Louisville, Ky. 40299  
Michael Ashcraft, 11519 Saratoga Ridge Drive, Louisville, Ky. 40299

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

**Second Tape**

00:23:07 Ms. Frazier, a retired school teacher is concerned about classes being overcrowded now, so where will all the new students go?

Ms. Frazier said she bought her home in this neighborhood because it's a quiet and calm community. "Are you really hearing us and do we make a difference?"

00:26:55 Ms. Lawrence is concerned about the traffic and storm water runoff. It already floods and all the water is coming directly to her property.

00:30:37 Ms. Camp said she hasn't lived in the area very long but is experiencing a significant increase of traffic with another apartment complex just opening. You're adding a lot of people and cars to traffic that's already at a high capacity.

00:34:20 Mr. Baker said he's not anti-growth. The infrastructure is not there to support this project. It will only make the traffic worse.

00:37:05 Mr. Bell said the traffic is bad and you're taking a great risk trying to turn with the speed limit being 55 miles per hour.

00:38:10 Mr. Orvell represents Bowling Brook Homeowner Association and they oppose the zoning change. They ask the commissioners to respect the residents already living there.

00:39:47 Mr. Zilich gave some statistics on traffic as there were some numbers left out of the traffic study. Property values on homes will drop. TARC doesn't serve the area. The developer needs to build in areas with other businesses.

00:45:37 Mr. Carothers is very concerned about the traffic. If the proposal is approved make it contingent upon the road coming out of the new development not to



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Taylorville Rd., but come short of it and frontage road built and taken up to Blankenbaker Pkwy. where there will be a true cross intersection so the traffic will flow east. The Urton Ln. extension has been talked about for almost 10 years and has not been done yet.

00:49:09 Mr. Gaddie has lived there for 56 years and has the following concerns: traffic – Taylorville Rd. is at maximum capacity now and heavy flow from 5 – 9 a.m. and 4:30 – 7:30 p.m.; the exhaust fumes add to an already bad situation; animals will be pushed out of their environment and will add to auto accidents; and privacy issue – wants a fence or landscaping because the pool and clubhouse are close to house.

00:54:24 Mr. Brandt is a Board member of the Saratoga Woods Homeowner's Association and they are in opposition to the proposal. There's no other high density in the area until you get out to the Gene Snyder Freeway and doesn't fit the character of the neighborhood. There's also no transit service in the area or sidewalks.

00:57:02 Mr. Albert stated, "I live where the storm water retention pond is adjacent to my property. I've got some concerns about that because I've seen some of the developers before and they tell you they're not going to flood you anymore but the reality of it is that it ends up happening and you have to try and deal with MSD. MSD won't do much about it since it's from the development." It's a shame to go from 68% trees to 13% (reduction of 80%). If the proper development/density was put on the property, maybe more trees could be saved. The traffic study is flawed and incorrect because the traffic is horrible. Also, the staff report states that the subject site, because of the high density, will be an inefficient use of the land.

**Third Tape**

00:00:50 Mr. Cashon stated that the applicant is only doing a patchwork instead of fixing the traffic problems. First work on the issues with infrastructure, and go from there.

00:03:29 Mr. Fischer spoke about the following issues: traffic – the Urton Lane connector was talked about 25 years ago and would not help anyway; will get lots of extra water from the runoff; there are 2 stubs for sanitation but I will not give up or sell any of my land for a private easement.

Mr. Fischer submitted renderings into the record.

00:11:34 Mr. Bradley said the bus driver will not come in his neighborhood. His daughter gets dropped off at the top of Taylorville Rd. at 3:40 p.m. "You add apartments, you add crime. It's a proven fact."

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00:14:49 Mr. Knewasser has the following concerns: Asked what the distance is between the 2 entrances and how many 2 and 3 stories; 82% proposed buildings are 3-story; variance of 5 feet; roof line will be noticeable.

00:18:19 Ms. Miller is concerned about the traffic. The speed limit of 55 m.p.h. and there only being 2 lanes makes it very dangerous. "I'm asking that you do not change the zoning to allow more cars on this road."

Ms. Miller submitted renderings (of heavy traffic) into the record.

00:21:50 Mr. Ashcraft said the traffic is extremely dangerous due to it being only 2 lanes, speed limit 55 m.p.h., lots of new developments adding more people and the trucks coming from Kroger, FedEx, etc. "The traffic count is not counting the cars that aren't moving." Reducing the tree canopy to 13% also has an impact on air quality.

Mr. Ashcroft remarked, "My career is in Economic Development and I applaud them for the proposal. It looks like a very good development. It's just the wrong development in the wrong location."

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

Chuck Young, 4003 Chenoweth Run Road, Louisville, Ky. 40299  
Allen Lowe, 11400 Saratoga Ridge Drive, Louisville, Ky. 40299

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

**Third Tape**

00:27:31 Mr. Young stated that when he first moved to his home, he discovered the water coming down the hill was leaking into his cellar. He fixed it and doesn't want the problem returning with this proposed development.

00:29:09 Mr. Lowe stated that he doesn't feel the people working in the area will live at the proposed apartments. Also, where is the waste water going and do you have the capacity to handle that increased flow? Mr. Mindel answered saying the first thing the applicant/representatives have to do is meet with MSD about the storm water and sanitary capacity. The 2 options are as follows: go by gravity and using off-site easements or provide a private pump station.

**Fourth Tape**

**Additional Agency Testimony:**

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00:03:48 Mr. Bryerly, Transportation Planning, has compared the 2 studies (April and September) and although they have some variations, they come to the same conclusions: the proposal warrants a right and left turn in and it won't have a detrimental impact to traffic as a whole.

00:11:42 Mr. Selch, MSD, stated, "We have seen increased rainfall and intensity over the last few years and there are drainage issues in this watershed as documented earlier. That's why we have an increased detention policy in this watershed to detain flows for 25 and 100 years storm events to decrease runoff from developments by 50%. The developers/engineers are required to detain 50% of the pre-existing condition on the property in this particular watershed."

**Additional Speakers "Other"**

Wade Jordahl, 4111 Chenoweth Run Road, Louisville, Ky. 40299  
Sandy Bartley, 4108 Chenoweth Run Road, Louisville, Ky. 40299

00:22:53 Mr. Jordahl asked if there's been consideration of adding a turn signal at Chenoweth Run Rd. turning left onto Taylorsville Rd.? It's a safety hazard. Commissioner Brown said no, that wasn't evaluated for this development.

00:28:03 Ms. Bartley remarked, "I cannot fathom that this apartment complex is not going to add water to the current creek issues." Taking the trees and grass out and putting in concrete and buildings will not decrease the flooding. Mr. Selch explained that holding the water in a detention basin and letting it out slowly should decrease it by 50%.

**Rebuttal**

00:30:20 Mr. Bardenwerper said you always create additional runoff but it will be handled with MSD requirements. Mr. Gaddie will be greatly impacted. The clubhouse was put next to him (60 feet) so there wouldn't be a 3-story building towering over him. "We will agree to a binding element to put a double-sided solid wood noise fence along there with styrofoam in the middle and we'll do double the level of vegetation along the fence as well, on his side if he prefers it that way." There is a great demand for housing in this community.

**Deliberation**

**Fifth Tape**

00:10:56 Commissioner Carlson mentioned the binding element for a gate and fence.

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00:13:57 Commissioner Peterson said the concerns are valid, mainly traffic and flooding. A third lane will definitely help the traffic issue. The area seems rural in nature. "There's no question that we're going to need housing for people working in the park."

00:17:48 Commissioner Turner stated that traffic is a concern. "There is a demand and I'm pro-development."

00:18:44 Commissioner Smith likes the quality of the proposed development and it will serve the needs of the community, but quality of life of the residents has to be taken into consideration as well.

00:20:20 Vice Chair Lewis said it's a nice proposal and could be worse. They've done everything asked of them. Regarding traffic, it seems like the biggest impact will be to the apartment residents. Traffic is an issue at a lot of places in the city.

00:23:15 Commissioner Brown is concerned about the high density and not having a choice to walk or TARC.

00:24:30 Commissioner Howard references the staff report checklist of the Comprehensive Plan regarding items 7, 8, 9, 23 and 24. "I do not think it's the proper land use for this site."

00:26:25 Commissioner Kirchdorfer said the location of the development fits. It has met 38 of the 47 guidelines of Cornerstone 2020.

00:28:01 Commissioner Tomes stated he has a long history with the area. He lived there 10 years and also experienced the flooding. The traffic has outgrown the road expansions. Once sewers were in place, growth was sure to come.

Chairman Jarboe stated that the applicant is trying to mitigate the issues. All cases have traffic issues, but there's no other multi-modal transportation in the area. Also, there are just 2 driving lanes and the density is too high.

Mrs. Williams said the applicant offered a binding element to contribute \$70,000.00 for a signalization study. Also, the applicant would like to reduce the zoning to R-5A.

**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.**

**PLANNING COMMISSION MINUTES**  
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**PUBLIC HEARING**

**CASE NO. 16ZONE1020**

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **CONTINUE** Case No. 16ZONE1020 to a date uncertain to allow the applicant time to submit a new plan with reduced density and to look at the differences between the 2 traffic studies.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Howard, Kirchdorfer, Lewis, Peterson, Smith, Tomes and Turner**

**NO: Chairman Jarboe**

**PLANNING COMMISSION MINUTES**  
**September 19, 2016**

**STANDING COMMITTEE REPORTS**

**Land Development and Transportation Committee**

No report given.

**Site Inspection Committee**

No report given.

**Planning Committee**

No report given.

**Development Review Committee**

No report given.

**Policy and Procedures Committee**

No report given.

**CHAIRPERSON/DIRECTOR'S REPORT**

No report given.

**ADJOURNMENT**

The meeting adjourned at approximately 11:20 p.m.

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**Chair**

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**Planning Director**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**July 14, 2016**

**NEW BUSINESS**

**CASE NUMBER 16ZONE1020**

Request:	Change in zoning from R-4/R-5 to R-6
Project Name:	Taylorville Road Apartments
Location:	11404, 11312, and 11314 Taylorville Road
Owner:	BBB Investments LLC; Mannoxx LLC
Applicant:	Teri Delsignore
Representative:	Mindel Scott and Assoc.; Bardenwerper Talbott and Roberts PLLC
Jurisdiction:	Louisville Metro
Council District:	20-Stuart Benson
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**

**Agency Testimony:**

**00:56:32** Julia Williams presented the case and referred to the site plan (see staff report and recording for detailed presentation).

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

Bill Bardenwerper, 1000 N Hurstbourne Pkwy, Louisville, KY 40223  
David Mindel, 5151 Jefferson Blvd., Louisville, KY 40219

**Summary of those in favor:**

**00:59:14** Bill Bardenwerper spoke on behalf of the applicant and referred to a PowerPoint presentation (see recording for detailed presentation).

**01:07:25** David Mindel explained what will be done to meet MSD's requirements for drainage. He also detailed the improvements that would be done to Taylorville Road to resolve any issues with entering and exiting the property (see recording for detailed presentation).

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**July 14, 2016**

**NEW BUSINESS**

**CASE NUMBER 16ZONE1020**

**01:12:24** Mr. Bardenwerper answered questions from the Committee Members about the proposed connection to the Sojourn Community Church property (see recording for detailed presentation).

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

Barry Albert, 4109 Chenoweth Run Road, Louisville, KY 40299

Wayne Knewasser, 12506 Valley Pine Drive, Louisville, KY 40299

Fred Fischer, 718 W Main Street, Louisville, KY 40202

**Summary of those in opposition:**

**01:18:03** Barry Albert explained his concern about the potential traffic increase in the area and that the traffic study might have been conducted when school was not in session. He is also concerned about storm water drainage.

**01:21:08** Wayne Knewasser is on the board of the Pine Valley Estates HOA. He was also concerned about an increase in traffic due to this project and he believes that the 3-story apartment buildings would be an eyesore and cause property values to decrease. He believes the roads surrounding this area are not designed to support the increase in traffic.

**01:26:39** Fred Fischer expressed concern about his property's flooding issues and that he believes this project will exacerbate those issues. He provided a picture to the Committee Members of flooding on his property. He is also concerned about traffic and about when the traffic study was conducted.

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

Councilman Stuart Benson, Louisville Metro Council District 20

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

**01:34:11** Councilman Stuart Benson spoke about road improvements generally needed in his Council District (see recording for detailed presentation).



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
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**NEW BUSINESS**

**CASE NUMBER 16ZONE1020**

**Rebuttal:**

**01:39:06** Bill Bardenwerper addressed the comments of those in opposition to this case and made the point that housing needs to be provided for employees of the neighboring business park. He also provided the results of the traffic study conducted on this property and stated that traffic studies were conducted in February and in April and that they are always conducted on Tuesdays, Wednesdays, and Thursdays (see recording for detailed presentation).

**01:47:05** The Louisville Metro Land Development and Transportation Committee by general consensus **SCHEDULED** Case Number 16ZONE1020 to be heard at the August 18, 2016 Planning Commission Public Hearing.

**01:47:05** The meeting was recessed.

**01:47:34** The meeting was reconvened.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**August 11, 2016**

**NEW BUSINESS**

**CASE NUMBER 16ZONE1020**

Request: Set a Planning Commission Night Hearing date – Case No. 16ZONE1020  
Project Name: Taylorsville Road Apartments  
Location: 11404, 11312, and 11314 Taylorsville Road  
Owner: BBB Investments LLC; Mannoxx LLC  
Applicant: Teri Delsignore  
Representative: Mindel Scott and Assoc.; Bardenwerper Talbott & Roberts PLLC  
Jurisdiction: Louisville Metro  
Council District: 20-Stuart Benson  
Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

**Due to technical difficulties, there is no audio/visual recording of the Land Development & Transportation Committee meeting related to this case.**

**Agency Testimony:**

Julia Williams presented the case.

**Committee Members' deliberation**

On a motion by Committee Member Blake, seconded by Committee Member Brown, the following resolution was adopted:

**RESOLVED**, that the Louisville Metro Land Development and Transportation Committee does hereby **SCHEDULE** Case Number 16ZONE1020 to be heard at the September 19, 2016 Planning Commission Night Hearing.

**The vote was as follows:**

**YES: Blake, Brown, and Jarboe**  
**ABSENT: Turner and Lewis**  
**ABSTAIN: None**  
**NO: None**

**PLANNING COMMISSION MINUTES**  
**August 4, 2016**

**BUSINESS SESSION**

**CASE NO. 16ZONE1020**

**01:05:50**

Request:	Set a Planning Commission Night Hearing date
Project Name:	Taylorsville Road Apartments
Location:	11404, 11312, and 11314 Taylorsville Road
Owner:	BBB Investments LLC; Mannox LLC
Applicant:	Teri Delsignore
Representative:	Mindel Scott and Assoc.; Bardenwerper, Talbott and Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	20-Stuart Benson
Case Manager:	<b>Julia Williams, RLA, AICP, Planning Supervisor</b>

Notice of this public hearing appeared in The Courier Journal, a notice was posted on the property, and 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. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Discussion**

01:06:12 Ms. Williams said she received a petition for a night hearing for this case and the possible hearing dates are August 22<sup>nd</sup> and August 24<sup>th</sup>. The night hearing location will be the East Government Center at 6:00 p.m.

**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.**

On a motion by Commissioner Howard, seconded by Commissioner Jarboe, the following resolution was adopted.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby set the special Planning Commission night hearing, Case No. 16ZONE1020, for August 22, 2016 at the East Government Center, 6:00 p.m.

**The vote was as follows:**

**PLANNING COMMISSION MINUTES**  
**August 4, 2016**

**BUSINESS SESSION**

**CASE NO. 16ZONE1020**

**YES: Commissioners Blake, Brown, Howard, Jarboe, Lewis, Peterson, Tomes  
and Turner**

**NOT PRESENT AND NOT VOTING: Commissioners Kirchdorfer and Smith**